



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: March 13, 2013 REPORT NO. HO 13-031  
ATTENTION: Hearing Officer  
SUBJECT: GILLISPIE SCHOOL PLAYFIELD - PROJECT NO. 284137  
LOCATION: 7380 Girard Avenue  
APPLICANT: The Gillispie School (Attachment 9)

### SUMMARY

Issue(s): Should the Hearing Officer amend Coastal Development Permit/Conditional Use Permit No. 40-0474 to allow the Gillispie School to add a new 8,540 square-foot playfield to the existing campus?

Staff Recommendation(s) – **APPROVE** Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 16-0-1 on February 7, 2013, recommending approval of the proposed project with no additional comment or conditions (Attachment 9).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 30, 2013, and the opportunity to appeal that determination ended January 21, 2013 (Attachment 7).

### BACKGROUND

The 1.8-acre Gillispie School facility is located at 7380 Girard Avenue within the La Jolla Community Planning area (Attachment 1). The school is in the RM-3-9 and the RM-1-1 Zones of the La Jolla Planned District Ordinance (Attachment 2). The Gillispie School was established in 1931, incorporated in 1947 and moved to the current location in 1952. The school serves pre-Kindergarten children through Sixth Grade students. The campus consists of six buildings and includes 25 off-street parking spaces for faculty, staff and visitors (Attachment 3). The facility is currently regulated by Coastal Development Permit/Conditional Use Permit No. 40-0474.

CDP/CUP 40-0474 was approved on April 18, 2001 amending CDP/CUP No. 96-0217 and prior to that, CDP/CUP 93-0305. The existing CDP/CUP is limited to a maximum of 320 students and no change to the enrollment limit is requested as a part of this action. The project site is surrounded by a mix of commercial and residential uses in the core of the La Jolla Village.

## DISCUSSION

### Project Description

This application is requesting the addition of a playfield to the existing Gillispie School campus. The playfield would be added through the acquisition of an abutting property in the RM-1-1 zone that is developed with a single-family home and a detached garage (Attachment 8). The residential structure and the garage would be demolished and the playfield would be installed and fenced to serve the adjacent school. There would be no other construction associated with this project and no other expansion of the existing school. The maximum enrollment of 320 students would remain in effect.

### Project Analysis

The proposed project would add an additional 0.19-acre parcel to the school facility requiring an amendment to the governing Coastal Development and Conditional Use Permit. The project would require the demolition of an existing residence and detached garage. The residence was constructed in 1947 making it more than 45 years old and therefore was subject to historical review by the City's planning-historical staff. The analysis determined that the residential structure had been significantly modified throughout the years and therefore had no historical architectural significance. Staff also determined that no historical figure or event was associated with the property therefore the project site likewise lacked any historical significance.

The project was determined to be consistent with the RM zones in that the school is a permitted use and the playfield is an accessory use to the school. Further, the demolition of the existing structures is permitted with an approved Coastal Development Permit and there is no other structure being built with this project other than fencing and seating. The fence height and setbacks are in compliance with the zone regulations and no deviation or variance is requested with this application (Attachment 4).

The school has requested a minor modification to the previous CDP/CUP Condition No. 37 regarding the operational hours of the facility. Condition No. 37 establishes the classroom and campus hours as Monday through Saturday from 7:00 A.M. to 6:00 PM with no activity permitted on Sunday. The school has requested some flexibility to operate beyond the 6:00 P.M. stop time to allow for some school related activities throughout the school year for events that are typically associated with an educational facility such as a fundraising event or award ceremony. Staff reviewed the request and determined that it would be reasonable to allow a maximum of four such opportunities each school year with a time restriction of 10:00 P.M. The restriction barring any school activities on Sunday would not change. Staff considered the zoning and the surrounding uses within the Village Core and determined one such event per quarter with

a limitation of 10:00 P.M. would not adversely impact the community. This amendment would not affect the operation of the school and all other previous permit conditions would be applicable and remain in effect (attachment 6).

