



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: January 29, 2014 REPORT NO. HO-14-003

ATTENTION: Hearing Officer

SUBJECT: PACIFIC HOPE CHURCH  
PROJECT NUMBER 307296

LOCATION: 3550 Afton Road

APPLICANT: Mark Schroeder/Pacific Hope Church

### SUMMARY

Requested Action - Should the Hearing Officer approve a Conditional Use Permit to operate a church use in an existing 12,276 square foot building?

Staff Recommendation - APPROVE Conditional Use Permit No. 1076640.

Community Planning Group Recommendation – On February 20, 2013, the Kearny Mesa Planning Group voted 12-0-0 to recommend approval of the project with no conditions (Attachment 7).

Environmental Review – The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 11, 2013 and the opportunity to appeal that determination ended December 26, 2013.

### BACKGROUND

The project proposes to maintain a church use in an existing 12,276 square-foot building originally approved by Hearing Officer on March 5, 2008 under Conditional Use Permit No. 456664 for five years. The previous permit expired on March 5, 2013. An application for a new Conditional use Permit for the site was submitted on February 4, 2013. The project site is located at 3550 Afton Road, South of Aero Drive (Attachment 1), in the IP-2-1 zone within the Kearny Mesa Community Planning area (Attachment 2). No increase in square footage is requested. The existing building is used for church related office, fellowship, and classroom uses Monday through Saturday. On Sunday the building is used for church services. The Kearny

Mesa Community Plan designates the site and adjacent properties as Industrial Parks/Light Industry. The site is surrounded by light industrial development and temporary church/educational uses to the north and west and single family residential uses to the east.

The property is currently developed with a one story, 12,276 square foot structure that was built in 1981 and surface parking spaces. Prior to the church use, the building was used for storage and operations of Balboa Medical Services. The proposed project requires a Conditional Use Permit to locate a church use in the IP-2-1 zone.

#### DISCUSSION

The applicant proposes to maintain the existing 12,276 square foot structure as a religious facility for the Pacific Hope Church for 20 years.

The community plan identifies the erosion of the industrial base due in part to the development of non-industrial uses on industrially designated land. The issue of preservation of industrial lands is also addressed in the adopted Strategic Framework Element of the General Plan. The plan states that industrially designated areas should be utilized for general industrial, business park, and scientific research and development uses. The proposed church use is not contained within the community plan recommendations for industrial land, however a time limit of 20 years would be placed on the use, so that it is temporary in nature. In addition, while the site is located in an industrial park, no heavy industrial uses exist near the site. A public park is located to the southwest and single family residential uses exist to the east, therefore, the proposed use transitions the area from a business park to the less intense uses of residential and park facilities to the southwest and east.

The project site however, is located within the boundaries of the West Aero Drive Land Use Study that was accepted by the Planning Department and utilized by the City Council in 2006. The study notes that this area, south of Aero Drive between Kearny Villa Road and Ruffin Road has slowly been changing from light industrial uses to more institutional uses. In addition, with its close proximity to the residential area of Serra Mesa, these non hazardous uses may be more appropriate.

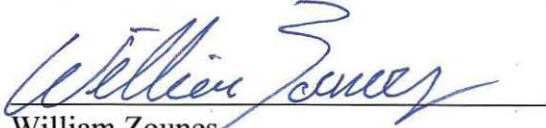
#### CONCLUSION:

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. 1076640, with modifications.
2. Deny Conditional Use Permit No. 1076640, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

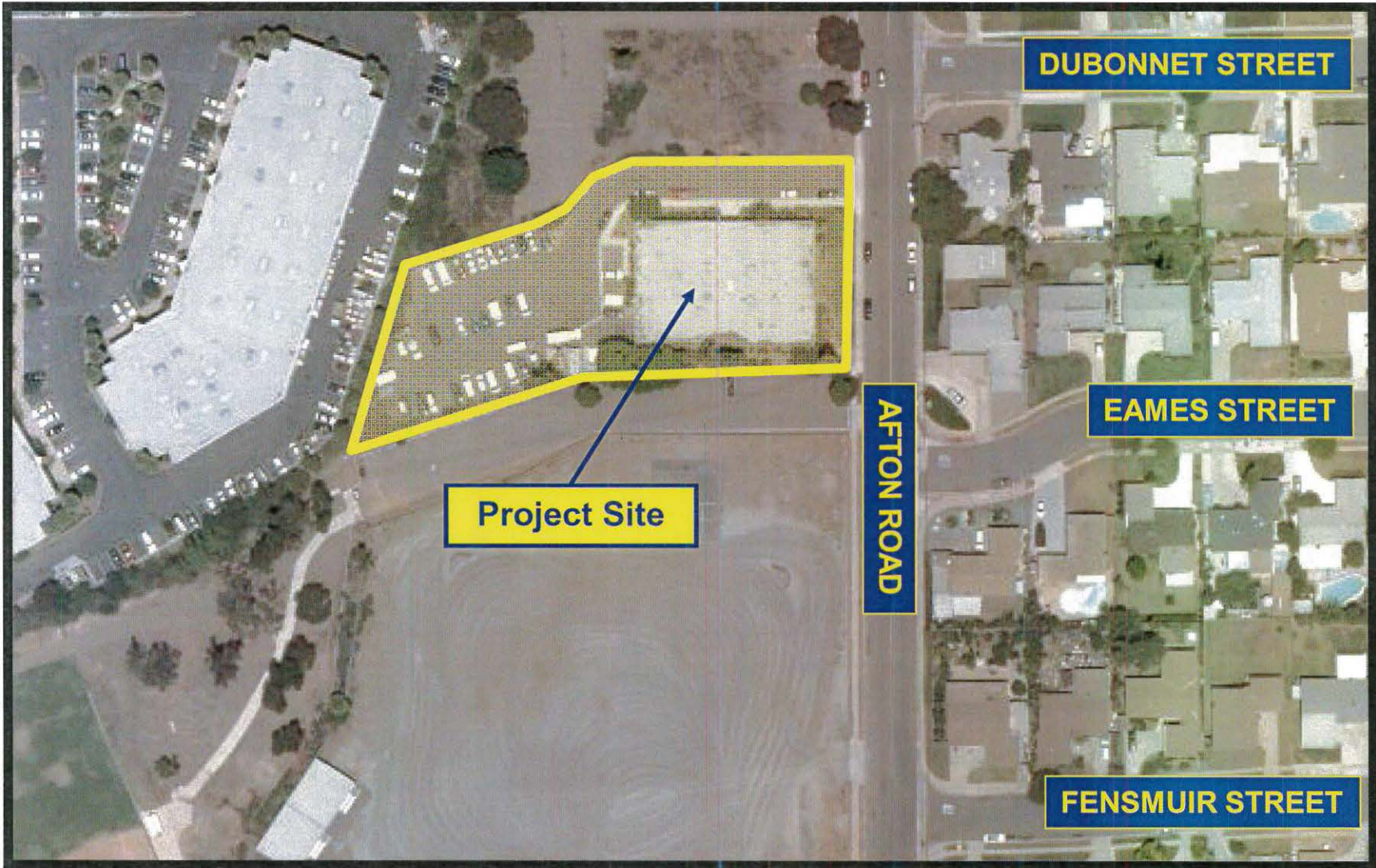


William Zounes  
Development Project Manager

Attachments:

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

IO# 24003482



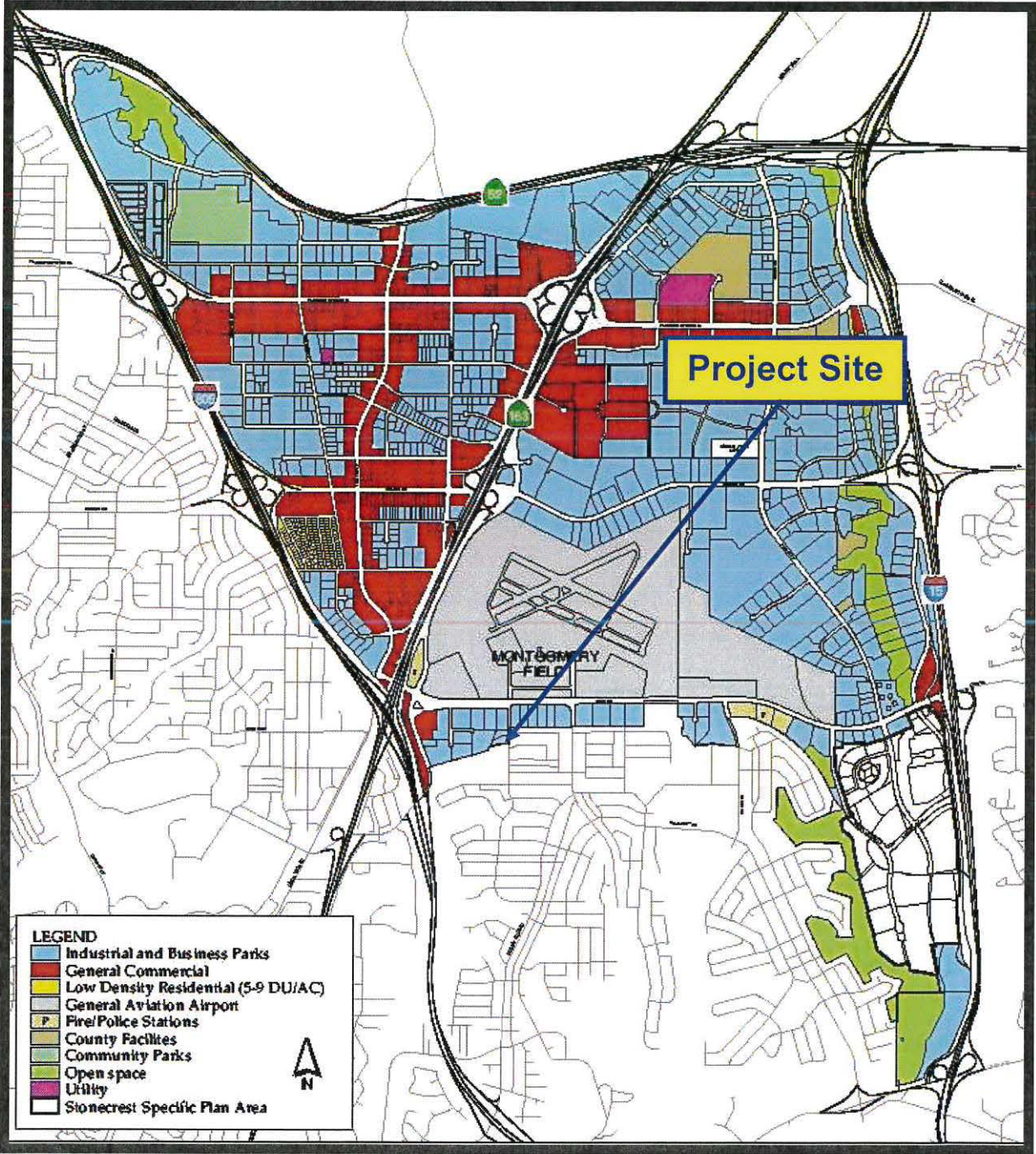
ATTACHMENT 1



### Aerial Photo

PACIFIC HOPE CHURCH – PROJECT NUMBER 307296  
3550 Afton Road

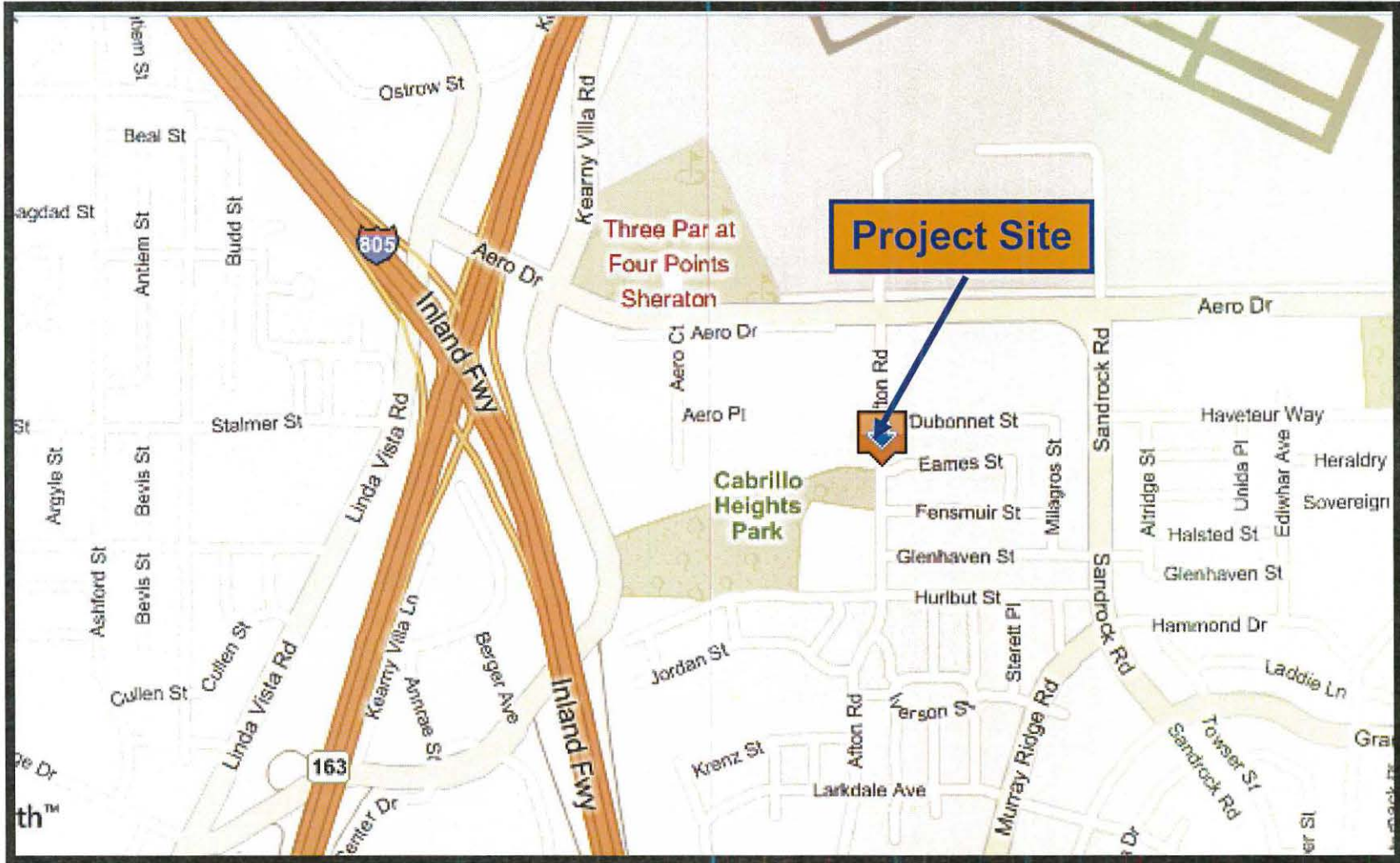




# Community Plan Land Use Map

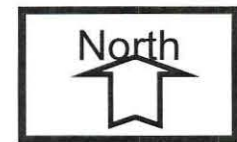
PACIFIC HOPE CHURCH – PROJECT NUMBER 307296  
3550 Afton Road – Kearny Mesa





## Project Location Map

**PACIFIC HOPE CHURCH – PROJECT NUMBER 307296**  
**3550 Afton Road**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Pacific Hope Church – Project No. 307296	
<b>PROJECT DESCRIPTION:</b>	Conditional Use Permit for the continued church use in an existing 12,276 square foot building	
<b>COMMUNITY PLAN AREA:</b>	Kearny Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial Parks/Light Industry	
<b><u>ZONING INFORMATION:</u></b>		
<p style="text-align: center;"><b>ZONE:</b> IP-2-1</p> <p style="text-align: center;"><b>HEIGHT LIMIT:</b> None</p> <p style="text-align: center;"><b>LOT SIZE:</b> 40,000 sf</p> <p style="text-align: center;"><b>FLOOR AREA RATIO:</b> 0.5</p> <p style="text-align: center;"><b>LOT COVERAGE:</b> NA</p> <p style="text-align: center;"><b>FRONT SETBACK:</b> 25 ft</p> <p style="text-align: center;"><b>SIDE SETBACK:</b> 15 feet</p> <p style="text-align: center;"><b>STREETSIDE SETBACK:</b> NA</p> <p style="text-align: center;"><b>REAR SETBACK:</b> 25 ft</p> <p style="text-align: center;"><b>PARKING:</b> 45 vehicle parking spaces required</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial Parks/Light Industry; IP-2-1	Business Park
<b>SOUTH:</b>	Low Density Residential; RS-1-7	Single Family Development/Park
<b>EAST:</b>	Low Density Residential; RS-1-7	Single Family Development
<b>WEST:</b>	Industrial Parks/Light Industry; IP-2-1	Business Park
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 20, 2013, the Kearny Mesa Planning Group voted 12-0-0 to recommend approval of the project and with the recommendation of a 20 CUP	

**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

JOB ORDER NUMBER: 24003482

**CONDITIONAL USE PERMIT NO. 1076640  
PACIFIC HOPE CHURCH – PROJECT NO. 307296  
HEARING OFFICER**

This Conditional Use Permit No. 1076640 is granted by the Hearing Officer of the City of San Diego to MAKARIOS PARTNERS LLC, Owner and PACIFIC HOPE CHURCH, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.08 acre site is located at 3550 Afton Road in the IP-2-1 Zone within the Kearny Mesa Community Planning area. The project site is legally described as Parcel 1 of Parcel Map No. 18122.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a church use in an existing 12,276 square foot building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 29, 2014, on file in the Development Services Department.

The project shall include:

- a. A church use in an existing 12,276 square-foot building with 135 fixed seats;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.



**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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 February 12, 2012.
  
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on, January 29, 2034. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless a new Conditional Use Permit is granted.
  
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. 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.

9. 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.

10. 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.

**LANDSCAPE REQUIREMENTS:**

11. Proposed landscape shall observe the Minimum Tree Separation Distance requirements, as shown in the Landscape Regulations. The location of the utilities or trees shall be adjusted to comply with the separation requirements. In no case shall the quantity of trees as shown on Exhibit "A" be decreased due to conflicts with utilities.

12. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

13. Prior to issuance of any construction permits, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in

**Attachment 5**  
**Draft Permit with Conditions**

substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

14. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

15. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

16. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

**TRANSPORTATION REQUIREMENTS:**

17. No fewer than 45 off-street parking spaces (with 49 on-site parking spaces provided) including 2 disabled accessible spaces (with at least one van-sized disabled accessible space), 2 motorcycle spaces, and 2 bicycle spaces 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 Municipal Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

18. The sanctuary and fellowship hall/classroom/office areas shall not be used concurrently.

**PLANNING/DESIGN REQUIREMENTS:**

19. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

**Attachment 5**  
**Draft Permit with Conditions**

- 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 29, 2014.

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
William Zounes  
Development Project Manager

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

**Makarios Partners, LLC,**  
Owner

By \_\_\_\_\_  
Mark Schroeder, Manager

**Pacific Hope Church**  
Permittee

By \_\_\_\_\_  
Mark Schroeder, Treasurer

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

Draft CUP Resolution with Findings

HEARING OFFICER RESOLUTION NO. XXXXXX

CONDITIONAL USE PERMIT NO. 1076640

PACIFIC HOPE CHURCH – PROJECT NO. 307296

WHEREAS, MAKARIOS PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner, and PACIFIC HOPE CHURCH, Permittee, filed an application with the City of San Diego for a permit to operate a church use in an existing 12,276 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 456664), on portions of a 1.08 acre site;

WHEREAS, the project site is located at 3550 Afton Road in the IP-2-1 Zone within the Kearny Mesa Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 1812;

WHEREAS, on January 29, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1076640 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 January 29, 2014.

**Conditional Use Permit - Section 126.0305**

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

The project proposes the continued operation of a church use within an existing 12,276 square foot building previously approved by the Hearing Officer on March 5, 2008 for a maximum of five years. The project is located at 3550 Afton Road within the IP-2-1 zone within the Kearny Mesa Community Plan with a designation of Industrial Parks/Light Industry.

The community plan identifies the erosion of the industrial base due in part to the development of non-industrial uses on industrially designated land. The issue of preservation of industrial lands is also addressed in the adopted Strategic Framework Element of the General Plan. The plan states that industrially designated areas should be utilized for general industrial, business park, and scientific research and development uses. The proposed church use is not contained within the community plan recommendations for industrial land, however a time limit of 20 years would be placed on the use, so that it is temporary in nature. In addition, while the site is located in an industrial park no heavy industrial uses exist near the site as residential uses exist to the east, a private school to the north, and a public park is located to the southwest. The project site however, is located within the boundaries of the West Aero Drive Land Use Study that was accepted by the Planning Department and utilized by the City Council in 2006. The study notes that this area, south of Aero Drive between Kearny Villa Road and Ruffin Road has slowly been changing from light industrial uses to more institutional uses. In addition, with its close proximity to the residential area of Serra Mesa, these non hazardous uses may be more appropriate. The proposed use transitions the area from a business park to the less intense uses. 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 the continued operation of a church use within an existing 12,276 square foot building previously approved by the Hearing Officer on March 5, 2008 for a maximum of five years. The project is located at 3550 Afton Road within the IP-2-1 zone within the Kearny Mesa Community Plan with a designation of Industrial Parks/Light Industry.

The proposed project, to operate a church use in an existing 12,276 square foot building, has been conditioned to comply with all building and safety codes. The project has been conditioned to maintain a minimum number of parking spaces on the site at all time and restrict the time during which services may be held to reduce the potential for traffic/parking conflicts with adjacent neighbors. The site is located in an industrial park however no heavy industrial uses exist near the site. A public park is located to the southwest and single family residential uses exist to the east. Therefore, the proposed development 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 project proposes the continued operation of a church use within an existing 12,276 square foot building previously approved by the Hearing Officer on March 5, 2008 for a maximum of five years. The project is located at 3550 Afton Road within the IP-2-1 zone within the Kearny Mesa Community Plan with a designation of Industrial Parks/Light Industry.

The project proposes the addition of a new wrought iron gate near the driveway entrance and new parking lot trees and landscaping in accordance with Land Development Code Landscape Ordinance. The existing floor plan and structure will remain the same. Therefore, the proposed project complies with all regulations of the Land Development Code.

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

The project proposes the continued operation of a church use within an existing 12,276 square foot building. The project is located at 3550 Afton Road within the IP-2-1 zone within the Kearny Mesa Community Plan with a designation of Industrial Parks/Light Industry.

The community plan identifies the erosion of the industrial base due in part to the development of non-industrial uses on industrially designated land. The issue of preservation of industrial lands is also addressed in the adopted Strategic Framework Element of the General Plan. The plan states that industrially designated areas should be utilized for general industrial, business park, and scientific research and development uses. The proposed church use is not contained within the community plan recommendations for industrial land, however a time limit of 20 years would be placed on the use, so that it is temporary in nature. In addition, while the site is located in an industrial park no heavy industrial uses exist near the site as residential uses exist to the east, a private school to the north, and a public park is located to the southwest. The project site however, is located within the boundaries of the West Aero Drive Land Use Study that was accepted by the Planning Department and utilized by the City Council in

**Attachment 6**  
**Draft CUP Resolution with Findings**

2006. The study notes that this area, south of Aero Drive between Kearny Villa Road and Ruffin Road has slowly been changing from light industrial uses to more institutional uses. In addition, with its close proximity to the residential area of Serra Mesa, these non hazardous uses may be more appropriate. The proposed use transitions the area from a business park to the less intense uses. Therefore, the proposed use transitions the area from a business park to a less intense uses 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. 1076640 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. 1076640, a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: January 29, 2014  
Job Order No. 24003482

cc: Legislative Recorder, Development Services Department



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

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON MAR 26, 2008  
DOCUMENT NUMBER 2008-0159238  
GREGORY J. SMITH, COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 10:51 AM

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 427948

**CONDITIONAL USE PERMIT NO. 456664**  
**PACIFIC HOPE CHURCH – PROJECT NO. 132094**  
**HEARING OFFICER**

This Conditional Use Permit No. 456664, is granted by the Hearing Officer of the City of San Diego to BALBOA MEDICAL SERVICES, A CALIFORNIA CORPORATION, Owner, and PACIFIC HOPE CHURCH, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.08 acre site is located at 3550 Afton Road in the IP-2-1 Zone within the Kearny Mesa Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 18122.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a church use in an existing 12,276 square foot building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 5, 2008, on file in the Development Services Department.

The project shall include:

- a. A church use in an existing 12,276 sq ft building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Pacific Hope Church CUP	<b>Project Number:</b> 307296	<b>Distribution Date:</b> 1/8/2012
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**Project Scope/Location:**  
KEARNY MESA: (Process 3) Conditional Use Permit (CUP) to Amend CUP No. 456664 to maintain a church use in an existing 12,276 square foot building on a 1.08 acre site at 3550 Afton Road. The site is in the IP-2-1 zone within the Kearny Mesa Community Plan. Council District 7. Notice Card=1.

<b>Applicant Name:</b> Schroeder, Mark	<b>Applicant Phone Number:</b> (858) 361-7661
-------------------------------------------	--------------------------------------------------

<b>Project Manager:</b> Teasley, Sandra	<b>Phone Number:</b> (619) 446-5271	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> STeasley@sandiego.gov
--------------------------------------------	----------------------------------------	--------------------------------------	-------------------------------------------------

**Committee Recommendations (To be completed for Initial Review):**

<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>

**CONDITIONS:** recommend a 20 year cup. Group commented on nice appearance of facility. Real improvement over original owner.

<b>NAME:</b> Buzz Gibbs	<b>TITLE:</b> chair
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<b>SIGNATURE:</b> <i>BX</i>	<b>DATE:</b> 2/20/13
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<i>Attach Additional Pages If Necessary.</i>	<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
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Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.

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? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 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):  
MAKARIOS PARTNERS LLC  
 Owner  Tenant/Lessee  
 Street Address: 7041 Hilton Place  
 City/State/Zip: San Diego CA 92111  
 Phone No: 858 361 7661 Fax No: 858 274 1304  
 Name of Corporate Officer/Partner (type or print):  
MARK SCHROEDER  
 Title (type or print):  
MANAGER  
 Signature: [Signature] Date: 11/14/12

Corporate/Partnership Name (type or print):  
MAKARIOS PARTNERS LLC  
 Owner  Tenant/Lessee  
 Street Address: 7041 Hilton Place  
 City/State/Zip: San Diego CA 92111  
 Phone No: 858 361 7662 Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
RUTHANN SCHROEDER  
 Title (type or print):  
PARTNER  
 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: \_\_\_\_\_

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 5, 2013. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless a new Conditional Use Permit is granted.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

10. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

12. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

13. Prior to building occupancy, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, for landscaping in Afton Road, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the replacement of the existing driveway with a 24-foot wide G-14A driveway, to meet ADA requirements, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

15. Proposed landscape shall observe the Minimum Tree Separation Distance requirements, as shown in the Landscape Regulations. The location of the utilities or trees shall be adjusted to comply with the separation requirements. In no case shall the quantity of trees as shown on Exhibit "A" be decreased due to conflicts with utilities.

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

17. Prior to issuance of any construction permits, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

18. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

21. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services

may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

**PLANNING/DESIGN REQUIREMENTS:**

22. No fewer than 45 automobile spaces, 2 accessible spaces (including 1 van accessible parking space), 2 motorcycle spaces, and 2 bicycle spaces with racks, 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.
23. Prior to the issuance of the first building permit, the applicant shall record a Shared Parking Agreement to provide a minimum of 30 off-site automobile parking spaces, satisfactory to the City Engineer.
24. Church services shall be held on Sundays only.
25. The sanctuary and the offices shall not be used concurrently.
26. There shall be attendance of no greater than 300 persons on weekdays and 500 persons during weekends.
27. There shall be no uses on-site between 10pm-7am.
28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
29. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.
30. 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:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §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 March 5, 2008 by Resolution  
No. HO-5963

**ORIGINAL**



Permit Type/PTS Approval No.: CUP 456664  
Date of Approval: March 5, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT



Jeannette Temple  
Development Project Manager

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

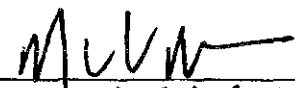
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The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Balboa Medical Service**  
Owner

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

**Pacific Hope Church**  
Permittee

By  \_\_\_\_\_  
NAME | MARK SCHROEDER  
TITLE | TREASURER

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

**ORIGINAL**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of SAN DIEGO

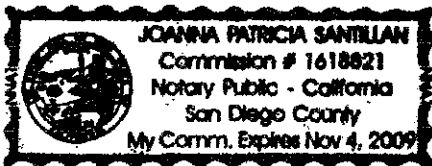
On MARCH 24, 2008 before me, JOANNA PATRICIA SANTILLAN, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared MARK SCHROEDER

Name(s) of Signer(s)



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

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: \_\_\_\_\_

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: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

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

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

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

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

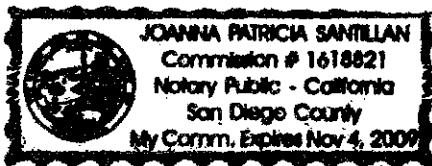
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of SAN DIEGO }

On MARCH 21, 2008 before me, JOANNA PATRICIA SANTILLAN, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared JEANETTE TEMPLE  
Name(s) of Signer(s)



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: WP# 4566664; PT# 132094

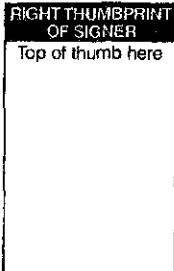
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

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

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

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

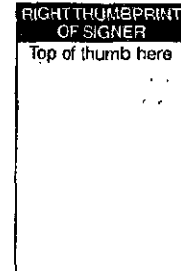
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



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: \_\_\_\_\_

HEARING OFFICER RESOLUTION NO. HO-5963  
CONDITIONAL USE PERMIT NO. 456664  
PACIFIC HOPE CHURCH – PROJECT NO. 132094

WHEREAS, BALBOA MEDICAL SERVICES, A CALIFORNIA CORPORATION, Owner, and PACIFIC HOPE CHURCH, Permittee, filed an application with the City of San Diego for a permit to operate a church use in an existing 12,276 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 456664), on portions of a 1.08 acre site;

WHEREAS, the project site is located at 3550 Afton Road in the IP-2-1 Zone within the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 18122;

WHEREAS, on March 5, 2008, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 456664 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 March 5, 2008.

**Conditional Use Permit - Section 126.0305**

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

The proposed project, to operate a church use in an existing 12,276 square foot building is located at 3550 Afton Road at the southern boundary of the Kearny Mesa Community Plan area. The proposed project, to utilize an existing industrial building for a church, is located in the Kearny Mesa community planning area, and has a land use designation of Industrial Parks/Light Industry.

The community plan identifies the erosion of the industrial base due in part to the development of non-industrial uses on industrially designated land. The issue of preservation of industrial lands is also addressed in the adopted Strategic Framework Element of the General Plan. The plan states that industrially designated areas should be utilized for general industrial, business park, and scientific research and development uses. The proposed church use is not contained within the community plan recommendations for industrial land, however a time limit of five years would be placed on the use, so that it is temporary in nature. In addition, while the site is located in an industrial park no heavy industrial uses exist near the site. A public park is located to the southwest and single family residential uses exist to the east, therefore, the proposed use transitions the area from a business park to the less intense uses. 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 proposed project, to operate a church use in an existing 12,276 square foot building, has been conditioned to comply with all building and safety codes. The site is located in an industrial park however no heavy industrial uses exist near the site. A public park is located to the southwest and single

**ORIGINAL**

family residential uses exist to the east. Therefore, the proposed development 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, to operate a church use in an existing 12,276 square foot building, would make minor parapet additions and modifications to the exterior, with new walls and construction on the interior to provide for a sanctuary and additional classroom space is not requesting any deviations to development regulations of the applicable zones. Therefore, the proposed project complies with all regulations of the Land Development Code.

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

The proposed project, to operate a church use in an existing 12,276 square foot building is located at 3550 Afton Road at the southern boundary of the Kearny Mesa Community Plan area. The proposed project, to utilize an existing industrial building for a church, is located in the Kearny Mesa community planning area, and has a land use designation of Industrial Parks/Light Industry.

The community plan identifies the erosion of the industrial base due in part to the development of non-industrial uses on industrially designated land. The issue of preservation of industrial lands is also addressed in the adopted Strategic Framework Element of the General Plan. The plan states that industrially designated areas should be utilized for general industrial, business park, and scientific research and development uses. The proposed church use is not contained within the community plan recommendations for industrial land, however a time limit of five years would be placed on the use, so that it is temporary in nature. In addition, while the site is located in an industrial park no heavy industrial uses exist near the site. A public park is located to the southwest and single family residential uses exist to the east, therefore, the proposed use transitions the area from a business park to the less intense uses and 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. 456664 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. 456664, a copy of which is attached hereto and made a part hereof.

  
Jeannette Temple  
Development Project Manager  
Development Services

Adopted on: March 5, 2008  
Job Order No. 427948

cc: Legislative Recorder, Development Services Department

**ORIGINAL**

**Project Chronology  
Pacific Hope Church  
PROJECT NO. 307296**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
1/8/13	First Submittal	Project Deemed Complete and distributed		
2/4/13	First Submittal Assessment Letter out		27 days	
3/20/13	Second submittal In	Normal Submittal		44 days from First Assessment Letter
4/25/13	Second Submittal Assessment Letter out		36 days	
6/6/13	Third submittal In	Normal Submittal		42 days from Second Assessment Letter
6/25/13	Third Submittal Assessment Letter out		19 days	
12/3/13	Fourth Submittal in	Normal Submittal		161Days from third assessment letter
12/16/13	Fourth Submittal out		13 Days	
1/29/14	Hearing Officer Hearing		44 days	
<b>TOTAL STAFF TIME**</b>			<b>4 month 19 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>8 months 7 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to HO Hearing	<b>12 months 26 days</b>	

\*\*Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

Attachment 11  
Notice of Public Hearing

DATE OF NOTICE: January 14, 2014

# NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	January 29, 2013
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	Conditional Use Permit, Exempt from CEQA
<b>PROJECT NO:</b>	<u>307296</u>
<b>PROJECT NAME:</b>	<u>PACIFIC HOPE CHURCH</u>
<b>APPLICANT:</b>	Mark Schroder
<b>COMMUNITY PLAN AREA:</b>	Kearney Mesa
<b>COUNCIL DISTRICT:</b>	District 7
<b>CITY PROJECT MANAGER:</b>	William Zounes, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 687-5942/wzounes@sandiego.gov

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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 Conditional Use Permit (CUP) to maintain an existing church use within an existing 12,276 square foot building on a 1.08 acre site located at 3550 Afton Road. The site is in the IP-2-1 zone within the Kearny Mesa Community Plan. The project was filed with the Development Services Department on January 13, 2013.

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 on December 11, 2013 and the opportunity to appeal that determination ended December 27, 2013

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: 24003482



NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 307296

PROJECT TITLE: PACIFIC HOPE CHURCH CUP

PROJECT LOCATION-SPECIFIC: 3550 Afton Road, San Diego, CA 92123 (Lot F of Research Park, Map 3569)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) to Amend CUP No. 456664 to maintain an existing church use within an existing 12,276-square-foot building on a 1.08 acre site located at 3550 Afton Road. The site is in the IP-2- zone within the Kearny Mesa Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mark Schroeder  
7041 Hilton Place  
San Diego, CA 92111  
858-361-7661

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
- ( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- ( X ) CATEGORICAL EXEMPTION: Section 15301 – existing facilities
- ( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because the use of existing facilities wouldn't change and no physical changes would occur and as a result no environmental impacts would occur. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301 – existing facilities and where the project would not involve an expansion of use and the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

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

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

Jeff E. Gomez / SENIOR PLANNER  
SIGNATURE/TITLE

12/10/13  
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- ( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

# PACIFIC HOPE CHURCH

## SAN DIEGO, CALIFORNIA

PACIFIC HOPE CHURCH  
3550 AFTON ROAD  
SAN DIEGO CA 92123 0701

### PROJECT DATA

PURPOSE: Maintain existing church use approved by Conditional Use Permit No. 456664 on March 5, 2008. CUP expires on March 5, 2013.

SCOPE OF WORK: Maintain church use. No development is proposed.

PROJECT TEAM: Pacific Hope Church Mark Schroeder 858-361-7661

LEGAL DESCRIPTION: Lot 'F' of research park in the city of San Diego, State of California, according to the map thereof no.3569, filed December 20, 1956 in the office of the San Diego County Recorder.

OWNER: Mark Schroeder 7041 Hilton Place San Diego CA 92111

TYPE OF CONSTRUCTION: A-3, Type V-N.

ZONING: IP 2-1, MIP 15-071-0

AREAS: Gross area: 1.08 ACRE, Building 12,276 S.F.

USES: Existing Church

PARKING (per SDMC table 142-059f) parking required 1 parking space per 3 seats. Seats 135=45 parking spaces required.

YEAR OF CONSTRUCTION: 1981

HOURS OF OPERATION:  
• Church offices M-F 8:00am - 5:00pm  
• Church services SUN 8:00am - 1:00pm, 6:00pm - 8:00pm  
• Bible studies TUES 6:30pm - 9:30pm  
WED 6:30pm - 9:30pm  
THURS 6:30pm - 9:30pm

NOTES:  
• Environmentally sensitive lands (sec. 10.1.4) none  
• Bus stops (sec. 10.1.7) none  
• Street improvements (sec. 10.1.10) none

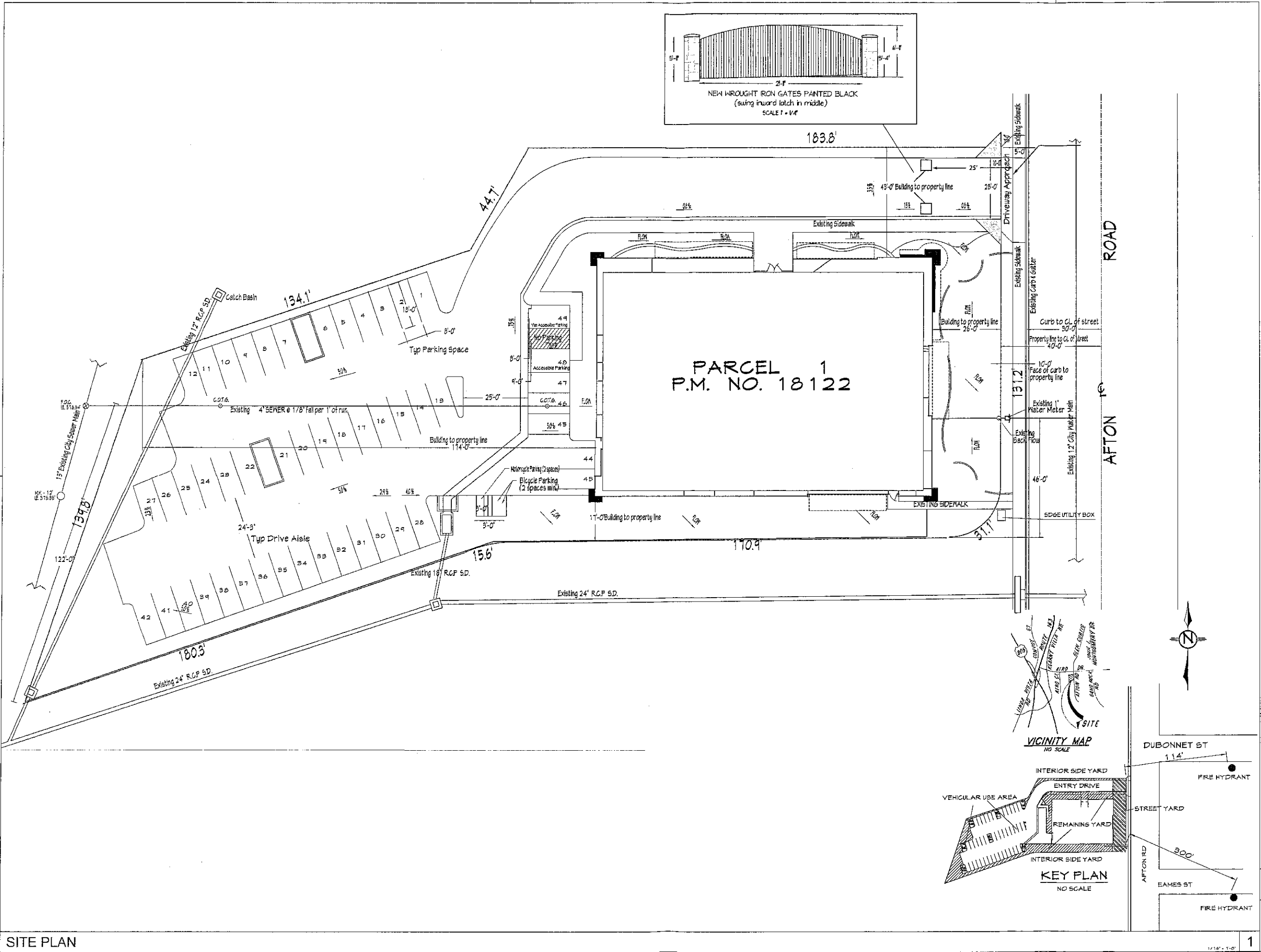
### SHEET INDEX

1 of 6	COVER SHEET
2 of 6	SITE PLAN
3 of 6	EXISTING LANDSCAPE PLAN
4 of 6	EXISTING ROOF PLAN
5 of 6	EXISTING FLOOR PLAN
6 of 6	EXISTING EXTERIOR ELEVATIONS

01/02/13 PRINT DATE

COVER SHEET

1 of 6



**PACIFIC HOPE CHURCH**  
3550 AFTON ROAD SAN DIEGO CA 92123 0701

SITE PLAN

01/02/13 PRINT DATE  
SITE PLAN

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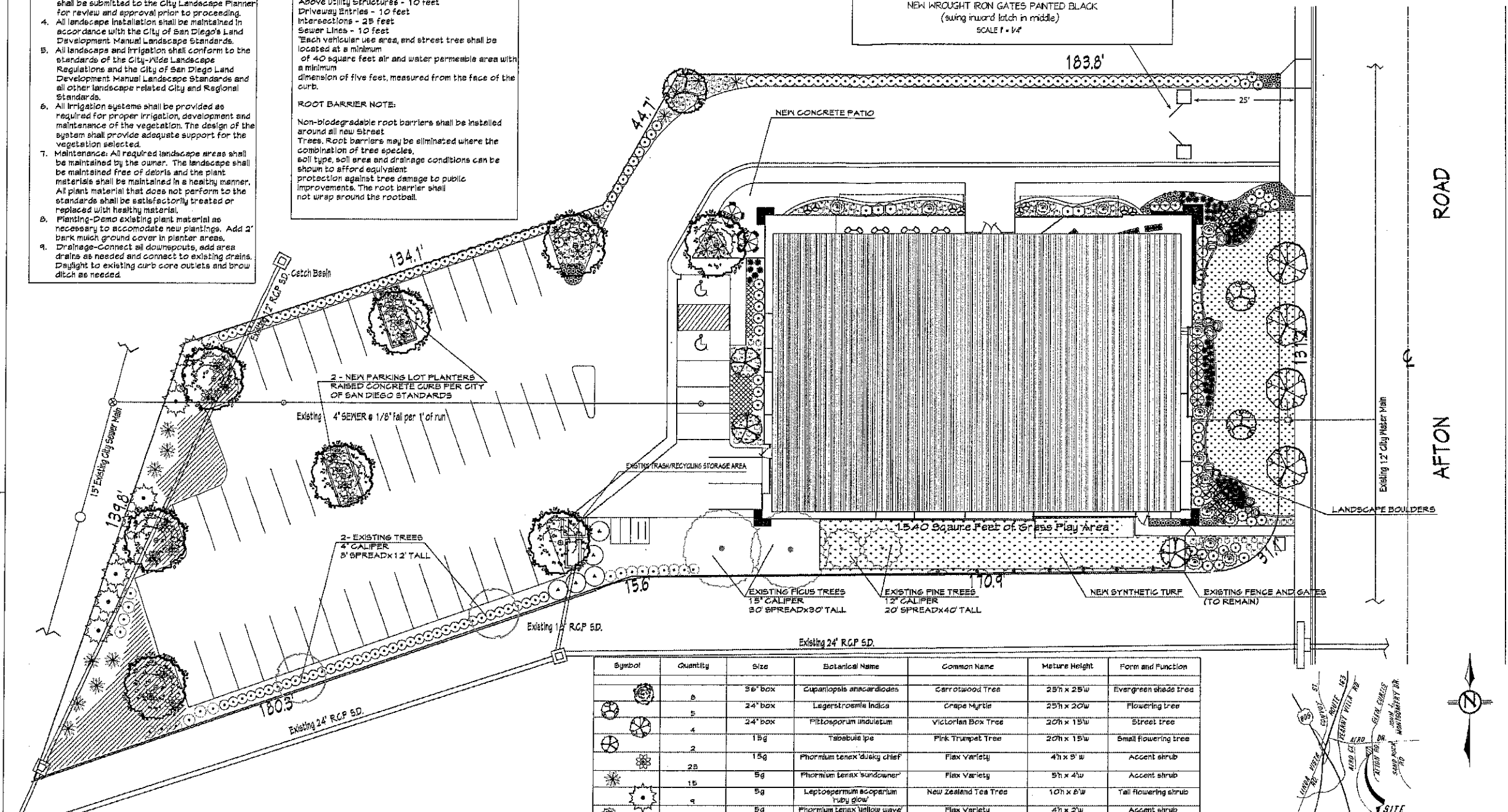
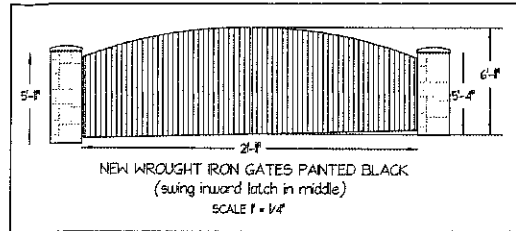
1/16" = 1'-0" 1

CITY OF SAN DIEGO SPECIAL PLANTING NOTES

- All landscape installation shall be in accordance with the City of San Diego's Land Development Manual Landscape Standards, individual building owner shall be responsible for the long-term maintenance of the project.
- All discrepancy or conflicts in dimensions, landscape area or materials shall be brought to the attention of the City Landscape Planner, the owner and the Designer prior to installation.
- Any changes to the site and/or landscape plans shall be submitted to the City Landscape Planner for review and approval prior to proceeding.
- All landscape installation shall be maintained in accordance with the City of San Diego's Land Development Manual Landscape Standards.
- All landscape and irrigation shall conform to the standards of the City-wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
- All irrigation systems shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design of the system shall provide adequate support for the vegetation selected.
- Maintenance: All required landscape areas shall be maintained free of debris and the plant materials shall be maintained in a healthy manner. All plant material that does not perform to the standards shall be satisfactorily treated or replaced with healthy material.
- Planting-Demo existing plant material as necessary to accommodate new plantings. Add 2" bark mulch ground cover in planter areas.
- Drainage-Connect all downspouts, add area drains as needed and connect to existing drains. Paylight to existing curb core outlets and brow ditch as needed.

STREET TREE NOTES

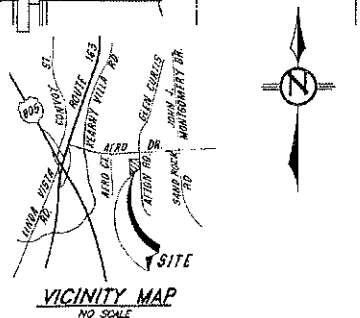
- Afton Road : 120 lineal feet  
120' divided by 30' = 4 trees required  
4 street trees provided
- MINIMUM TREE SEPARATION DISTANCE:  
Improvement/Minimum Distance to Street Tree  
Traffic Signals (stop signs) - 20 feet  
Underground Utility Lines - 5 feet  
Above Utility Structures - 10 feet  
Driveway Entries - 10 feet  
Intersections - 25 feet  
Sewer Lines - 10 feet  
Each vehicular use area, and street tree shall be located at a minimum of 40 square feet air and water permeable area with a minimum dimension of five feet, measured from the face of the curb.
- ROOT BARRIER NOTE:  
Non-biodegradable root barriers shall be installed around all new Street Trees. Root barriers may be eliminated where the combination of tree species, soil type, soil area and drainage conditions can be shown to afford equivalent protection against tree damage to public improvements. The root barrier shall not wrap around the rootball.



**SUMMARY OF LANDSCAPE CALCULATIONS**

STREET YARD	TOTAL AREA	PLANTING AREA REQUIRED	PLANT POINTS REQUIRED
3692	3692	923 PROVIDED 2845 EXCESS AREA PROVIDED 1922	185 PROVIDED 277 EXCESS POINTS PROVIDED 92
REFER TO V.U.A. IN STREET YARD FOR ADEQUATE POINTS AND PLANTING AREAS PER 142.0405 (1) 2			
REMAINING YARD	TOTAL AREA	PLANTING AREA REQUIRED	PLANT POINTS REQUIRED
13095	13095	3929 PROVIDED 5535 EXCESS AREA PROVIDED 1606	655 PROVIDED 2886 EXCESS POINTS PROVIDED 2543
VEHICULAR USE AREA (greater than 8000 s.f.)	TOTAL AREA	PLANTING AREA REQUIRED	PLANT POINTS REQUIRED
650	650	20,826 PROVIDED	18 PROVIDED
20,826	20,826	PROVIDED	680 PROVIDED
18	18	PROVIDED	0 PROVIDED
619	619	PROVIDED	0 PROVIDED

Symbol	Quantity	Size	Botanical Name	Common Name	Mature Height	Form and Function
	8	36" box	Cupaniopsis anacardioides	Carrotwood Tree	25h x 25w	Ever-green shade tree
	5	24" box	Lagerstroemia Indica	Grape Myrtle	25h x 20w	Flowering tree
	4	24" box	Pittosporum undulatum	Victorian Box Tree	20h x 15w	Street tree
	2	15g	Tabebuia lpa	Pink Trumpet Tree	20h x 15w	Small flowering tree
	28	15g	Phoridium tenax 'duke's chief'	Flax Variety	4h x 9'w	Accent shrub
	15	5g	Phoridium tenax 'sundowner'	Flax Variety	5h x 4w	Accent shrub
	15	5g	Leptospermum scoparium 'ruby glow'	New Zealand Tea Tree	10h x 8'w	Tall flowering shrub
	9	5g	Phoridium tenax 'yellow wave'	Flax Variety	4h x 2'w	Accent shrub
	15	5g	Pittosporum tobira 'variegata'	Variegated Mock Orange	6h x 6'w	Tall shrub
	54	5g	Viburnum Japonicum	Viburnum	8h x 8'w	Mounding shrub
	5	5g	Pittosporum tobira 'wheelers dwarf'	Dwarf Mock Orange	5h x 3'w	Mounding shrub
	5	5g	Escalonia 'jubilee'	Escalonia	4h x 4'w	Hedge shrub
	5	5g	Phoridium tenax 'apricot queen'	Flax Variety	5h x 5'w	Accent shrub
	5	5g	Azalea	Azalea	2h x 2'w	Flowering shrub
	7	5g	Bignonia chereae	Trumpet Vine	5h x 5'w	Flowering vine
	127	1g	Rhapidolepous Indica Jack Evans	Indian Hawthorne	3h x 3'w	Mounding shrub
	18.7	1g	Trachelospermum jasminoides	Star Jasmine	1h x 9'w	Flowering ground cover
	85	1g	Phoridium 'amazing red'	Flax Variety	2h x 2'w	Accent shrub
	80	1g	Hemerocallis	Gold King	2h x 1'w	Flowering perennial
	12	1g	Camellia sasanqua 'Tanya'	Dwarf Camellia	1h x 9'w	Flowering ground cover
	15	1g	Gazania	Gazania	6h x 1'w	Flowering ground cover
	7	1g	Pelargonium pellatum	Ivy Geranium	1h x 1'w	Flowering ground cover
	2100	sq.ft.	Tall Fescue Sod	Grass		Turf

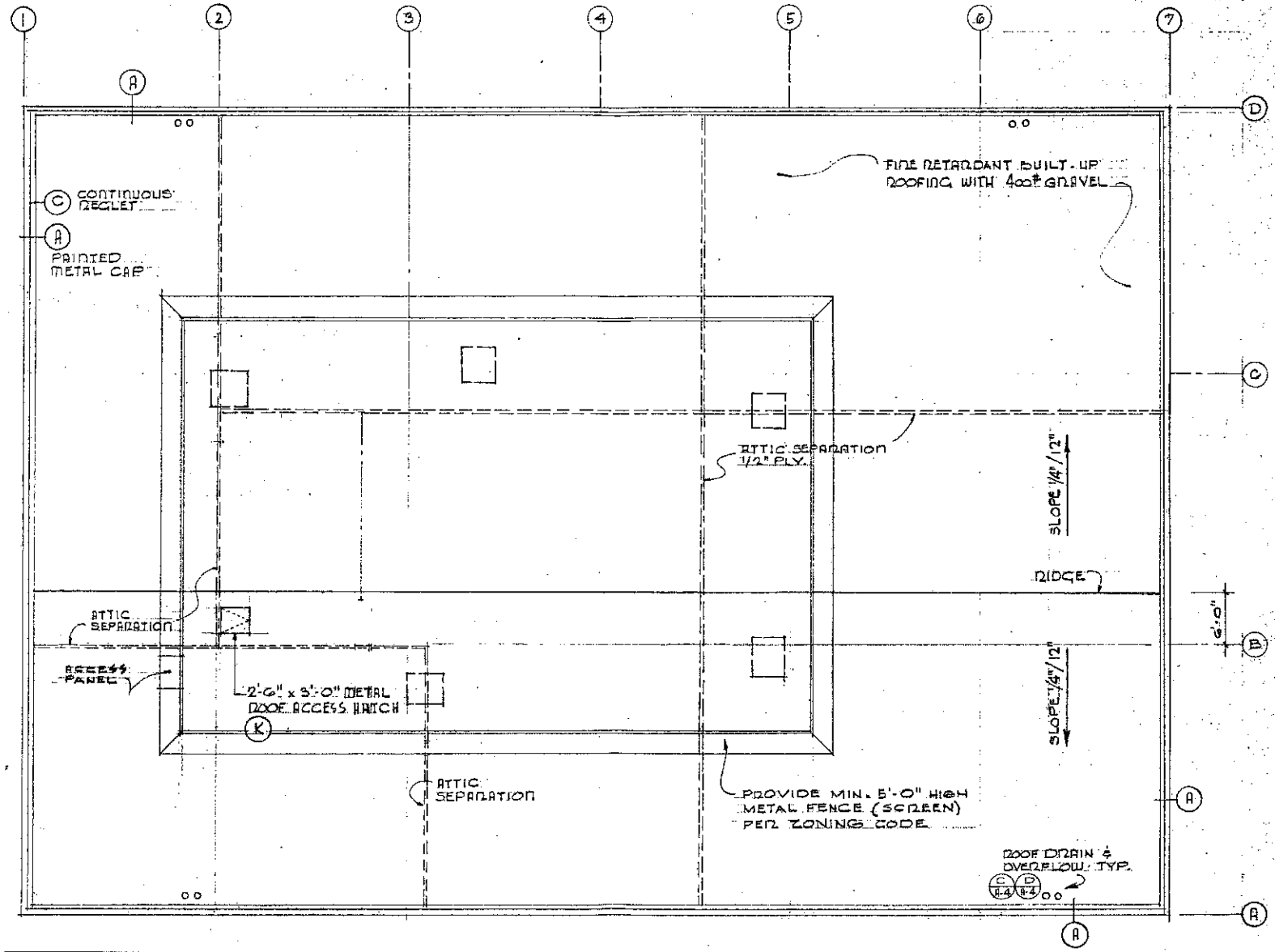


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**EXISTING LANDSCAPE PLAN**

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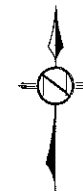
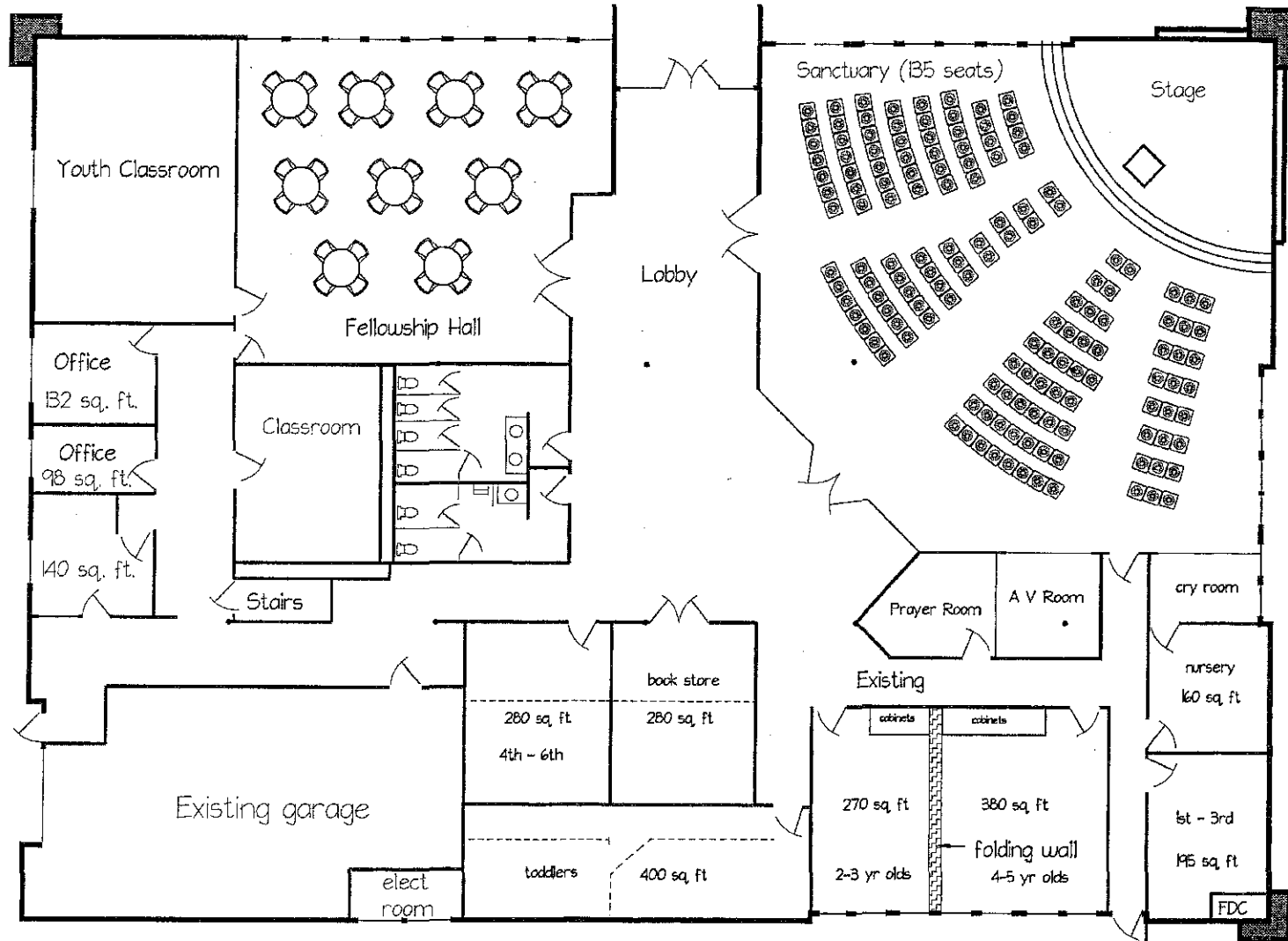
# PACIFIC HOPE CHURCH

3550 AFTON ROAD SAN DIEGO CA 92123 0701

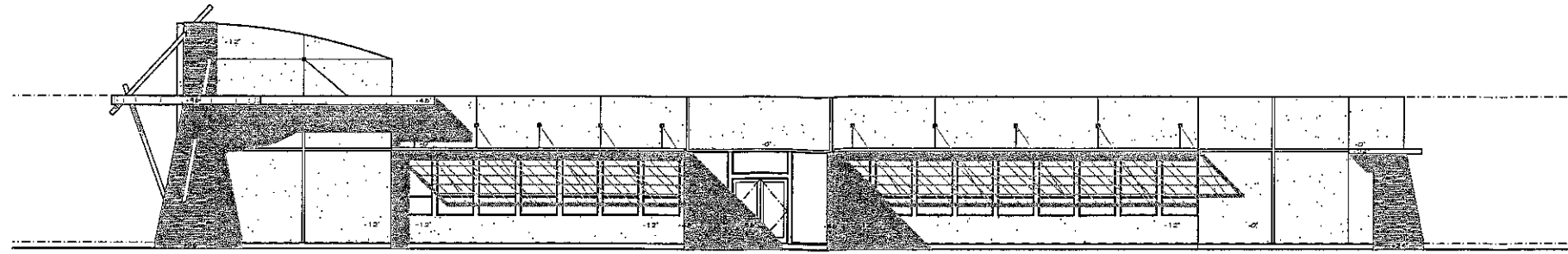
EXISTING ROOF PLAN

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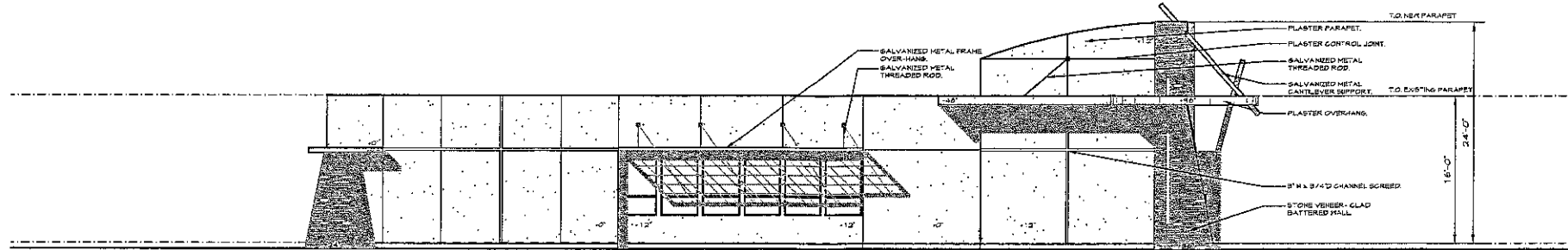
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EXISTING ROOF PLAN	
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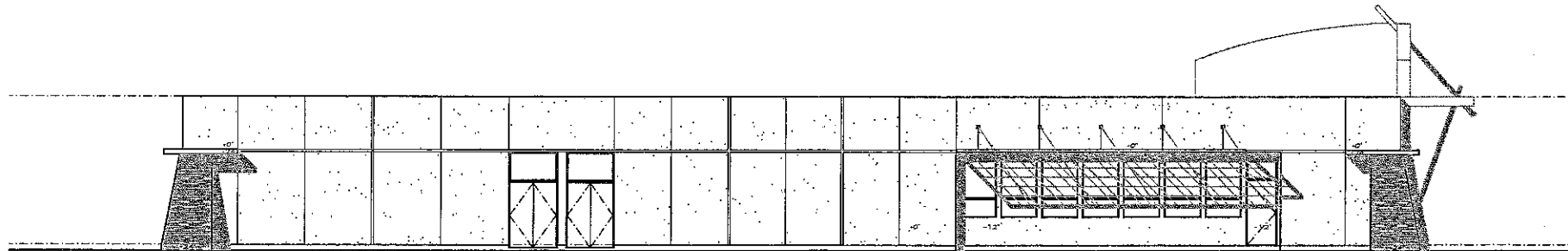
**PACIFIC HOPE CHURCH**  
 3550 AFTON ROAD SAN DIEGO CA 92123 0701



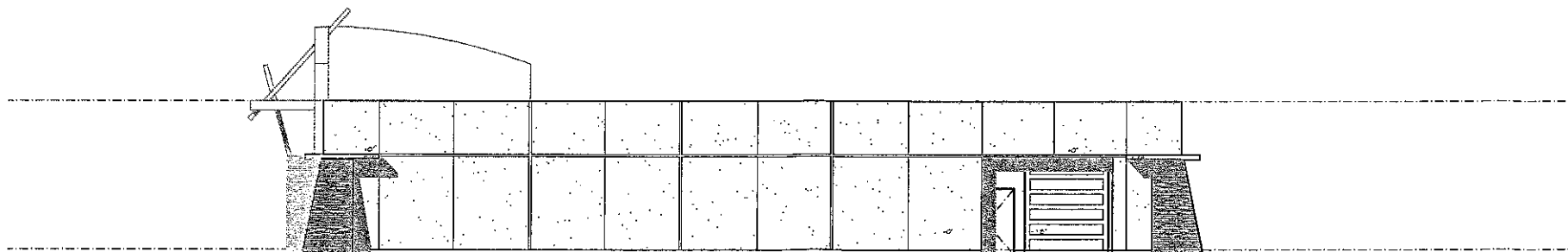
NORTH ELEVATION



EAST (AFTON) ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PACIFIC HOPE CHURCH  
3550 AFTON ROAD  
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EXISTING  
EXT ELEVATIONS

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