



## BACKGROUND

The 1.8-acre site is located at 6785 Imperial Avenue on the corner of Imperial Avenue and 68<sup>th</sup> Street. The project is in the Skyline/Paradise Hills Community Plan and designated for neighborhood serving commercial uses (Attachment 1). The site is regulated by the Southeastern San Diego Planned District Ordinance and includes both the CSF-1 and OP-1-1 Zones. The property was subdivided in 1946, and subsequently developed with a 15,000-square-foot Safeway store in 1958. The site operated as a grocery store until 1973 when Safeway Stores sold the 1.80-acre parcel, including the existing commercial building to the Boys & Girls Clubs of Greater San Diego. The Boys & Girls Club has continuously used the site as a recreational and educational facility since that time. There is a Metropolitan Transit System right-of-way to the north, Marie Widman Memorial Park to the west, a commercial and a residential neighborhood to the east and the Jamacha Branch of Chollas Creek and residential development to the south.

On August 3, 2011, the Hearing Officer approved Conditional Use Permit No. 820450 and Site Development Permit No. 874338 for the continued operation of the Boys & Girls club, a childcare program, a charter school with 172 students and religious assembly (Attachment 5). The project site contains 43 existing parking spaces, landscape and an existing illuminated parking lot sign.

## DISCUSSION

This application is requesting to amend the approved Conditional Use Permit and Site Development Permit to allow the Charter School a maximum enrollment of 400 students. The proposed 400 student enrollment is based on what would be permitted within the existing 15,000-square-feet of building area and the existing 43 off-street parking spaces. The Charter School includes kindergarten through ninth grades operating within 20 classrooms. The San Diego Land Development Code requires a minimum of two parking spaces per classroom therefore; the increased enrollment would remain in compliance utilizing the existing facility.

The hours of operation would be year round from 7am through 3pm, Monday-Friday and two Saturdays per month from 8am-3pm, with the use of 40 of the 43 existing off-street parking spaces. A parking analyses was reviewed for the increase in enrollment and concluded that the 43 existing parking spaces were sufficient. Staff acknowledges that if the maximum enrollment is not met, then there could be flexibility with enrollment among the existing uses as long as the parking requirements of the underlying zone and the conditions of the permit are met.

The proposed project does not include any new construction or expansion of existing structures or any new exterior use of the site other than the shared use of the existing outdoor recreation facilities. The permit has been conditioned such that no other uses associated with this site shall be in operation while the church is in use, in order to eliminate concurrent demand on the parking spaces. Access to the site would remain off Imperial Avenue and 68<sup>th</sup> Street.

The project also proposes the addition of a 7' x 2'6" square-foot non-lighted, double sided metal sign located under the existing Boys & Girls club sign facing Imperial Avenue.

### Conclusion

Staff has reviewed the request for an amendment to the existing CUP/SDP to increase enrollment for the charter school. Staff considered the existing land use and zoning, as well as the previously approved entitlement and concluded the proposed increase in student enrollment would be consistent with the Commercial Neighborhood designation of the Skyline/Paradise Hills Community Plan and comply with the purpose and intent of the underlying zones. Staff believes the required findings can be affirmed by the decision maker and therefore recommends the Hearing Officer approves the requested amendment to the CUP/SDP, subject to the proposed permit conditions (Attachment 4).

### ALTERNATIVES

1. Approve Conditional Use Permit No. 1122998 and Site Development Permit No. 1128131, with modifications.
2. Deny Conditional Use Permit No. 1122998 and Site Development Permit No. 1128131, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo, Development Project Manager

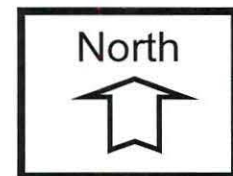
### Attachments:

1. Aerial Photograph
2. Draft Permit with Conditions
3. Draft Permit Resolution with Findings
4. Project Plans (distributed to HO only)
5. Copy of Recorded CUP/SDP
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Hearing Notice