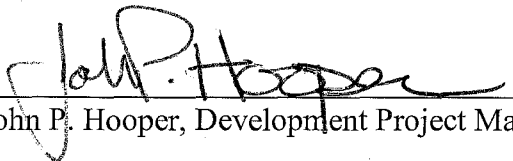
### Conclusion

The project is requesting an amendment to the current discretionary entitlement governing the operation of the Gillispie School in order to add a playfield to the campus through the annexation of an abutting property and demolition of an existing single-family home. The amendment would also allow a maximum of four school functions per year to exceed the standard 6:00 P.M. hour of operation to host typical school events up to 10:00 P.M. Staff has considered the requested amendment and determined the project would remain consistent with the community plan and conform to the underlying zones. The demolition of the single-family was reviewed and determined not to be historically significant. There would be no construction of any new structures for the playfield other than implementation of synthetic turf, fencing and seating areas. No deviation or variance is required to construct the playfield. The project would be an accessory use to the existing school and a permitted use within the zone. The playfield would add 8,540 square-feet to the overall campus but would not expand the permitted enrollment of 320 students. The project was determined to be categorically exempt from CEQA as a conversion of a small structure and would not adversely affect the public health, safety or welfare. Therefore, Development services staff concludes the applicable findings to approve the amendment can be affirmed and recommends approval of this application (Attachment 5).

### ALTERNATIVES:

1. Approve Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515, with modifications; or
2. Deny Coastal Development Permit No. 1000514 and Conditional Use Permit No. 1000515, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

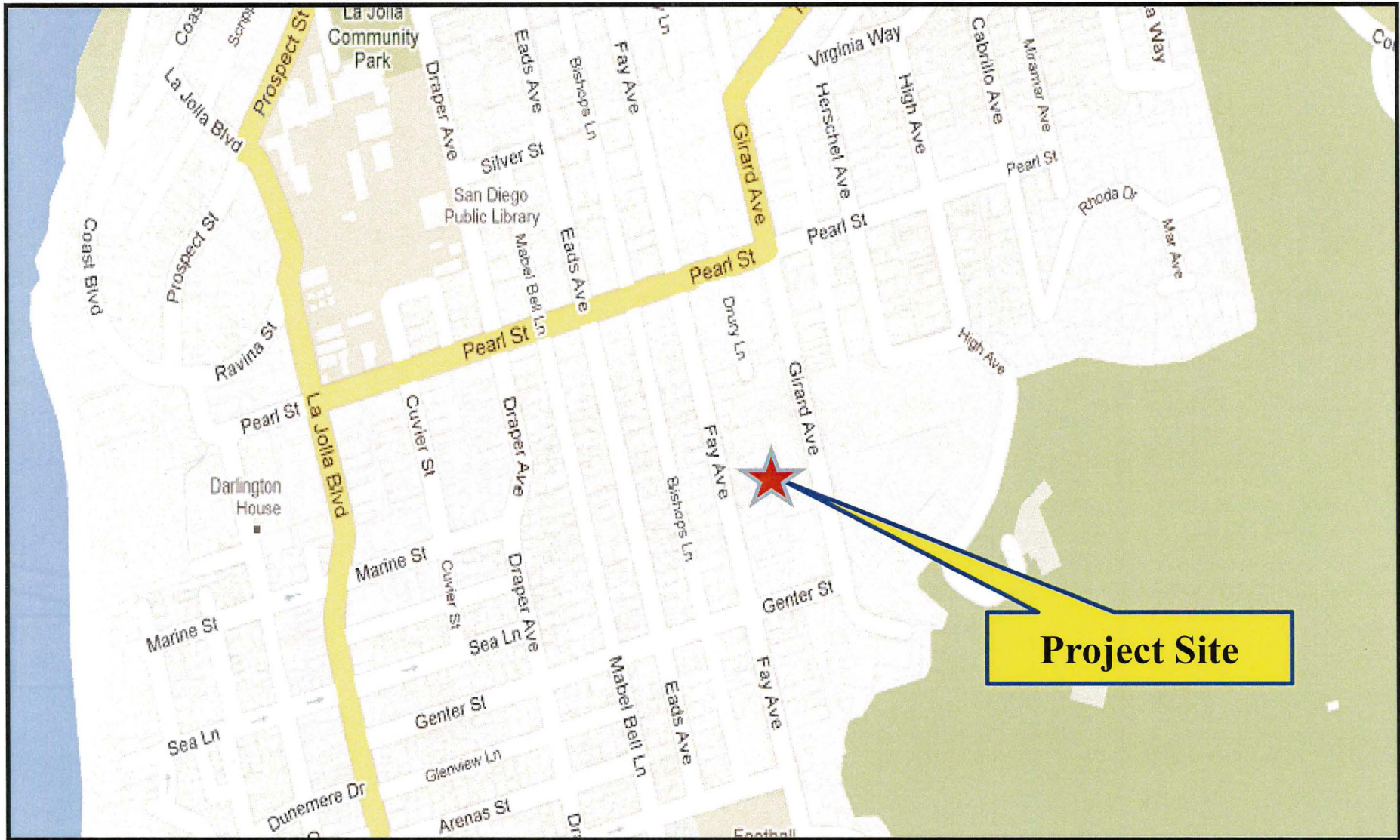


John P. Hooper, Development Project Manager

### Attachments:

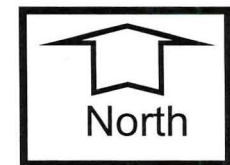
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings

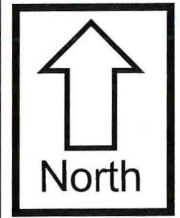
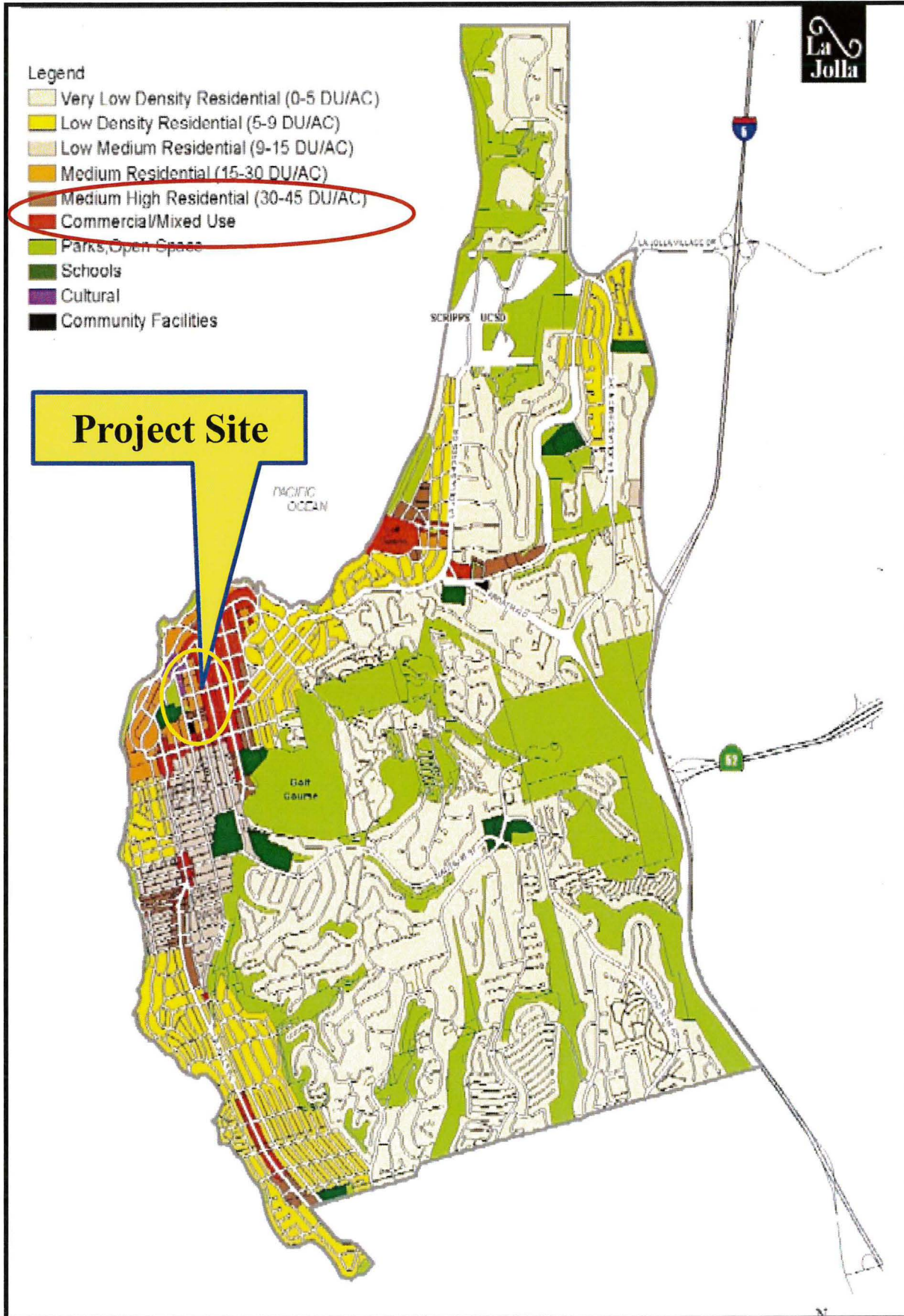
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plan(s)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



