

commercial offices, audio visual services, and print shops. The commercial development is owned and maintained by HIC Kearny Mesa, LLC.

A Conditional Use Permit (CUP) is required in accordance with the San Diego Municipal Code section 141.0404 for the development of a church in an Industrial zone.

DISCUSSION

The project proposes a church facility within an existing commercial/light industrial building. The facility will be located within a portion of an existing 30,627 square-foot commercial/light industrial building where 3,679 square feet will be used for religious assembly and the remaining 1,650 square feet used for restrooms, meeting room, and break room. The remainder of the building, not associated with the church, will continue to be used for commercial services, office space, and light industrial uses. Church service hours will be on Sundays from 8:00 a.m. to 12:00 p.m. Other hours of operation include Office Hours Monday-Friday (8:00 a.m. – 6:00 p.m.), Weekday Meetings Monday-Friday(6:00 p.m. – 10:00 p.m.), and Special Assembly Saturday-Sunday (8:00 a.m. – 10:00 p.m.). The proposed Conditional Use Permit is being recommended for a maximum of 5 years. A minimum of 124 automobile parking spaces must be available at all times during church services within the existing 368 automobile parking spaces provided for all uses on the site. Church hours will be outside of the core commercial/light industrial work hours for the other uses on site.

Community Plan Analysis:

The project site contains four one-story multi-tenant buildings containing light industrial, commercial, and office uses. The site is designated Industrial and Business Park within the Kearny Mesa Community Plan which allows general industrial, business park, scientific research and development, heavy commercial uses, and related uses. The Kearny Mesa Community Plan discourages the development of office and retail on industrially designated properties, but recognizes the need to accommodate commercial or light industrial uses. The project site is not identified as Prime Industrial Land in the City of San Diego General Plan. However Policy EP-A.20 from the General Plan requires that the proposed church use be analyzed in accordance with the allocation/conversion suitability factors as identified in Appendix C, EP-2 of the General Plan. The site has been determined to not be a sensitive receptor and the church use is suitable for the existing area. The proposed religious assembly will be conditioned to conduct assembly programs on Sundays which would not interfere with surrounding business operations. The immediate area is predominantly mixed use consisting of offices, commercial services, warehouses/storage facilities, and light industrial.

CONCLUSION

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 944707, with modifications or;
2. Deny Conditional Use Permit No. 944707 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



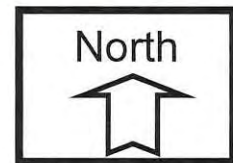
William Zounes,
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Project Plans

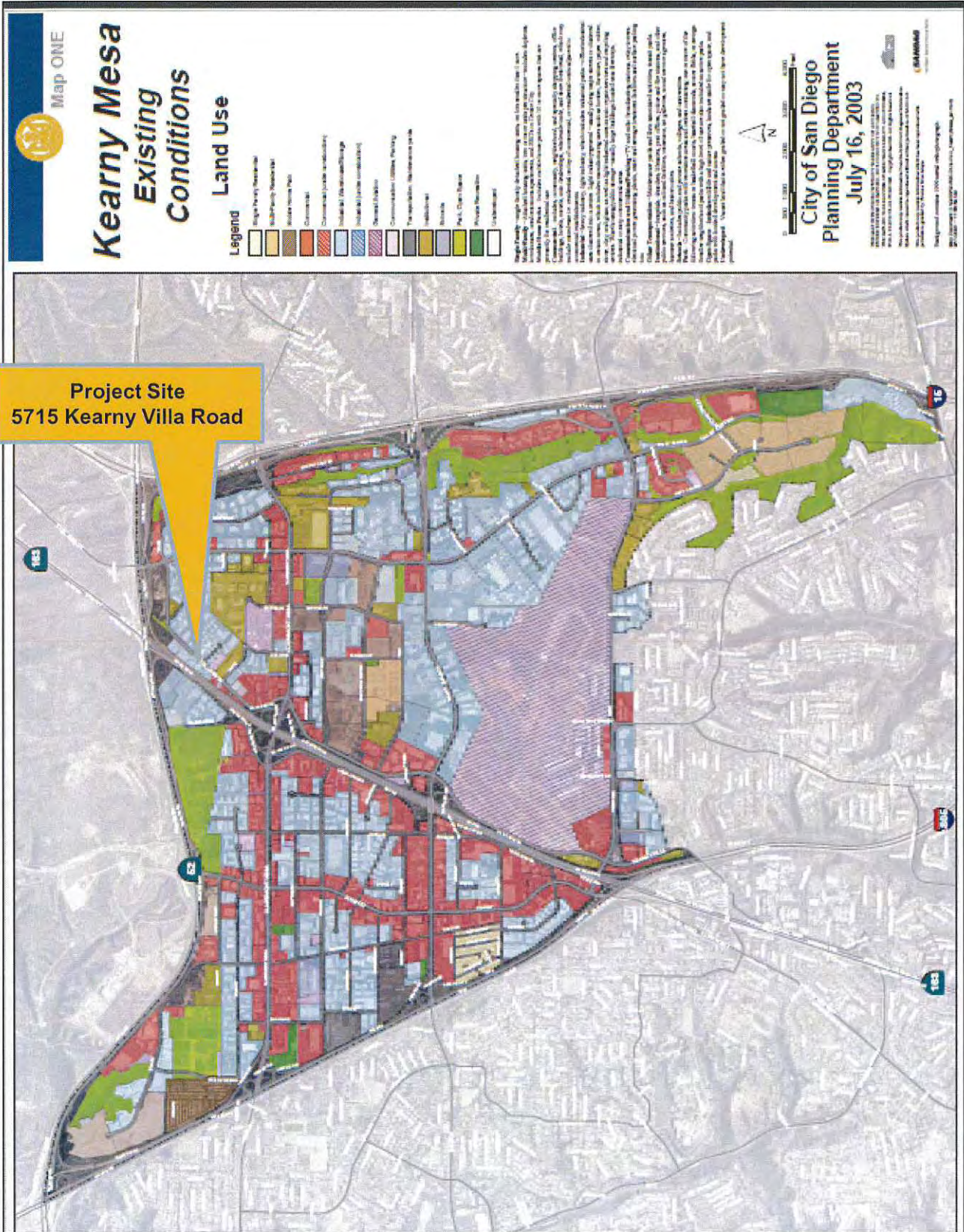


Aerial Photograph (Birds Eye)
San Diego Christian Fellowship - Project No. 268681
5715 Kearny Villa Road



Aerial Photograph of Site
Attachment 1

Attachment 2 Land Use Plan





Attachment 3
Project Location Map



Project Location Map
San Diego Christian Fellowship - Project No. 268681
5715 Kearny Villa Road

PROJECT DATA SHEET		
PROJECT NAME:	San Diego Christian Fellowship – Project No. 268681	
PROJECT DESCRIPTION:	The project proposes a 5,500 square-foot religious assembly area within a vacant commercial/industrial building located at 5715 Kearny Villa Road Suites 113-115	
COMMUNITY PLAN AREA:	Kearny Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
ZONING INFORMATION:		
ZONE: IL-2-1		
HEIGHT LIMIT: N/A		
LOT SIZE: 6.79-acres		
FLOOR AREA RATIO: 2.0		
FRONT SETBACK: 15/20 feet		
SIDE SETBACK: 10 feet		
STREETSIDE SETBACK: 25		
REAR SETBACK: 15 feet		
PARKING: 63 spaces required		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; Warehouse/Storage/IL-2-1	Warehouse/commercial services
SOUTH:	Industrial; Warehouse/Storage/IL-2-1	Warehouse/commercial services
EAST:	Industrial; Warehouse/Storage/IL-2-1	Warehouse/commercial services
WEST:	Industrial; Warehouse/Storage/IL-2-1	Warehouse/commercial services
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 19, 2012, the Kearny Mesa Planning Group voted x-x-x to recommend approval of the project with no conditions.	

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002435

CONDITIONAL USE PERMIT NO. 944707
SAN DIEGO CHRISTIAN FELLOWSHIP PROJECT NO. 268681
HEARING OFFICER

This Conditional Use Permit No. 944707 is granted by the Hearing Officer of the City of San Diego to HIC KEARNY MESA, LLC, Owner, and MILDRED CABALLES, Permittee, pursuant to San Diego Municipal Code [SDMC] section 131.0622. The 6.79-acre site is located at 5715 Kearny Villa Road in the IL-2-1 Zone within the Kearny Mesa Community Plan. The project site is legally described as: That portion of Lot 72 and 78 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the partition of map of said Rancho made in the action entitled Jaun M. Luco, Et Al, vs the Commercial Bank of San Diego, Et Al, on file in the Office of the County of San Diego;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to conduct a religious assembly use in an existing industrial/commercial building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 16, 2013, on file in the Development Services Department.

The project shall include:

- a. The operation of a 5,328 square-foot religious facility located at 5715 Kearny Villa Road Suites 113-115 where 3,679 square feet will be used for religious assembly and the remaining 1,650 square feet used for restrooms, meeting room, and break room;
- b. Hours of Operation:

Office Hours: Monday-Friday (8:00 a.m. – 6:00 p.m.)
Worship Services: Sunday (8:00 a.m. – 12:00 p.m.)
Weekday Meetings: Monday-Friday (6:00 p.m. – 10:00 p.m.)
Special Assembly: Saturday-Sunday (8:00 a.m. – 10:00 p.m.)

- c. Off-street parking;
- 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 January 31, 2016.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on January 31, 2018.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

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.

11. 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.

TRANSPORTATION REQUIREMENTS

12. A minimum of 124 automobile parking spaces must be available at all times during church services (with 368 automobile parking spaces provided for all uses on the site) and shall be permanently maintained on the property within the approximate location shown on the project's

Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department director.

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 January 16, 2013.

**Attachment 5
Draft Permit with Conditions**

Permit Type/PTS Approval No.: 944707
Date of Approval: January 16, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

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.

Owner

By _____
HIC Kearny MESA, LLC

Permittee

By _____
Mildred Caballes

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 944707
SAN DIEGO CHRISTAIN FELLOWSHIP - PROJECT NO. 268681

WHEREAS, HIC KEARNY MESA, LLC, Owner, and MILDRED CABALLES, Permittee, Owner/Permittee, filed an application with the City of San Diego for a permit to conduct a religious assembly use in an existing industrial/commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 944707) on portions of a 6.79-acre site;

WHEREAS, the project site is located at 5715 Kearny Villa Road, Suites 113-115 in the IL-2-1 Zone within the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as that portion of Lot 72 and 78 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the partition of map of said Rancho made in the action entitled Jaun M. Luco, Et Al, vs the Commercial Bank of San Diego, Et Al, on file in the Office of the County of San Diego;

WHEREAS, on January 16, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 944707 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 7, 2012 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 January 16, 2013.

FINDINGS:

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

The project proposes to utilize 5,324 square feet within an existing 30,627 square-foot commercial/industrial building for a religious assembly located at 5715 Kearny Villa Road in the IL-2-1 Zone within the Kearny Mesa Community Plan.

The project site contains four one-story multi-tenant buildings containing light industrial, commercial, and office uses. The site is designated Industrial and Business Park within the Kearny Mesa Community Plan which allows general industrial, business park, scientific research and development and heavy commercial uses and related uses. The Kearny Mesa Community Plan discourages the development of office and retail on industrially designated properties, but recognizes the need to accommodate

commercial or light industrial uses. The project site is not identified as Prime Industrial Land in the City of San Diego General Plan. However Policy EP-A.20 from the General Plan requires that the proposed church use be analyzed in accordance with the allocation/conversion suitability factors as identified in Appendix C, EP-2 of the General Plan. The use has been determined to not be a sensitive receptor and is suitable to the existing area. The proposed religious assembly will be conditioned to conduct assembly programs on Sundays which would not interfere with surrounding business practices. The immediate area is predominantly mixed use consisting of offices, commercial services, warehouses/storage facilities, and light industrial. Therefore, the proposed development 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 project proposes to utilize 5,324 square feet within an existing 30,627 square-foot commercial/industrial building for a religious assembly located at 5715 Kearny Villa Road in the IL-2-1 Zone within the Kearny Mesa Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) section 15303. The permit controlling this development contains conditions addressing compliance with the City's regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions include the designation of required parking and required interior modifications. The permit conditions are required to ensure there will be no conflict with other uses relative to the hours of operations as the primary church activity will occur on Sunday. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing future tenant improvements apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed development 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 project proposes to utilize 5,324 square feet within an existing 30,627 square-foot commercial/industrial building for a religious assembly located at 5715 Kearny Villa Road in the IL-2-1 Zone within the Kearny Mesa Community Plan.

All proposed tenant improvements will comply with all of the development regulations with respect to interior modifications and floor area ratio requirements. No new development or expansion of the existing building is being proposed with this Development Permit. The parking lot conforms to city standards regarding ingress and egress, driveway widths, and, surfacing requirements. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project proposes to utilize 5,324 square feet within an existing 30,627 square-foot commercial/industrial building for a religious assembly located at 5715 Kearny Villa Road in the IL-2-1 Zone within the Kearny Mesa Community Plan.

The project site contains four one-story multi-tenant buildings containing light industrial and commercial uses. The site is designated Industrial and Business Park within the Kearny Mesa Community Plan which allows light industrial developments and related uses. The Kearny Mesa Community Plan discourages the development of office and retail on industrially designated properties, but recognizes the need to accommodate commercial or light industrial uses. The project site is not identified as Prime Industrial Land in the City of San Diego General Plan. However Policy EP-A.20 from the General Plan requires that the proposed church use be analyzed in accordance with the allocation/conversion suitability factors as identified in Appendix C, EP-2 of the General Plan. The use has been determined to not be a sensitive receptor and is suitable to the existing area. The immediate area is predominantly mixed use consisting of offices, commercial services, light industrial, and warehouses/storage facilities. The site complies with the separately regulated uses for churches pursuant to San Diego Municipal Code section 141.0404. Therefore, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 944707 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 944707, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: January 16, 2013

Job Order No. 24002435

Kearny Mesa Planning

C/O Gibbs Frying Service, Inc.
8906 Aero Drive, San Diego, CA 92123
858-277-0162 FAX 858-277-0854
www.geocities.com/kearnymesaplanninggroup

January 3, 2013

William Zounes, Project Manager
Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: San Diego Christian Fellowship CUP
5715 Kearny Villa Road
Project No. 268861

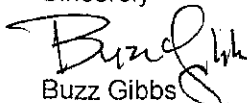
Dear Will,

At the December 19, 2012 meeting of the Kearny Mesa Planning Group Mr. Ray Cabalies, representing San Diego Christian Fellowship, attended the meeting and presented their CUP request. The Chair had previously provided the members with copies of the Initial Cycle Letter of February 9, 2012 and the Final Cycle Letter of December 10, 2012. Mr. Cabalies described the church and its activities that will be located in 5,000 sf existing office and industrial park space. This location will only have services on Sundays when most other businesses in the industrial park are closed. This will provide ample parking for the church members without impacting other businesses. During the week there will be just occasional office staff and the pastor. Some weekday evening there will be bible study and other limited activities but no large groups - probably no more that twenty people. There will be no day care or school uses.

The presentation continued with a discussion of the two important issues from the Initial Cycle letter that have been resolved, the impact of the Miramar ALUCP noise contour that was incompatible with assembly uses and the parking requirement to bring the whole project up to current standards. Mr. Cabalies said that DSD had determined that this site was not in the Miramar 65-70 CNEL so that issue was resolved. DSD also agreed that this "use only" change did not require the whole industrial park to be brought up to current parking standards. One comment was that the planning group thought that requiring the new parking standard for a small CUP was unreasonable. A discussion commenced about the conversion of employment facilities to non employment uses being a concern of the planning group. While this small use was not significant - the concept was of concern. The Chair asked members if they knew of the vacancy rate for this type of flex space. The reply was that this type of Kearny Mesa space had a low vacancy. Further comments were that such non-employment uses seemed to be acceptable temporary uses for landlords when there were high vacancies but perhaps that these uses should be limited when such uses might compete with potential new employment. There was another comment about previous church uses that became so popular they outgrew the facilities. Rock Church created problems as they outgrew their Kearny Mesa facility. It was suggested that future growth of this facility might not be favorably received. Another comment was the church uses help with traffic and parking as their peaks are different from regular business hours making them a good neighbor use.

After these comments the Chair reported that a quorum was not present so an official recommendation can not be made but he requested the members present make a motion and then vote to give the applicant the "unofficial" group's recommendation. At the next meeting he will ask the group, with a quorum present, to ratify this recommendation. A motion was made and seconded to recommend approval of the CUP as presented agreeing with DSD clearing the issues of CNEL and parking being brought up to current standards for this use. That motion received a vote of 7-0-1.

Sincerely


Buzz Gibbs

**Attachment 8
Ownership Disclosure Statement**


Project Title:

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? DE Corporate Identification No. 200406410257
 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):
HIC Kearny Mesa, LLC
 Owner Tenant/Lessee
 Street Address:
10509 Vista Sorrento Parkway, Suite 210
 City/State/Zip:
San Diego, CA 92121
 Phone No: 858-320-0500 Fax No: 858-320-0501
 Name of Corporate Officer/Partner (type or print):
William H. Rodewald
 Title (type or print):
Vice President, Regional Manager
 Signature:  Date: 11/15/11

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: _____

**Project Chronology
San Diego Christian Fellowship
PROJECT NO. 268681**

Date	Action	Description	City Review Time	Applicant Response
1/18/12	First Submittal	Project Deemed Complete and distributed		
2/8/12	First Submittal Assessment Letter out		25 days	
9/26/12	Second submittal In	Normal Submittal		231 days from First Assessment Letter
10/24/12	Second Submittal Assessment Letter out		28 days	
11/20/12	Third submittal In	Normal Submittal		27 days from second Assessment Letter
12/10/12	Third Submittal Assessment Letter out		20 days	
1/16/13	Hearing Officer Hearing		37 days	
TOTAL STAFF TIME**			3 month 18 days	
TOTAL APPLICANT TIME**				8 months 18 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	12 months 6 days	

**Based on 30 days equals to one month.