## Aerial Photo

ENCANTO BOYS & GIRLS CLUB- 6785 IMPERIAL AVENUE  
PROJECT NO. 321471



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003740

CONDITIONAL USE PERMIT NO. 1122998  
SITE DEVELOPMENT PERMIT NO. 1128131  
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 820450 AND  
SITE DEVELOPMENT PERMIT NO. 874833)  
**BOYS & GIRLS CLUB OF ENCANTO - PROJECT NO. 321471**  
HEARING OFFICER  
**DRAFT**

This Conditional Use Permit No. 1122998 and Site Development Permit No. 1128131 (Amendment To Conditional Use Permit No. 820450 and Site Development Permit No. 874833) is granted by the Hearing Officer of the City of San Diego to BOYS & GIRLS CLUBS OF GREATER SAN DIEGO, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0407(b) and 1519.0202 (a)(5). The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 & OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The project site is legally described as: Lot 1 of Safeway Tract, Map No. 3828.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow for the increase in enrollment for the charter school and continued operation of the child care services and religious assembly within an existing Boys & Girls Club described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 6, 2013, on file in the Development Services Department.

The project shall include:

- a. The continued operation of a Boys & Girls Club, childcare program, charter school and religious assembly as described in Condition Nos. 11-16;

- b. The construction of a 7' x 2'6" square-foot non lighted, double sided metal sign located under the existing Boys & Girls club sign facing Imperial Avenue;
- c. The maintenance of 43 existing off-street parking spaces;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 21, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

#### **PLANNING/DESIGN REQUIREMENTS:**

11. The Owner/Permittee shall provide the minimum required parking per use (Charter School – two parking spaces per classroom; Boys & Girls Club – one parking per staff; Religious Facility – one parking space per three seats) and shall operate these 3 programs in such a manner

that the parking demand for these 3 programs or any combination of these 3 programs concurrently shall not exceed the number of existing parking spaces available on-site (43). Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

12. The Charter School shall have a maximum enrollment of 400 children, grades K-9 within twenty classrooms. The hours of operation shall be year round from 7am-3pm, Monday-Friday and two Saturdays per month from 8am-3pm. The Charter School would use 40 of the 43 existing off-street parking spaces. If the Charter School is operating at the maximum enrollment, then no concurrent childcare uses shall be allowed on site.

13. The Charter School could have a maximum enrollment of 296 children, if the childcare program is operating concurrently with a maximum enrollment of 60 children and 9 employees (on-site at any time). The hours of operation for the childcare program shall be year round from 7am-6pm Monday-Friday with the use of 9 of the 43 existing off-street parking spaces.

14. The child care center operator shall comply with all state licensing requirements for child care centers.

15. The existing Boys & Girls Club shall have a maximum enrollment of 150 children and 8 employees. The hours of operation shall be; 3pm-9pm Monday-Friday during the school year; 7am-9pm Monday-Friday during the summer months when school is out of session ; 8am-9pm Saturday/ Sunday year-round; 7am-9pm during four (4) weeks when schools are closed: Thanksgiving Week; Christmas Week; and two (2) weeks for Spring Break weeks. The club shall utilize 8 of the 43 existing off-street parking spaces.

16. The religious assembly shall have a maximum occupancy of 129 people. The hours of operation shall be; 6pm-9pm Monday-Friday; 8am-9pm Saturday/ Sunday except when the charter school operates on the two Saturdays per month or the Boys & Girls club has scheduled activities. The religious assembly shall utilize the 43 existing off-street parking spaces.

17. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A".

18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed



on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 6, 2013 and Resolution No. XXXX.

CONDITIONAL USE PERMIT NO. 1122998  
SITE DEVELOPMENT PERMIT NO. 1128131  
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 820450 AND  
SITE DEVELOPMENT PERMIT NO. 874833)  
**BOYS & GIRLS CLUB OF ENCANTO - PROJECT NO. 321471**  
RESOLUTION NO. XXXX  
HEARING OFFICER  
**DRAFT**

WHEREAS, BOYS & GIRLS CLUBS OF GREATER SAN DIEGO, filed an application with the City of San Diego for a Conditional Use Permit No. 1122998 and Site Development Permit No. 1128131 (Amendment To Conditional Use Permit No. 820450 and Site Development Permit No. 874833) to allow for a charter school, child care services and religious assembly within an existing Boys & Girls Club, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] Approval Nos. 1128131 and 1122998, on portions of a 1.8-acre site;

WHEREAS, the project site is located at 6785 Imperial Avenue in the CSF-1 & OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan; and

WHEREAS, the project site is legally described as Lot 1 of Safeway Tract, Map No. 382; and

WHEREAS, on November 6, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1122998 and Site Development Permit No. 1128131 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated November 6, 2013.

FINDINGS:

Conditional Use Permit Findings - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The Skyline/Paradise Hills Community Plan identifies the Encanto Boys & Girls Club site as Neighborhood Commercial-Residential Permitted and the proposed additional uses are consistent with that designation; therefore the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. Therefore the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan and no deviations are requested. Therefore, the proposed project will comply with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The existing uses on the site have been operating without any violations or complaints from the community. The uses provide recreation, religious, and benefits to the community at large. The proposed project is not requesting any deviations and it complying with all the regulations of the underlying zone, therefore the proposed use is appropriate at the proposed location.

#### Site Development Permit Findings- Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The Skyline/Paradise Hills Community Plan identifies the Encanto Boys & Girls Club site as Neighborhood Commercial-Residential Permitted and the proposed additional uses are consistent with that designation; therefore the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. Therefore the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan and no deviations are requested. Therefore, the proposed project will comply with the regulations of the Land Development Code.

Southeastern San Diego Development Permit Findings-Section 1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The Skyline/Paradise Hills Community Plan identifies the Encanto Boys & Girls Club site as Neighborhood Commercial-Residential Permitted and the proposed additional uses are consistent with that designation as well as the Southeastern San Diego Planned District; therefore the proposed project will not adversely affect the applicable land use plan.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The existing uses on the site have been operating without any violations or complaints from the community. The uses provide recreation, religious, and benefits to the community at large. The proposed project is not requesting any deviations and it complying with all the regulations of the underlying zone, therefore the proposed development not constitute a disruptive element to the neighborhood.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. The permit conditions address hours of operation, parking and limits on enrollment, therefore because of the conditions applied, the project will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

The proposed project is to increase the enrollment to the charter school along with the continued use of the child care services, religious assembly within an existing Boys & Girls Club. The 1.8-acre site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan and no deviations are requested. Therefore, the proposed project will comply to the maximum extent feasible with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings herein before adopted by the Hearing Officer, Conditional Use Permit No. 1122998 and Site Development Permit No. 1128131, are hereby GRANTED by the Hearing Officer, to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1122998 and 1128131, a copy of which is attached hereto and made a part of.

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Renee Mezo  
Development Project Manager  
Development Services

Adopted on: November 6, 2013

Job Order No. 24003740

cc: Legislative Recorder, Planning Department

THE ORIGINAL OF THIS DOCUMENT  
 WAS RECORDED ON AUG 29, 2011  
 DOCUMENT NUMBER 2011-0445655  
 Ernest J. Dronenburg, Jr., COUNTY RECORDER  
 SAN DIEGO COUNTY RECORDER'S OFFICE  
 TIME: 3:57 PM

**RECORDING REQUESTED BY**  
 CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES  
 PERMIT INTAKE, MAIL STATION 501

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001444

**CONDITIONAL USE PERMIT NO. 820450**  
**SITE DEVELOPMENT PERMIT NO. 874833**  
**BOYS & GIRLS CLUB OF ENCANTO- PROJECT NO. 229338**  
**HEARING OFFICER**

This Conditional Use Permit No. 820450 and Site Development Permit No. 874833 are granted by the Hearing Officer of the City of San Diego to **BOYS & GIRLS CLUBS OF GREATER SAN DIEGO** Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0407(b) and 1519.0202 (a)(5). The 1.80 acre-site is located at 6785 Imperial Avenue in the CSF-1 & OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The project site is legally described as: Lot 1 of Safeway Tract, Map No. 3828.

Subject to the terms and conditions set forth in this Permit, permission is granted to **BOYS & GIRLS CLUBS OF GREATER SAN DIEGO**, Owner/Permittee to allow for a charter school, child care services and religious assembly within an existing Boys & Girls Club described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 3, 2011, on file in the Development Services Department.

The project shall include:

- a. The continued operation of a Boys & Girls Club and childcare program as described in Condition Nos. 18-20;
- b. The operation of a charter school and religious assembly as more fully described in Condition Nos. 17, 21;
- c. The maintenance of 43 existing off-street parking spaces;

- f. The construction of a 7' x 2' .6" square-foot non-lighted, double sided metal sign located under the existing Boys & Girls Club sign facing Imperial Avenue;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is



required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

10. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional right-of-way, adjacent to the curb return located at the southwest intersection of 68<sup>th</sup> Street and Imperial Avenue, to provide a minimum of 10 feet curb to property line distance, satisfactory to the City Engineer.

11. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of all existing driveways with City standard driveways, on Imperial Avenue and 68<sup>th</sup> Street, per Standard Drawing G-14A, G-16 and SDG-100, satisfactory to the City Engineer.

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with truncated domes, at the southwest corner of Imperial Avenue and 68<sup>th</sup> Street, per Standard Drawing SDG-132, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of the damaged and/or uplifted sidewalk with the same scoring pattern City standard sidewalk, adjacent to the project site on 68<sup>th</sup> Street and Imperial Avenue, per Standard Drawings G-7 and G-9, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall construct additional sidewalk, adjacent to the existing power poles, fire hydrant, etc., to provide a minimum of a 4-foot wide sidewalk, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement and/or repair of all existing driveways, on Imperial Avenue and 68<sup>th</sup> Street, to provide adequate sidewalk across the driveways, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

16. Before beginning operation, the child care center operator shall obtain and shall maintain on the premises a "Hazardous Materials Substance Approval Form" executed by the County of San Diego Hazardous Materials Division.

17. The Charter School shall have a maximum enrollment of 172 children, grades K-9 within nine classrooms and 13 employees. The hours of operation shall be year round from 7am-3pm, Monday-Friday and two Saturdays per month from 8am-3pm, with the use of 13 of the 43 existing off-street parking spaces.

18. The childcare program shall have a maximum enrollment of 60 children and 15 employees (on-site at any time). The hours of operation shall be year round from 7am-6pm Monday-Friday with the use of 15 of the 43 existing off-street parking spaces.

19. The child care center operator shall comply with all state licensing requirements for child care centers.

20. The existing Boys & Girls Club shall have a maximum enrollment of 150 children and 7 employees. The hours of operation shall be; 3pm-9pm Monday-Friday during the school year; 7am-9pm Monday-Friday during the summer months when school is out of session year; 8am-9pm Saturday/ Sunday year-round; 7am-9pm during four (4) weeks when schools are closed: Thanksgiving Week; Christmas Week; and two (2) weeks for Spring Break weeks. The club shall utilize 7 of the 43 existing off-street parking spaces.

21. The religious assembly shall have a maximum occupancy of 129 people. The hours of operation shall be; 6pm-9pm Monday-Friday; 8am-9pm Saturday/ Sunday except when the charter school operates on the two Saturdays per month or the Boys & Girls club has scheduled activities. The religious assembly shall utilize the 43 existing off-street parking spaces.

22. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

**ORIGINAL**

**TRANSPORTATION REQUIREMENTS**

23. No fewer than 43 parking spaces (including 1 accessible space and 1 van accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with the approved Exhibit "A" and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

24. No other uses associated with this site shall be in operation while the church is in use, in order to eliminate concurrent demand on the proposed parking.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

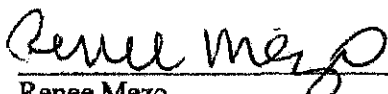
APPROVED by the Hearing Officer of the City of San Diego on August 3, 2011 and Resolution Number HO-6438.

CONDITIONAL USE PERMIT NO. 820450  
SITE DEVELOPMENT PERMIT NO. 874833

PTS No. 229338

Date of Approval: August 3, 2011

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT



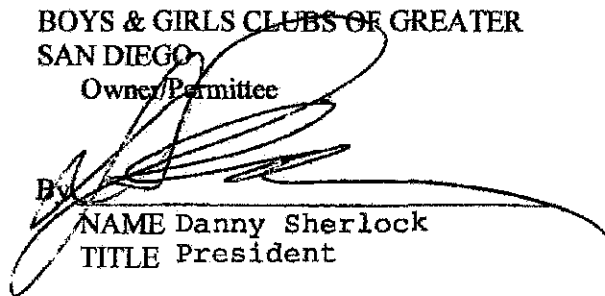
Renee Mezo  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 et seq.**

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The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

BOYS & GIRLS CLUBS OF GREATER  
SAN DIEGO  
Owner/Permittee



By  
NAME Danny Sherlock  
TITLE President

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**

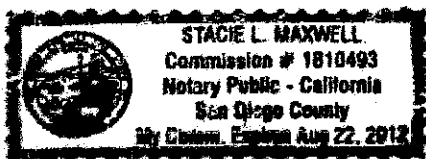
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Diego

on August 19, 2011 before me, Stacie L. Maxwell, Notary Public

personally appeared Renee Mezo



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Boys & Girls Club of Encanto PTS 229338

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

**ORIGINAL**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Diego

On August 10, 2011 before me, Ardis Nesbitt a Notary Public

personally appeared Danny Sherlock

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Ardis Nesbitt

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Conditional Use Permit No. 820450

Document Date: \_\_\_\_\_ Number of Pages: 11

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



CONDITIONAL USE PERMIT NO. 820450  
 SITE DEVELOPMENT PERMIT NO. 874833  
**BOYS & GIRLS CLUB OF ENCANTO- PROJECT NO. 229338**  
**RESOLUTION NO. HO-6438**  
**HEARING OFFICER**

WHEREAS, BOYS & GIRLS CLUBS OF GREATER SAN DIEGO, Owner/Permittee, filed an application with the City of San Diego for a Conditional Use Permit and Site Development Permit to allow for a charter school, child care services and religious assembly within an existing Boys & Girls Club, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] Approval Nos. 820450 and 874833, on portions of a 1.80-acre site;

WHEREAS, the project site is located at 6785 Imperial Avenue in the CSF-1 & OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Safeway Tract, Map No. 382;

WHEREAS, on August 3, 2011, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 820450 and Site Development Permit No. 874833 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 3, 2011.

**FINDINGS:**

**Conditional Use Permit Findings - Section 126.0305**

**1. The proposed development will not adversely affect the applicable land use plan.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. The 1.80 acre-site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The Skyline/Paradise Hills Community Plan identifies the Encanto Boys & Girls Club site as Neighborhood Commercial – Residential Permitted and the proposed additional uses are consistent with that designation; therefore the proposed project will not adversely affect the applicable land use plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) existing facilities; and Section 15303(b), new construction or conversion of small structures.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. Therefore the proposed project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. The proposed project complies with all applicable development regulations of the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District and no deviations are requested. Therefore, the proposed project will comply to the maximum extent feasible with the regulations of the Land Development Code.

**4. The proposed use is appropriate at the proposed location.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. These uses meet the purpose and intent of the CSF-1 and OP-1-1 Zones and are consistent with the recommended land use of the Skyline Paradise Hills Community Plan. Therefore the proposed use is appropriate at the proposed location.

**Site Development Permit Findings - Section 126.0504 (a)**

**1. The proposed development will not adversely affect the applicable land use plan.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. The 1.80 acre-site is located at 6785 Imperial Avenue in the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan. The Skyline/Paradise Hills Community Plan identifies the Encanto Boys & Girls Club site as Neighborhood Commercial – Residential Permitted and the proposed additional uses are consistent with that designation; therefore the proposed project will not adversely affect the applicable land use plan.



**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) existing facilities; and Section 15303(b), new construction or conversion of small structures.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. Therefore the proposed project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. The proposed project complies with all applicable development regulations of the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District and no deviations are requested. Therefore, the proposed project will comply to the maximum extent feasible with the regulations of the Land Development Code. Therefore the proposed use id appropriate at the proposed location.

**Southeastern San Diego Development Permit Findings – Section 1519.0202**

**1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. These uses meet the purpose and intent of the CSF-1 and OP-1-1 Zones and are consistent with the recommended land use of the Skyline Paradise Hills Community Plan, the Southeastern San Diego Planned District Ordinance and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

**2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. The existing Boys & Girls Club recreational and educational operations have operated since 1973 and it continues to provide for the needs of the surrounding neighborhood and community and would not constitute a disruptive element to the neighborhood and community. There are no exterior expansions proposed and the existing structures achieve architectural harmony as far as practicable.

**3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.**

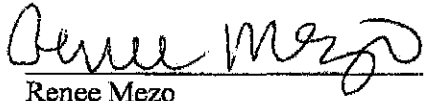
The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) existing facilities; and Section 15303(b), new construction or conversion of small structures.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. Therefore the proposed project, with the conditions applied to the permit will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

**4. The proposed use will comply with the relevant regulations of the Municipal Code.**

The proposed project is the additional use of a charter school, child care services and religious assembly within an existing Boys & Girls Club. The proposed project complies with all applicable development regulations of the CSF-1 and OP-1-1 Zones of the Southeastern San Diego Planned District and no deviations are requested. Therefore, the proposed project will comply with the relevant regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Conditional Use Permit No. 820450 and Site Development Permit No. 874833, are hereby GRANTED by the Development Services Department, to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 820450 and 874833, a copy of which is attached hereto and made a part of.




Renee Mezo  
Development Project Manager  
Development Services

Adopted on: August 3, 2011

Job Order No. 24001444

cc: Legislative Recorder, Planning Department

 <p><b>Skyline - Paradise Hills Planning Committee</b></p> <p><i>You can finally make a difference!</i></p>		<p><b>Minutes of June 11, 2013</b></p>
Attendees		Absent
John Mooney-Chair Cathy Ramsey-Vice Chair Nathan Beltz-Secretary Wayne English-Treasurer Gudrun Zorn	Adrian Chestang Guy Preuss Senta Delgado Harry Bennett Steve McKenzie	William Penick James Keitt William Glover

**6:30 p.m. Correspondence review.**

**7:05 p.m. Call to order & approval of agenda.**

N. Beltz moved to accept agenda as written, 2<sup>nd</sup> by S. Delgado; approved 10-0.

**7:06 p.m. Announcements & public comments.**

1. Paradise Hills Village Council meets 3<sup>rd</sup> Wednesday of month 6:30pm @ St. Timothy's, 2602 Reo Drive.
2. Understanding Mental Illness, June 29, 1-3pm, Christ United Presbyterian Church, 3025 Fir St. San Diego, 92102.

**7:15 p.m. Approval of meeting minutes.**

G. Preuss moved to approve the minutes of May 14<sup>th</sup> with the deletion of "Murial King was elected to seat 4 with 10 votes and", 2<sup>nd</sup> by S. Delgado; approved 10-0.

**7:17 p.m. Treasurer's Report:** \$331.01 in the bank and \$5.00 in the jar for an account total of \$336.01.

**7:18 p.m. Presentations.**

1. Community Liaison Officer discussed crime statistic for neighborhood.
2. The City Community Planning Committee (CPC) representative summarized the most recent meeting. More information is available at <http://sandiego.gov/cpci>.

**7:30 p.m. Information items.**

1. There were no information items.

**7:30 p.m. Action items.**

1. Update of conditional use permit at 6785 Imperial Avenue to allow operation of a Charter School. G. Preuss made motion to approve project as presented, 2<sup>nd</sup> by H. Bennett; approved 10-0.
2. Special Election. Murial King was elected to Executive Board. Frank Von Roenn was elected to Executive board.

**7:55 p.m. Adjournment.**

Motion to Adjourn by N. Beltz, 2<sup>nd</sup> by H. Bennett; approved 10-0.

Minutes submitted by Nathan Beltz



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 **SESD SP/CUP Amendment**

**Project Title** **Project No. For City Use Only**  
 The Boys & Girls Clubs of Greater San Diego, Encanto Club CUP Amendment 321471

**Project Address:**  
 6785 Imperial Avenue, San Diego, CA 92114

**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):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: <span style="float: right;">Fax No:</span>	Phone No: <span style="float: right;">Fax No:</span>
Signature : <span style="float: right;">Date:</span>	Signature : <span style="float: right;">Date:</span>
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: <span style="float: right;">Fax No:</span>	Phone No: <span style="float: right;">Fax No:</span>
Signature : <span style="float: right;">Date:</span>	Signature : <span style="float: right;">Date:</span>

Project Title:

Project No. (For City Use Only)

321471

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

[X] Corporation [ ] Limited Liability -or- [ ] General) What State? CA Corporate Identification No. C0282792
[ ] 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):
Boys & Girls Clubs of Greater San Diego

[X] Owner [ ] Tenant/Lessee

Street Address:
115 West Woodward Avenue

City/State/Zip:
Escondido, CA 92025

Phone No: (760) 746-3315 Fax No: (760) 740-0242

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

Title (type or print):
President/CEO

Signature: [Signature] Date: 4/1/2013

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:



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 23, 2013

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

**DATE OF HEARING:** November 6, 2013  
**TIME OF HEARING:** 8:30 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101  
**PROJECT TYPE:** SITE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT (AMENDMENT TO CONDITIONAL USE PERMIT NO. 820450 AND SITE DEVELOPMENT PERMIT NO. 874338) EXEMPT FROM CEQA, PROCESS 3  
**PROJECT NO:** 321471  
**PROJECT NAME:** BOYS & GIRLS CLUB  
**APPLICANT:** MITCH BERNER  
**COMMUNITY PLAN AREA:** SKYLINE PARADISE HILLS  
**COUNCIL DISTRICT:** DISTRICT 4  
**CITY PROJECT MANAGER:** RENEE MEZO, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5001 or [rmezo@sanidiego.gov](mailto:rmezo@sanidiego.gov)

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit and a Conditional Use Permit (amendment to Conditional Use Permit No. 820450 and Site Development Permit No. 874338) for the increase in enrollment for the existing charter school and the continued use of the Boys & Girls Club, childcare and religious assembly. The 1.80 acre-site is located at 6785 Imperial Avenue in the CSF-1 & OP-1-1 Zones of the Southeastern San Diego Planned District within the Skyline Paradise Hills Community Plan.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision.

Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act during the review of the previous permits (Project No. 229338) under section 15301 existing facilities. Staff has determined that the previous exemption applies to this project and no new determination or action is required.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003740

Revised 04/08/10 HRD