## Project Location Map

**GILLISPIE PLAYFIELD – P7380 GIRARD AVENUE**  
**PROJECT NUMBER 284137**





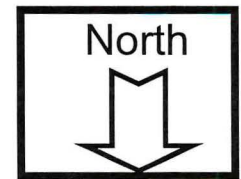
**Land Use Map – La Jolla**  
**RAINBOW MARKET – 4727 FEDERAL BOULEVARD**  
**PROJECT NUMBER 285228**

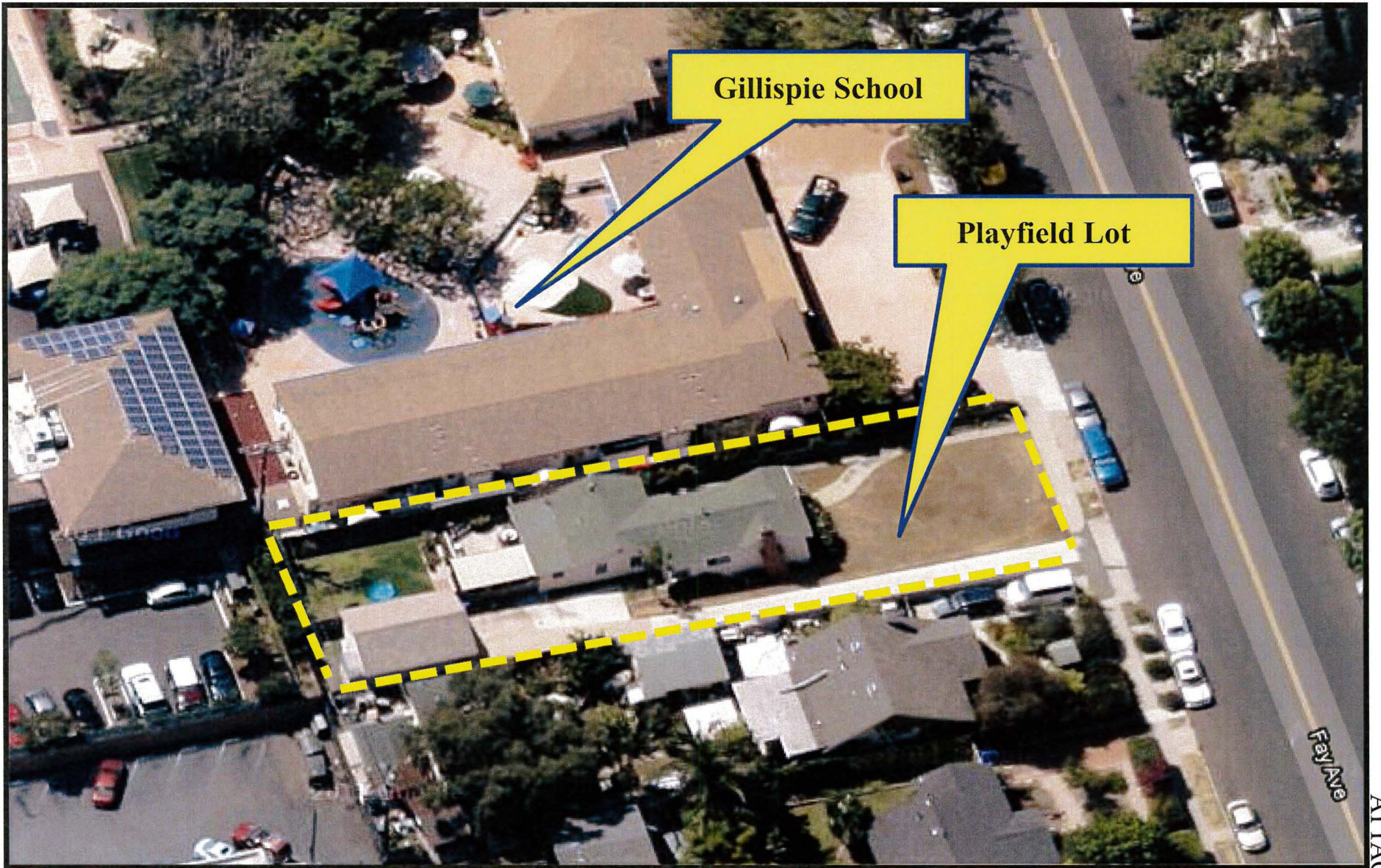




## Aerial Photo

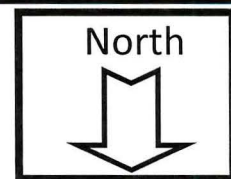
GILLISPIE PLAYFIELD – 7380 GIRAD AVENUE  
PROJECT NUMBER 284137





## Aerial Photo of Proposed Playfield Site

GILLISPIE PLAYFIELD – 7380 GIRAD AVENUE  
PROJECT NUMBER 284137





# PROJECT DATA SHEET

## GILLISPIE PLAYFIELD

<b>PROJECT NAME:</b>	7380 Girard Avenue	
<b>PROJECT DESCRIPTION:</b>	Demolition and conversion of single-family residence to play field for an existing elementary school.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development/Conditional Use Permit (amendment)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential/mixed use.	
<b>CURRENT ZONING INFORMATION:</b>	<b>CONSTRUCTED:</b>	
<b>ZONE:</b> RM	1947	
<b>DENSITY:</b> one unit per 3,000	One dwelling unit	
<b>HEIGHT LIMIT:</b> 30 Feet	22 feet	
<b>LOT SIZE:</b> 8,540 square-feet	.19-acre	
<b>FRONT SETBACK:</b> 20 feet	25	
<b>SIDE SETBACK:</b> 8 feet min.	5 Ft.	
<b>STREETSIDE SETBACK:</b> N/A	NA	
<b>REAR SETBACK:</b> 15 feet	15.	
<b>PARKING:</b> N/A (based on use as play field)	2	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	La Jolla PDO Zone 1	Commercial
<b>SOUTH:</b>	Multi-Family/Mixed La Jolla PDO Zone 1	Multi-Family/Mixed Use
<b>EAST:</b>	Multi-Family /Mixed RM-3-7/ LJPDO	Multi-Family/School
<b>WEST:</b>	Residential RM-1-1	Multi Family
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	none	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 7, 2013, the La Jolla Community Planning Association voted 16-0-1 to approve the project with no additional comments or conditions.	

## NOTICE OF EXEMPTION

*(Check one or both)*

TO:  RECORDER/COUNTY CLERK  
 P.O. BOX 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT TITLE/NO.: **GILLISPIE SCHOOL PLAYFIELD / 284137**

PROJECT LOCATION-SPECIFIC: 7411 Fay Avenue, San Diego, CA 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT to amend Conditional Use Permit/Coastal Development Permit 40-0474 to demolish existing single dwelling residences and subsequent construction of a playfield with associated improvements (i.e., retaining walls, fencing, outdoor seating area, overhead trellis, landscaping, walkways, signage, and storage areas for playfield equipment). The 8,540-square foot-acre project site is located at 7411 Fay Avenue, designated Low Density Residential (5-9 du/ac), in Zone 1 of the La Jolla Planned District and RM-3-9 zone respectively Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Development Permit jurisdiction (Non-appealable area-2), the Parking Impact (coastal) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Scott Burnett, SHB Architects, 2031 2<sup>nd</sup> Avenue, San Diego, CA 92101, (619) 237-9433.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15303 (New Construction or Conversion of Small Structures)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project would not involve an expansion of the current use. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

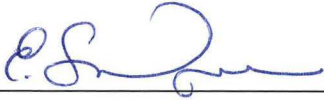
LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES     NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



SENIOR PLANNER

SIGNATURE/TITLE

January 31, 2013

DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



City of San Diego  
**Development Services**  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title** **Project No. For City Use Only**  
 THE GILLSPIE SCHOOL PLAY FIELD AND PARKING LOT 254137

**Project Address:**  
 7380 & 7430 GIRARD AVE, LA JOLLA, CA 92037

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached**  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

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 City/State/Zip: \_\_\_\_\_  
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 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

# ATTACHMENT 10

Project Title: <b>GILLISPIE PLAY FIELD</b>	Project No. (For City Use Only) <b>284137</b>
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**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check): **NON PROFIT**

Corporation  
  Limited Liability -or-  
  General) What State? **CA**  
 Corporate Identification No. **60165879**  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**  Yes  No

Corporate/Partnership Name (type or print):  
**THE GILLISPIE SCHOOL**

Owner  
  Tenant/Lessee

Street Address: **7380 GIRARD AVE**

City/State/Zip: **LA JOLLA, CA 92037**

Phone No: **858.459.3773**      Fax No: **858.459.3834**

Name of Corporate Officer/Partner (type or print):  
**ANNETTE BRADBURY**

Title (type or print):  
**PRESIDENT**

Signature: **ABradbury**      Date: **5.31.12**

Corporate/Partnership Name (type or print):

Owner  
  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner  
  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner  
  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner  
  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner  
  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :      Date: