



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 30, 2015 REPORT NO. HO-15-119

ATTENTION: Hearing Officer

SUBJECT: **ROCK CHURCH CITY HEIGHTS**
PROJECT NUMBER 372771

LOCATION: 4001 El Cajon Boulevard

APPLICANT: San Diego Rock Church

SUMMARY

Issue(s): Should the Hearing Officer approve, deny or modify a Conditional Use Permit to allow a church assembly, class rooms and office areas of approximately 24,690 square feet of gross lease area within two existing buildings located at 4001 El Cajon Boulevard?

Staff Recommendation(s) -

1. **Adopt** Addendum No. 372771 to Mitigated Negative Declaration/Finding of No Significant Impact No. 40-0508; and
2. **Approve** Conditional Use Permit No. 1302886.

Community Planning Group Recommendation: On June 1, 2015, the City Heights Area Planning Committee voted 10:4:0 to recommend approval with the applicant's commitment to not institute a program to feed homeless individuals at the location.

Environmental Review: An Addendum No. 372771 to Mitigated Negative Declaration/Finding of No Significant Impact No. 40-0508 was prepared in accordance with the California Environmental Quality Act has been prepared for the project in accordance with the State of California Environmental Quality Act Guidelines.

BACKGROUND

The project site is located in the Teralta West Neighborhood of the City Heights Community of the Mid-City Communities Plan area. The land use designation for the site is Commercial and Mixed Use with an allowed residential density of up to 73 dwelling units per acre (Attachment

1). The site is zoned CT-2-4 and CU-2-4 within the Central Urbanized Planned District. The site, located at 4001 El Cajon Boulevard, is developed with a fueling station and two two-story buildings (Attachment 2). The Mid-City Communities Development Permit/Site Development Permit/Conditional Use Permit No. 40-0508 was approved by the City Council to establish a regional transportation center at a 1.306 acre site (Attachment 3). The site was developed in 2003 (Attachment 4).

DISCUSSION

The Rock Church City Heights project (Project) proposes to utilize approximately 24,690 square feet of gross lease area of the two existing two-story building for a church assembly, class rooms, and office areas. The remainder of the existing gross floor area would be leased to other tenants. The existing fueling station will remain. The site has an existing subterranean parking garage which would supply the majority of the required parking on the site. The Project would require the applicant to acquire building permit(s) for the necessary tenant improvements proposed to convert the existing uses to the church uses described by the submitted plans (Attachment 5).

Required Approvals

The Project requires the approval of a Conditional Use Permit (CUP) to operate a public assembly use of more than 300 people in the CT-2-4 and CU-2-4 zones of the Central Urbanized Planned District. Specific findings are required to approve the CUP which concludes the use would not adversely affect the Greater North Park Community Plan, would not be detrimental to the public health, safety, and welfare and the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. Review of the proposed project and use by staff has concluded all the required findings can be supported. Staff has prepared a draft resolution for the Hearing Officer which provides evidence to affirm the required findings in the positive and grant the CUP.

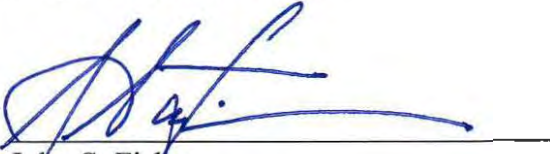
Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 6 and 7) and draft conditions of approval (Attachment 8). Staff recommends approval of the Project as proposed.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 1302886, **with modifications.**
2. **Deny** Conditional Use Permit No. 1302886, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



John S. Fisher
Development Project Manager

Attachments:

1. Mid-City Communities Plan area Land Use Map
2. Vicinity Map
3. Mid-City Communities Development Permit/Site Development Permit/Conditional Use Permit No. 40-0508
4. Aerial Photograph
5. Project Site Plan
6. Draft CEQA Resolution
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. City Heights Area Planning Committee meeting minutes
10. Remaining drawings
11. Ownership Disclosure Statement
12. Project Data Sheet



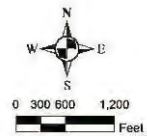
Planning Department
**City Heights
 Community Plan
 Land Use**



Legend

- Commercial/Residential Transition Zone*
- Residential (1-5 du/ac)
- Residential (6-10 du/ac)
- Residential (11-15 du/ac)
- Residential (16-20 du/ac)
- Residential (21-25 du/ac)
- Residential (26-30 du/ac)
- Commercial/Mixed Use (29 du/ac)*
- Commercial/Mixed Use A (73 du/ac)
- Commercial/Mixed Use B (35 du/ac)*
- Commercial/Mixed Use D (9 du/ac)
- Industrial
- School ◻ Elementary ◻ Junior High
- Institutional
- Park
- Open Space
- Fire Station
- Police Station ■ Post Office
- Library

* In areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available.

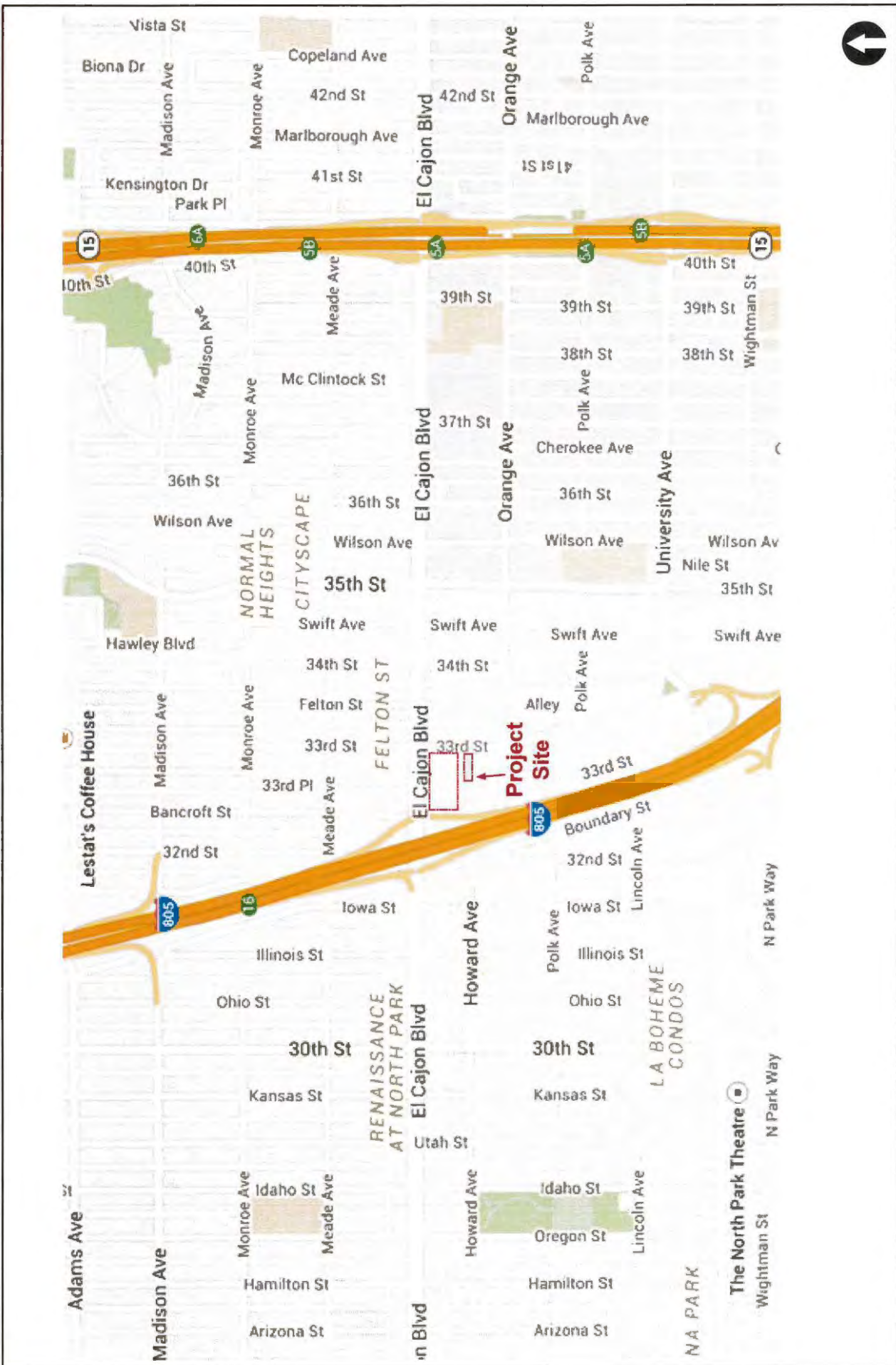


THIS MAP IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT A CONTRACT. THE CITY OF AUSTIN AND SANGIS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF AUSTIN AND SANGIS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS MAP. THE CITY OF AUSTIN AND SANGIS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS MAP.

Figure 1-2

Project Area Map

CITY HEIGHTS ROCK CHURCH



N:\2358\Figures
Date: 01/08/15



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

COPY

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MID-CITY COMMUNITIES DEVELOPMENT PERMIT/
 SITE DEVELOPMENT PERMIT/
 AND CONDITIONAL USE PERMIT NO. 40-0508
 REGIONAL TRANSPORTATION CENTER
 CITY COUNCIL
 (MMRP)**

This Mid-City Communities Development Permit/Site Development Permit/Conditional Use Permit is granted by the City Council of the City of San Diego to City of San Diego, Owner/Permittee pursuant to the Land Development Code of the City of San Diego. The 1.39 acre site is located at 4301 El Cajon Blvd. in the CN-1, CL-1, CL-1-T and MR-1000B zones of the City Heights Neighborhood of the Mid City Community Planning Area in the Mid-City Communities Planned District. The project site is legally described as Being a Lot Consolidation of Portions of Lots 1 through 0, Lots 39 through 48, and a Portion of the Alley within Block 27, Resubdivision of Blocks "K" and "L" Teralta, in the City of San Diego, County of San Diego, State of California, according to the Map thereof Mo. 1037, filed in the Office of the County Recorder of San Diego County, March 8, 1907.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner and Permittee to construct a 40,347 square-foot Regional Transportation Center that includes an education center, alternative fuel vehicle display, repair center, and fueling pods described as, and identified by size, dimension, quantity, type and location on the approved Exhibit "A," dated January 22, 2002, on file in the Development Services Department. The facility shall include:

- a. A 40,347 square-foot Regional Transportation Center that includes an education center, vehicle display, repair center, and fueling pods, and is comprised of two buildings with on-site above-ground and underground parking;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Accessory improvements determined by the City Manager 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 Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
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 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 City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the 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 Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
6. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 22, 2002, on file in the Development Services Department. No changes modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
7. 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 discretionary 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 special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of

the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the 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" conditions(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 new 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.

8. This Conditional Use Permit and corresponding use of this site shall expire on January 22, 2022.
9. Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Finding of No Significant Impact/Mitigated Negative Declaration, LDR No. 40-0508, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or building permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Noise, Light and Glare, and Land Use
 Cultural Resources (Archaeology)
 Paleontological Resources
 Utilities (Water & Sewer)
 Transportation/Circulation

PLANNING/DESIGN REQUIREMENTS:

11. No fewer than 85 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," dated January 22, 2002, on file in the Development Services Department. Parking spaces shall comply at all times

with requirements of the Municipal/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

12. There shall be compliance with the regulations of the underlying zones unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
13. The heights of the buildings or structures shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.
14. A topographical survey conforming to the provisions of the Municipal Code may be required if it is determined, during construction, that there may be a conflict between the buildings under construction and a condition of this permit or a regulations of the underlying zones. The cost of any such survey shall be borne by the permittee.
15. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zones which are in effect on the date of the submittal of the requested amendment.
16. All signage associated with this development shall be consistent with sign criteria established by either of the following:
 - a. Citywide sign regulations; or
 - b. The Mid-City Communities Planned District Ordinance.
17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
18. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

19. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," Landscape Concept Plan, dated January 22, 2002, on file in the Development Services Department.

LANDSCAPE REQUIREMENTS:

20. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
21. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Concept Plan, dated January 22, 2002, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."
22. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated January 22, 2002, on file in the Development Services Department.
23. Prior to issuance of any construction permit for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.
24. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way and median (if applicable) improvements shall be submitted to the City Manager for approval. Improvement plans shall identify a station point for each street tree location. Each street tree location must take into account a 40 square feet area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
25. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to issuance of a certificate of occupancy for a specific building permit. The construction documents shall be in substantial conformance with

Exhibit "A," Landscape Concept Plan, dated January 22, 2002, on file in the Development Services Department.

26. Prior to issuance of any engineering permits for grading, construction documents for slope planting or revegetation and hydroseeding of all disturbed land including irrigation shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to Permit No. 40-0508 (including Environmental conditions) and Exhibit "A," dated January 22, 2002, on file in the Development Services Department.
27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.
28. 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 unless specifically noted in this Permit.
29. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards unless long-term maintenance of street trees, right-of-way and median landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
30. 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 City Manager within 30 days of damage or Certificate of Occupancy.

ENGINEERING REQUIREMENTS:

31. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
32. The drainage system proposed with this development is subject to approval by the City Engineer.
33. Prior to the issuance of any permits, the applicant shall vacate the existing 15-foot alley and dedicate a new 24-foot alley as shown in the exhibit.

34. Prior to the issuance of any permits, the applicant shall assure by permit and bond the construction of curb, gutter and sidewalk along 41st Street and El Cajon Boulevard satisfactory to the city engineer.
35. Prior to building occupancy, the applicant shall conform to the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

WASTEWATER REQUIREMENTS:

36. The developer shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards will require approval from the Wastewater Section's Senior Civil Engineer, be redesigned, or private.
37. The developer shall construct all proposed sewer lateral connections to the existing sewer main (located in 41st Street) to be located south of the existing manhole, near the southerly property line.
38. Prior to the issuance of any grading, engineering or building permits, the developer shall grant a 20-foot wide sewer easement along the existing 41st Street right- of-way and a sewer access easement over all of Parcel 1, satisfactory to the Metropolitan Wastewater Department Director.
39. Prior to the issuance of any grading, engineering or building permits, the developer shall record a Permanent Encroachment Agreement for the underground parking structure and any above ground structures located within the 20-foot wide sewer easement, satisfactory to the Metropolitan Wastewater Department Director.
40. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
41. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
42. The developer agrees to assume full responsibility for any damage caused to or by the existing public sewer facilities that traverse this site as a result of the construction activities, including grading, associated with this development.

43. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

44. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of 12-inch water facilities connecting to the existing facilities within the alley, extending through an easement to 41st Street free of appurtenances, continuing northerly in 41st Street to El Cajon Boulevard, in a manner satisfactory to Water Department Director and the City Engineer. Grade and alignment of proposed water facilities will be determined at final engineering.
45. Prior to the issuance of any building permits, the developer shall grant a minimum 15-foot-wide water easement adjacent to the southerly property line from the alley to the 41st Street right-of-way in a manner satisfactory to the Water Department Director and the City Engineer. The easement shall be free of surface encroachments other than enhanced paving, curbs or ground cover. Proposed encroachments, as shown on Exhibit "A," Landscape Concept Plan, dated January 22, 2002, on file in the Development Services Department, may require modification consistent with standards.
46. Prior to the issuance of any building permits, the developer shall process appropriate encroachment maintenance and removal agreements for all acceptable encroachments located within the water easement, in a manner satisfactory to the Water Department Director and the City Engineer.
47. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of new water service(s), connecting to public water facilities within adjacent improved rights-of-way, and the removal of all existing water services within or adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.
48. The developer agrees to the sole responsibility for the mitigation of any damage caused to or by the public water facilities traversing the project site due to construction activities associated with this development.
49. At no time shall the developer take any connections (including domestic, fire, and irrigation) to the public water facilities traversing the project site.
50. Prior to the issuance of any building permits, the developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. Any on-site fire hydrants shall be private served by fire service(s) connected to public water facilities within adjacent improved rights-of-way.

51. The developer agrees to design and construct all proposed public water facilities, and associated easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Facilities, as shown on approved Exhibit "A," Landscape Concept Plan, dated January 22, 2002, on file in the Development Services Department, will require modification based on standards and final engineering.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within 90 days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on January 22, 2002, by Resolution No. R-295987.

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AUTHENTICATED BY THE CITY MANAGER

By _____

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

THE CITY OF SAN DIEGO
Owner/Permittee

By _____

By _____

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

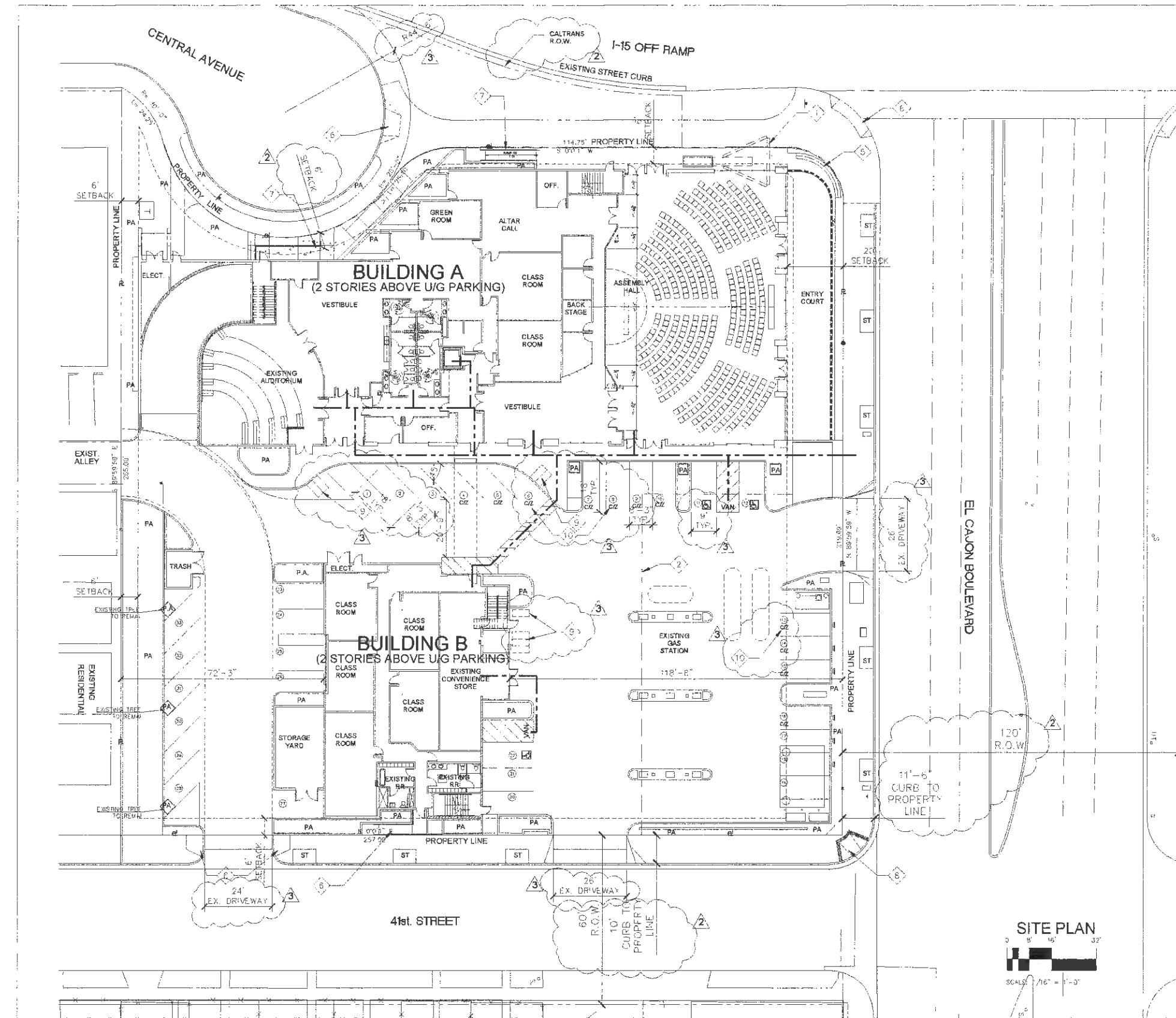
Image Source: SanGIS (flown May 2012)



 Project Parcel

FIGURE 2

Aerial Photograph of Project and Vicinity



CA
CROSS ARCHITECTS

ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 2000 Blue St.
 San Diego, CA 92101
 T: (619) 454-9989
 E: cross@crossarchitects.com

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LEGEND

- EXISTING ADA ACCESSIBLE PATH OF TRAVEL
- PA EXISTING PLANTING AREA
- ST EXISTING STREET TREE

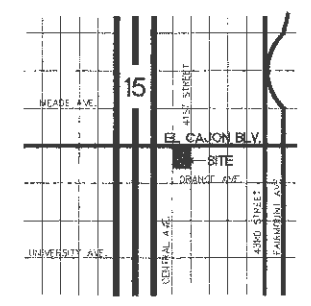
KEYNOTE LEGEND

- 1 EXISTING MONUMENT SIGN TO REMAIN
- 2 LINE OF EXISTING PARKING GARAGE BELOW
- 3 EXISTING H.C. ACCESSIBLE RAMP
- 4 EXISTING FUEL ISLANDS
- 5 NEW CONCRETE STEPS TO PUBLIC RIGHT OF WAY
- 6 EXISTING HANDICAP CURB RAMP
- 7 EXISTING HANDICAP RAMP
- 8 EXISTING HANDICAP CURB RAMP
- 9 BICYCLE PARKING SPACE (8 TOTAL)
- 10 8'x20' DESIGNATES CAR POOL ZERO EMISSIONS PARKING SPACE (11 TOTAL)

ROCK CHURCH



**ROCK CHURCH
 CONDITIONAL USE PERMIT**



SHEET INDEX:

- CS COVER SHEET
- A1 SITE PLAN
- A1.1 ROCK CHURCH AREAS
- A2 UNDERGROUND PARKING PLAN
- A3.1 BLDG A - FIRST FLOOR DEMO PLAN
- A3.2 BLDG A - FIRST FLOOR PLAN
- A4 BLDG A - SECOND FLOOR PLAN
- A5 BLDG B - FIRST & SECOND FLOOR PLANS
- A6 EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
- A7 EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
- A8 EXTERIOR ELEVATIONS - BLDG B

KEY MAP
 NTS

Prepared By:

- Revision 12:
- Revision 11:
- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3: 4-28-15
- Revision 2: 1-21-15
- Revision 1: 11-7-14
- 6-12-14

Project Address: 4101 El Cajon Boulevard
 San Diego, California 92105
 A.P.N. 454-742-33-00

Project Name: **ROCK CHURCH
 CONDITIONAL USE PERMIT
 SAN, DIEGO, CA**

Sheet Title: **SITE PLAN**

Sheet **2** of 11

SHEET NAME **A1**



RESOLUTION NUMBER HO-
ADOPTED ON SEPTEMBER 30, 2015

WHEREAS, on June 13, 2014, San Diego Rock Church submitted an application to Development Services Department for a Conditional Use Permit for the Rock Church City Heights Project; and

WHEREAS, on January 22, 2002, the City Council adopted Resolution No. 295989, adopting Mitigated Negative Declaration /Finding of No Significant Impact No. 40-0508, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Mitigated Negative Declaration/Finding of No Significant Impact if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Addendum No. 372771 to Mitigated Negative Declaration /Finding of No Significant Impact No. 40-0508 along with the Addendum thereto and has been reviewed and considered by this Hearing Officer prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Mitigated Negative Declaration/Finding of No Significant Impact for the Project due to new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the

Mitigated Negative Declaration/Finding of No Significant Impact or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration/Finding of No Significant Impact.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164 the Hearing Officer adopts Addendum No. 372771 to Mitigated Negative Declaration /Finding of No Significant Impact No. 40-0508 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By:

John S. Fisher
Development Project Manager

HEARING OFFICER RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1302886
ROCK CHURCH CITY HEIGHTS PROJECT NO. 372771

WHEREAS, RTC-1, LLC, a California limited liability company, Owner, and SAN DIEGO ROCK CHURCH, a 501 C3 Corporation, Permittee, filed an application with the City of San Diego for a permit to allow a church assembly, class rooms, and office areas of approximately 24,690 square feet of gross lease area within two existing buildings (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit No. 1302886), on portions of a 1.306 acre site;

WHEREAS, the project site is located at 4001 El Cajon Boulevard in the CT-2-4 and CU-2-4 zones of the Central Urbanized Planned District of the City Heights Community of the Mid-City Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 18906, in the City of San Diego, County of San Diego, state of California, filed in the Office of the County Recorder of San Diego County, February 19, 2002;

WHEREAS, in the event the provisions of Conditional Use Permit No. 1302886 conflicts with any rights, obligations or requirements of Mid-City Communities Development Permit/Site Development Permit/Conditional Use Permit No. 40-0508, this Conditional Use Permit No. 1302886 shall prevail.

WHEREAS, on September 30, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1302886 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 September 30, 2015.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.030

(a) The proposed development will not adversely affect the applicable land use plan.

The Rock Church City Heights project (Project) proposes to allow a church assembly, class rooms, and office areas of approximately 24,690 square feet of gross lease area within two existing buildings. The Project is located within the Mid-City Communities Plan, adopted in August 4, 1998 by Resolution R-290608 and amended by Resolution No. R-298418. The Mid-City Communities Plan is the applicable land use plan for the Project area, in addition to the City of San Diego General Plan. Overall the Project implements the goals and policies of these documents by maintaining commercial development within a commercial area of the community and providing a community use while minimizing the environmental impacts of the development.

The Project design is consistent with the community's land use plan by the utilization of existing building stock and energizing properties fronting a transit corridor. The Mid-City Communities

Plan envisions commercial development within this portion of the community and the Project is consistent with this objective. The proposed Rock Church project will occupy approximately 24,690 square feet of an existing 40,347 square-foot building for weekday activities and weekend services. The church will convert approximately 5,323 square feet into a 400-seat sanctuary and the remainder of the habitable space will be used for meeting rooms and offices. Since the majority of church activities will generally occur during evening hours and on weekends, the proposed use will complement the existing office and gas station uses that were approved on January 22, 2002 through a prior Mid-City Communities Development Permit/Site Development and Conditional Use Permit. The proposed church use is consistent with the City's General Plan and implements the, goals and policies through the provision of commercial development along the communities and the region's transit corridors. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Rock Church City Heights project (Project) proposes to allow a church assembly, class rooms, and office areas of approximately 24,690 square feet of gross lease area within two existing buildings. The Project was reviewed pursuant to the California Environmental Quality Act and applicable sections of the San Diego Land Development Code, and an Addendum to Mitigated Negative Declaration/Finding of No Significant Impact was prepared in accordance with the California Environmental Quality Act. The Project, together with the existing on-site and surrounding land uses in the Mid-City Communities Planning area, conforms with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these City's policies and requirements. Additionally, the permit controlling the development and continued use of the site contains conditions addressing the Project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare.

The proposed project does not involve grading or site improvements; therefore, the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare as approved by the City Engineer.

The Project will have adequate levels of essential public services available to it, including police, fire and other emergency services, and will not have a significant unmitigated impact on the provision of such services with the implementation of mitigation measures. Other existing services, such as public parks, public utilities such as electricity, water and wastewater, will be adequate for the proposed Project. The Project is required to comply with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of noise, the appearance of landscaping and the development of the site specifically address the continued operation of the site for the intended uses.

Storm water impacts from the proposed Project would be avoided through continuation of existing Best Management Practices, including site design and the installation of appropriate

filtration devices. All California Uniform Building, Fire, Plumbing, Electrical and Mechanical Codes, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to any on-site construction, professional staff will review all construction plans to assure that structural, mechanical, electrical, plumbing, and access components of the Project are designed to and will be constructed in accordance with the applicable California Codes for the protect the public's health, safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The Rock Church City Heights project (Project) proposes to allow a church assembly, class rooms, and office areas of approximately 24,690 square feet of gross lease area within two existing buildings. The Project complies with the regulations of the Land Development Code and the Municipal Code. Since the proposed Project will occupy an existing structure and does not include expanding the existing buildings or new grading, the Project neither requires nor is requesting any deviations from the Land Development Code. Implementation of the Project will rely upon the existing site parking to provide the necessary parking for the church as well as the remaining existing office and gas/convenience store uses. As with the existing uses, the proposed church use will serve the surrounding community. The Project is consistent with the CT-2-4 and CU-2-4 zone use and development regulations of the Central Urbanized Planned District. Therefore the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The Rock Church City Heights project (Project) proposes to allow a church assembly, class rooms, and office areas of approximately 24,690 square feet of gross lease area within two existing buildings. The Project is located at 4001 El Cajon Boulevard just east of Interstate 15 in the Mid-City Communities Plan area. El Cajon Boulevard is a six-lane major regional east/west corridor linking San Diego's central area to La Mesa and other cities to the east and intersects with Interstate 15 immediately west of the site. As noted above, the property is located along a major east/west transit corridor.

The proposed church project has been located within the community and based upon data collected from the existing church membership. As noted in the record, the site is surrounded by multi-family and mixed-use developments which allows some of the members of the congregation to walk or ride transit to the church rather than drive. Having the church at this location within the community will result in greater participation in church activities within the community and will reduce vehicle trips to other church facilities located outside the community. The proposed use will activate the site during non-business hours, such as evenings and weekends, and may act as a deterrent to criminal activities in the community. Extending the hours of activity on the site will increase the opportunities for social and community engagement, and will transform the site from a strictly commercial space to a community space. For these reasons, 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. 1302886 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. 1302886, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: September 30, 2015

SAP 24004749

DRAFT

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: 24004749

CONDITIONAL USE PERMIT NO. 1302886
ROCK CHURCH CITY HEIGHTS PROJECT NO. 372771 [MMRP]
Hearing Officer

This Conditional Use Permit No. 1302886 is granted by the Hearing Officer of the City of San Diego to RTC-1, LLC, a California limited liability company, Owner, and SAN DIEGO ROCK CHURCH, a 501 C3 Corporation, Permittee, pursuant to San Diego Municipal Code Section 126.0301. The 1.306-acre site is located at 4001 El Cajon Boulevard in the CT-2-4 and CU-2-4 zones of the Central Urbanized Planned District of the City Heights Community of the Mid-City Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 18906, in the City of San Diego, County of San Diego, state of California, filed in the Office of the County Recorder of San Diego County, February 19, 2002.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow a church assembly, class rooms, and office areas of approximately 24,690 square feet of gross lease area within two existing buildings described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 30, 2015, on file in the Development Services Department.

The project shall include:

- a. Construct and operate approximately 16,303 square feet of church assembly and class room facilities within a existing two-story, approximately 29,936 square-foot building A, and construct and operate approximately 8,387 square feet of church offices and class room facilities within a existing two-story, approximately 9,757 square-foot building B; and
- b. Off-street parking; and

- c. 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 October 15, 2018.
2. In the event this permit conflicts with any rights, obligations or requirements of Mid-City Communities Development Permit/Site Development Permit/Conditional Use Permit No. 40-0508, this permit shall prevail.
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 construction 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.

PLANNING/DESIGN REQUIREMENTS:

12. Owner/Permittee shall maintain a minimum of 149 off-street parking spaces including 7 accessible spaces, 3 motorcycle spaces, and 8 bicycle spaces on the property at all times in the approximate locations shown on Exhibit "A," and shared among all uses within the site. 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 appropriate City decision maker in accordance with the SDMC.

13. No more than 400 people shall occupy the total cumulative Rock Church assembly sanctuary, office and adult program rooms, not including children participating Sunday School classes.

14. Prior to issuance of any construction permit the Owner/Permittee shall execute Shared Parking Agreement in accordance with SDMC 142.0545(a)(3), satisfactory to the City Engineer and the Office of the City Attorney. The City of San Diego shall be a party in the Shared Parking Agreement pursuant SDMC 142.0545(a)(5) to ensure adequate parking is provided on site subject to modifications to the structures in which the uses are located or changes in tenant occupancy.

15. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A." Any additional signs requested by the Owner/Permittee not shown on the Exhibit "A" shall comply with the City-wide Sign Regulations.

16. 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.

TRANSPORTATION REQUIREMENTS

17. Prior to the issuance of any construction permit for building improvements, the Owner/Permittee shall prepare a Traffic Management Plan to monitor for, and prevent any potential on-site congestion and its effect on eastbound traffic flow on El Cajon Boulevard, satisfactory to the City Engineer. The Traffic Management Plan should operate during both weekday evenings and Sunday peak service times. The Traffic Management Plan should begin with opening day and the Owner/Permittee shall evaluate operations within one year and provide to the City Engineer for review. If the Traffic Management Plan evaluation after one year of operation indicates on-site congestion is affecting eastbound El Cajon Boulevard traffic flow, per for the City Engineer's review, the Owner/Permittee shall immediately implement solutions such as changing the start time of the weekday evening services from 6:00 PM to 6:30 PM, satisfactory to the City Engineer.

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 September 30, 2015 by Resolution HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1302886
Date of Approval: September 30, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

RTC-1, LLC
a California limited liability company
Owner

By _____
James M. Hughes
Owner

SAN DIEGO ROCK CHURCH,
a 501 C3 Corporation
Permittee

By _____
Mark Stevens
Chief Operations Officer

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

CITY HEIGHTS AREA PLANNING COMMITTEE

ATTACHMENT 9

Postoffice Box 5859
City Heights CA 92165
(619) 284-2184

June 3, 2015

MEMORANDUM FOR: Development Project Manager, Tim Daly

From: Committee Chairwoman

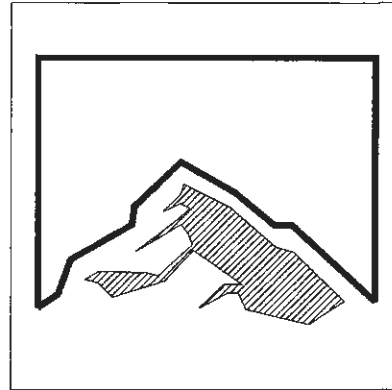
Patty Vaccariello



Subj: PTS No. 372771, Rock Church City Heights

At the June 1, 2015 meeting of the City Heights Area Planning Committee, a presentation was made regarding the need for a CUP to locate the Rock Church in the former Pearson Ford site at 4001 El Cajon Boulevard. The representatives of the project have worked with the Committee over the past year to iron out community issues. After discussion regarding traffic, the Committee heard public testimony. After receiving a promise from Pastor Miles McPherson not to institute a program to feed the homeless in City Heights; it was moved and seconded to approve the application for a CUP for Rock Church. The motion passed 10/4/0 chair not voting. The Chair would like to thank the representatives of Rock Church and Atlantis Group who have worked diligently with the community regarding this project.

Cc: Marcela Escobar-Eck
Kathi Riser



ROCK CHURCH

CONDITIONAL USE PERMIT

4001 EL CAJON BLVD.
SAN DIEGO, CA 92105

PROJECT DATA

CODE OF DESIGN	1998 CBC 1997 UBC 1997 UMC 1997 UFC 1997 UPC
NUMBER OF STORIES	2
HEIGHT OF THE BUILDING	35'-6"
HEIGHT OF SIGN	52'-0"

Basic required parking for remaining onsite uses:

Gas Station pumps and retail (1,115 SF) 5 spaces per Table 142-05G of SDMC
Office (11,756 SF) 32 spaces per Table 142-05J of SDMC

Total required parking per shared parking regulations SDMC 142.0545.

On weekdays: 149 spaces

On Sundays: 147 spaces

Total parking provided: 149 spaces

LANDSCAPE CALCULATIONS

STREET YARD	
EL CAJON BOULEVARD/41st STREET	
TOTAL AREA	30,986 SF
PLANTING AREA REQ'D (15%)	4,648 SF
PLANTING AREA PROVIDED	4,398 SF
PLANT POINTS REQUIRED (.03 PTS/SF)	930
PLANT POINTS PROVIDED	1,189
50% + PTS ACHIEVED W/ TREES	(724)
CENTRAL AVE.	
TOTAL AREA	2362 SF
PLANTING AREA REQ'D (15%)	354 SF
PLANTING AREA PROVIDED	1758 SF
PLANT POINTS REQUIRED (.03 PTS/SF)	71
PLANT POINTS PROVIDED	300+
50% + PTS ACHIEVED W/ TREES	(160)
REMAINING YARD	
TOTAL AREA	1217 SF
PLANTING AREA REQ'D (30%)	385 SF
PLANTING AREA PROVIDED	1064 SF
PLANT POINTS REQ'D (.05 PTS/SF)	61
PLANT POINTS PROVIDED	230+
50% + PTS ACHIEVED W/ TREES	(100+)
VEHICULAR USE AREAS	
VUA IN STREET YARD	
TOTAL AREA	23,604 SF
PLANTING AREA REQ'D (5%)	1,190 SF
PLANTING AREA PROVIDED	1,652 SF
PLANT POINTS REQ'D (.05 PTS/SF)	1,190
PLANT POINTS PROVIDED	1,197
50% + PTS ACHIEVED W/ TREES	(624)
DECORATIVE TILE INSERTS	200 SF
ADDITIONAL YARD REQ'MENTS	
5' PERIMETER PLANTING ABUTTING RESIDENTIAL ZONE PER 142.04.05 .C3 (SEE KEYNOTE 1)	

DEVELOPMENT SUMMARY

NARRATIVE: THE PROPOSED PROJECT WOULD CONVERT A PORTION OF THE EXISTING BUILDING AT 4001 EL CAJON BLVD. INTO A CHURCH WITH SEATING FOR APPROXIMATELY 400 AND RELATED CLASSROOMS. IT WOULD INCLUDE:
- MINOR REVISIONS TO EXISTING INTERIOR WALLS AND DOORS FOR CLASSROOMS AND OTHER FUNCTIONS
- ADDITIONAL EXTERIOR SIGNAGE

DEVELOPMENT REGULATION DEVIATIONS:
NO DEVIATIONS

REQUIRED DISCRETIONARY PERMITS/APPROVALS:
CONDITIONAL USE PERMIT

PROJECT TEAM:

ARCHITECT:
DAVID CROSS
2051 ILLION STREET
SAN DIEGO, CA 92110
TEL 619-248-6024
EMAIL CROSSARCH@SAN.RR.COM

LAND USE CONSULTANT:
ATLANTIS GROUP
KATHI RISER
SR. LAND USE CONSULTANT
2488 HISTORIC DECATUR ROAD, STE. 200
SAN DIEGO, CA 92106
TEL 619-523-1930
CELL 619-818-0053
EMAIL KRISER@ATLANTISSD.COM

LEGAL DESCRIPTION: Parcel 1 of PM 18906

APN: 454-742-33-00

OWNER:

R T C-1 LLC
c/o JIM HUGHES
2247 SAN DIEGO AVE., #236
SAN DIEGO, CA 92110

SHEET INDEX:

- CS COVER SHEET
- A1 SITE PLAN
- A1.1 ROCK CHURCH AREAS
- A2 UNDERGROUND PARKING PLAN, PARKING TABLES
- A3.1 BLDG A - FIRST FLOOR DEMO PLAN
- A3.2 BLDG A - FIRST FLOOR PLAN
- A4 BLDG A - SECOND FLOOR PLAN
- A5 BLDG. B - FIRST & SECOND FLOOR PLANS
- A6 EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
- A7 EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
- A8 EXTERIOR ELEVATIONS - BLDG B

TYPE OF CONSTRUCTION: II-N.R.

OCCUPANCY CLASSIFICATION:

CHURCH	A3
CLASSROOMS	A3
OFFICE	B
FUEL STATION	H2

ZONING DESIGNATION: CUPD-CT-2-4 and CUPD-CU-2-4

Prior Approvals: Mid-City Communities Development Permit/Site Development Permit/Condition Use Permit No. 40-0508, approved 1/22/02.

PARKING:

Basic parking required for Rock Church per Table 142-05G of SDMC:
Assembly Area - 5,323 SF
30 Parking Spaces per 1,000 SF of Assembly Area w/o fixed seating.
5.32 x 30 = 160 Spaces required
Transit Area Reduction - 160 spaces x 65% = **136 spaces required**

PROVIDED

149 provided (Basement - 116, Surface - 33)

NOTE: Previous CUP approval for entire site required 65 parking spaces.

SITE DATA:

GROSS SITE AREA: 1.31 ac
FLOOR AREA: 40,347 SF
FLOOR AREA RATIO: 0.46

SITE USE:

EXISTING USE: VACANT SHOW ROOM
PROPOSED USE: CHURCH WITH CLASSROOMS

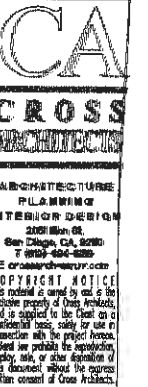
YEAR CONSTRUCTED: 2003

GEOLOGIC HAZARD CATEGORY: 52

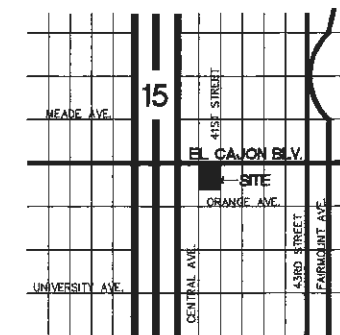
LANDSCAPE AREA: SEE SUMMARY ON CS

GENERAL NOTES:

1. ENTIRE BUILDING, UNDERGROUND GARAGE, AND FUEL STATION ARE EXISTING. NO NEW BUILDING AREA IS PROPOSED.
2. WORK UNDER THIS CUP INCLUDES MINOR INTERIOR REMODELS AND CHANGES TO EXISTING SIGNAGE
3. ALL GRADING, DRAINAGE, UTILITIES, ETC. ARE EXISTING.



ROCK CHURCH CONDITIONAL USE PERMIT



KEY MAP

NTS



- SHEET INDEX:**
- CS COVER SHEET
 - A1 SITE PLAN
 - A1.1 ROCK CHURCH AREAS
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 - A3.1 BLDG A - FIRST FLOOR DEMO PLAN
 - A3.2 BLDG A - FIRST FLOOR PLAN
 - A4 BLDG A - SECOND FLOOR PLAN
 - A5 BLDG. B - FIRST & SECOND FLOOR PLANS
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 - A7 EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
 - A8 EXTERIOR ELEVATIONS - BLDG B

Prepared By:

Project Address: 4101 El Cajon Boulevard
San Diego, California 92105
A.P.N. 454-742-33-00

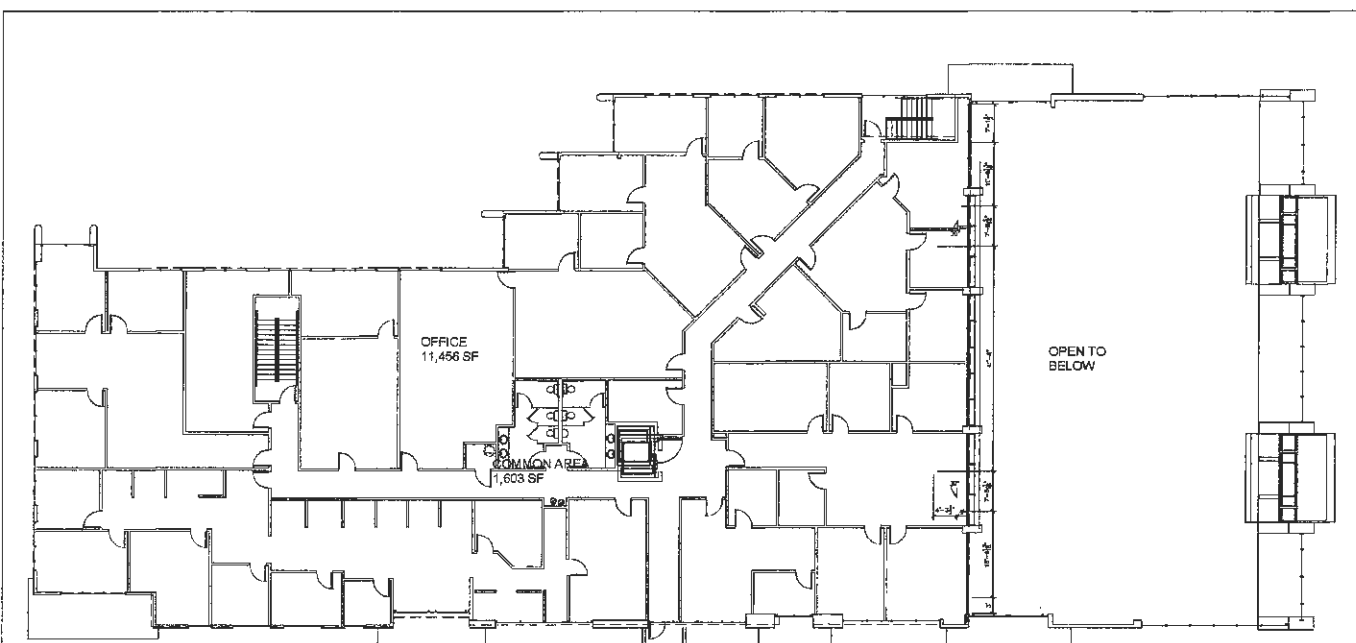
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CONDITIONAL USE PERMIT
SAN DIEGO, CA**

Sheet Title: COVER SHEET

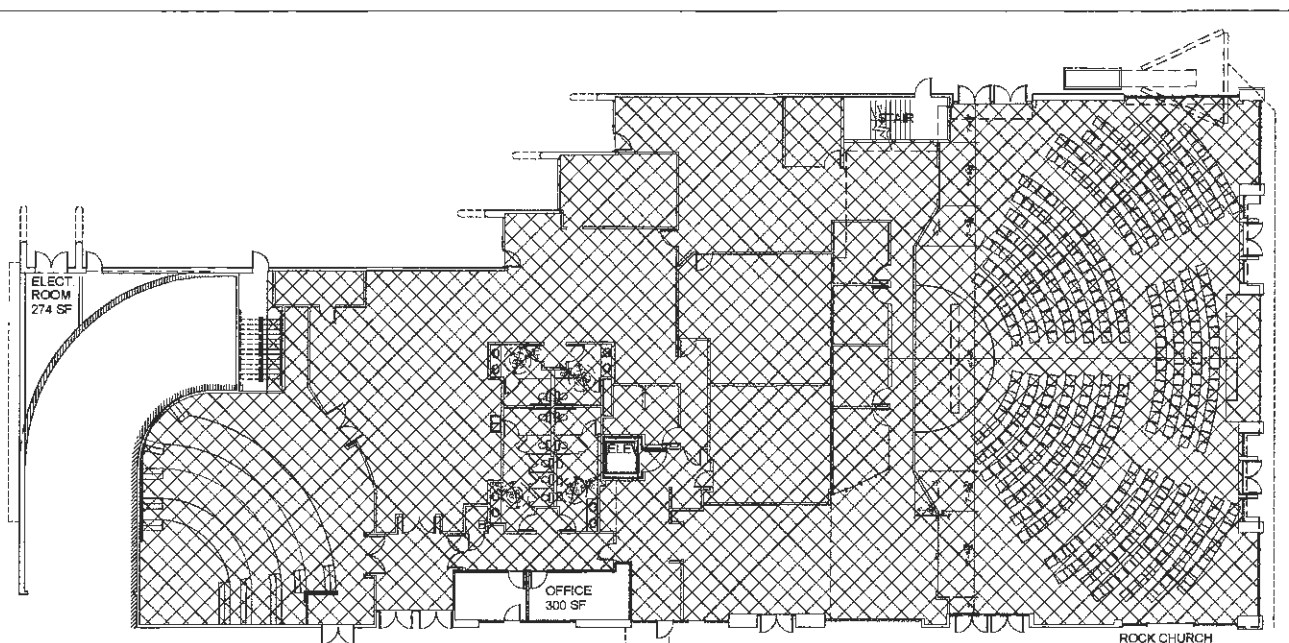
- Revision 12:
- Revision 11:
- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4: 6-4-15
- Revision 3: 4-28-15
- Revision 2: 1-21-15
- Revision 1: 11-7-14

6-12-14
Sheet 1 of 11

SHEET NAME CS

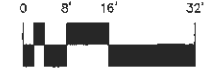


BUILDING A



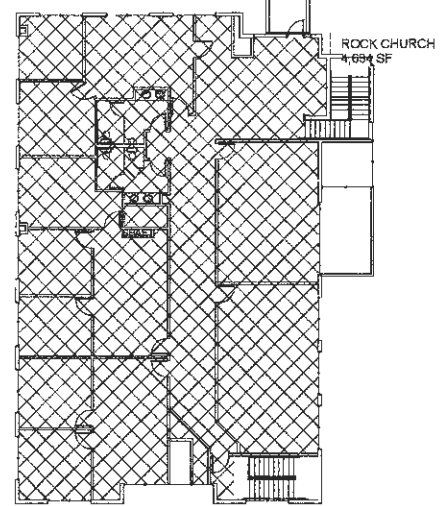
BUILDING A

**GROUND / FIRST FLOOR
ROCK CHURCH AREAS**



SCALE: 1/16" = 1'-0"

ROCK CHURCH
 OTHER TENANT



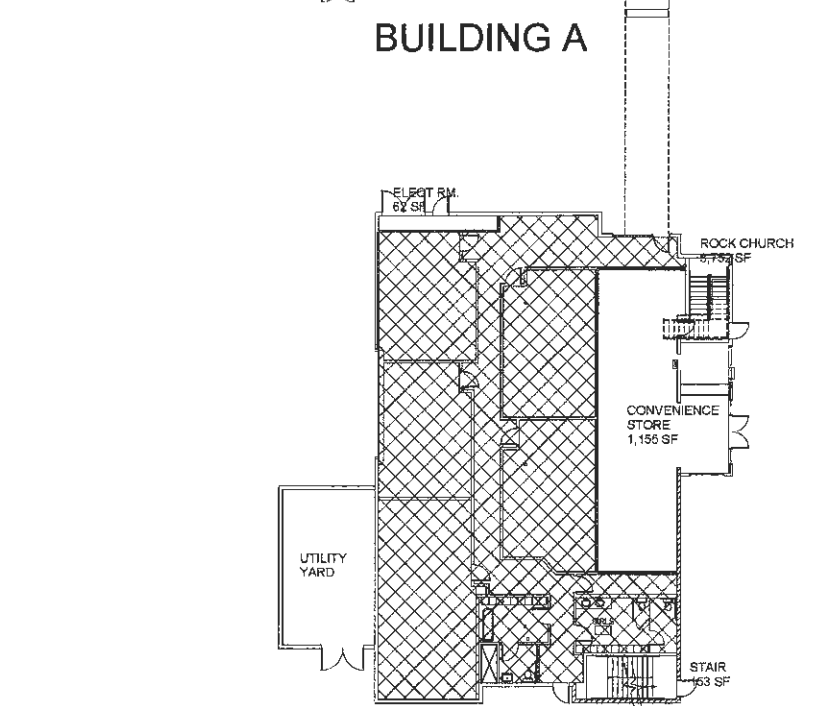
BUILDING B

**SECOND FLOOR
ROCK CHURCH AREAS**



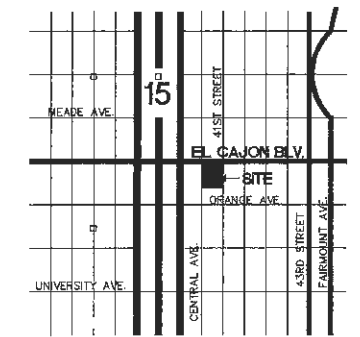
SCALE: 1/16" = 1'-0"

ROCK CHURCH
 OTHER TENANT



BUILDING B

**ROCK CHURCH
CONDITIONAL USE PERMIT**



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USE TABLE

ROCK CHURCH-CITY HEIGHTS CUP	Location of Use	Existing	Proposed
Multi Tenant Office	A: 2nd floor	11,756	11,756
Gas/Mini Market	B: 1st floor (partial)	1,155	1,155
Charter School K-8	B: 1st & 2nd floors	8,387	-
RTC Showroom, Auditorium & Meeting/Education Rooms	A: 1st floor	16,303	-
Church Sanctuary	A: 1st floor	-	5,323
Church Offices, Meeting Rooms & Sunday School	A: 1st floor (partial) B: 1st floor (partial) B: 2nd floor	-	19,367
Total		37,601	37,601

PARKING TABLE

Location	Automobile				Motorcycle	Bicycle
	Standard Regular	Car Pool / Zero Emissions	Handicap	Total		
Underground	113	-	4	117	3	-
Surface	19	11	3	33	5	6
Total	132	11	7	150	8	6

Total Parking Spaces Required: 158
 Motorcycle Spaces Min: 242 (Use 1st) 169 spaces x 1.2 = 203
 Bicycle Spaces Min: 143 (Use 1st) 166 spaces x 0.8 = 133

PROJECT AREAS

PROJECT AREAS	ROCK CHURCH SF	OTHER TENANT SF	COMMON AREA SF	TOTAL SF
BASEMENT	-	-	46,896	46,896
BUILDING A				
FIRST FLOOR	16,303	300	274	16,877
SECOND FLOOR	0	11,456	1,603	13,059
BUILDING B				
FIRST FLOOR	3,753	1,156	215	5,123
SECOND FLOOR	4,634	-	-	4,634
TOTAL	24,690	12,911	49,087	66,688

Prepared By: _____

Project Address: 4101 El Cajon Boulevard
 San Diego, California 92105
 A.P.N. 454-742-33-00

Project Name: **ROCK CHURCH
CONDITIONAL USE PERMIT
SAN DIEGO, CA**

Sheet Title: **ROCK CHURCH AREAS**

Revision 12: _____
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 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: 6-4-15
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Sheet 3 of 11

SHEET NAME A1-1



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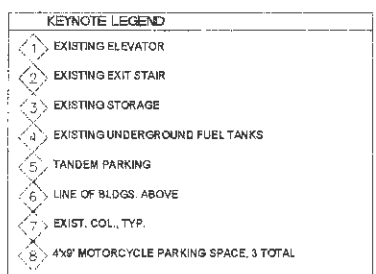
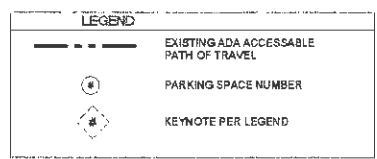
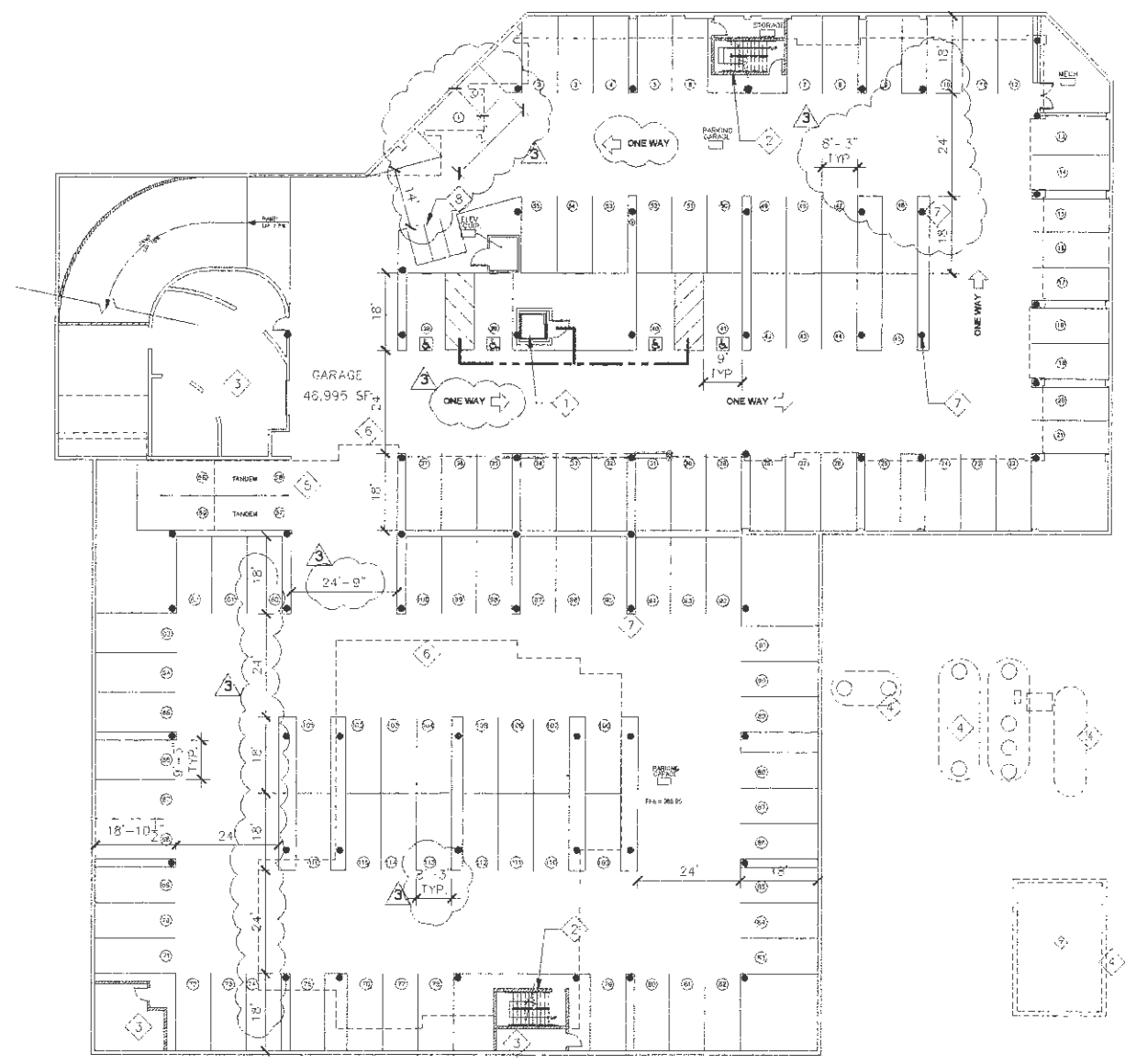
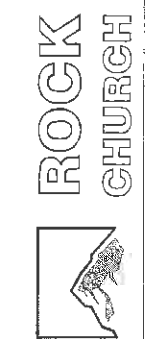


TABLE 14-3
SUNDAY PARKING SUMMARY

Hour of Day	Office	Gas Station	Rock Church	Total Spaces Req'd
Retail Station				
	11,756 KSF	1,115 KSF	1 Station	5,323 KSF
	Ratio= 0.5/KSF	Ratio= 2.55/KSF	Ratio= 2/Str	Ratio= 25.5/KSF a
	Dist b	Required Parking Spaces	Dist c	Required Parking Spaces
Parking Spaces	Dist d	Required Parking Spaces	Dist e	Required Parking Spaces
6:00 AM	0%	0	100%	3
7:00 AM	20%	2	100%	3
8:00 AM	55%	3	100%	3
9:00 AM	80%	5	100%	3
10:00 AM	90%	5	100%	3
11:00 AM	100%	6	100%	3
12:00 PM	100%	6	100%	3
1:00 PM	85%	5	100%	3
2:00 PM	75%	4	100%	3
3:00 PM	70%	4	100%	3
4:00 PM	65%	4	100%	3
5:00 PM	40%	2	100%	3
6:00 PM	35%	2	100%	3
7:00 PM	25%	1	100%	3
8:00 PM	20%	1	100%	3
9:00 PM	0%	0	100%	3
10:00 PM	0%	0	100%	3
11:00 PM	0%	0	100%	3
12:00 AM	0%	0	100%	3

Footnotes:
a. The parking ratio is from the City of San Diego's municipal code for "Churches and places of religious assembly".
b. Distribution based on published City of San Diego Representative Hourly Accumulation by Percentage of Peak Hour for "office" use (Saturday).
c. Hourly accumulations for gas station uses are not included in the City's municipal code. Hourly accumulation is held constant at 100% to be conservative.
d. Hourly accumulation for church uses are not included in the City's municipal code. Hourly accumulation was placed at 100% for the Sunday service hours (8AM, 10 AM, Noon and 6PM), with 50% on adjacent hours to be conservative.

General Notes:
1. KSF = thousand square feet.
2. Parking ratios include allowable transit area reductions.

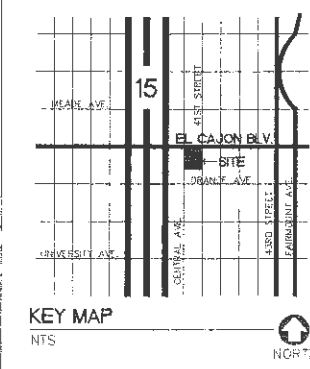
TABLE 14-4
WEEKDAY PARKING SUMMARY

Hour of Day	Office	Gas Station	Rock Church	Total Spaces Req'd
Retail Station				
	11,756 KSF	1,115 KSF	1 Station	5,323 KSF
	Ratio= 2/KSF	Ratio= 2.55/KSF	Ratio= 2/Str	Ratio= 25.5/KSF a
	Dist b	Required Parking Spaces	Dist c	Required Parking Spaces
Spaces Dist d	Required Parking Spaces	Dist e	Required Parking Spaces	Required Parking Spaces
6:00 AM	5%	2	100%	3
7:00 AM	15%	5	100%	3
8:00 AM	55%	18	100%	3
9:00 AM	90%	30	100%	3
10:00 AM	100%	33	100%	3
11:00 AM	100%	33	100%	3
12:00 PM	90%	30	100%	3
1:00 PM	85%	28	100%	3
2:00 PM	90%	30	100%	3
3:00 PM	90%	30	100%	3
4:00 PM	85%	28	100%	3
5:00 PM	55%	18	100%	3
6:00 PM	25%	8	100%	3
7:00 PM	15%	5	100%	3
8:00 PM	5%	2	100%	3
9:00 PM	5%	2	100%	3
10:00 PM	5%	2	100%	3
11:00 PM	0%	0	100%	3
12:00 AM	0%	0	100%	3

Footnotes:
a. The parking ratio is from the City of San Diego's municipal code for "Churches and places of religious assembly".
b. Distribution based on published City of San Diego Representative Hourly Accumulation by Percentage of Peak Hour for "office" use.
c. Hourly accumulations for gas station uses are not included in the City's municipal code. Hourly accumulation is held constant at 100% to be conservative.
d. Hourly accumulation for church uses are not included in the City's municipal code. Hourly accumulation through 5 PM is between 2% and 10% (indexed to the "office" accumulation), which represents a maximum parking demand of 14 vehicles for this period. Beginning at 5:00 PM, evening ministry trips begin to arrive, reaching a maximum demand of 138 spaces at 6:00 PM.

General Notes:
1. KSF = thousand square feet.
2. Parking ratios include allowable transit area reductions.

ROCK CHURCH
CONDITIONAL USE PERMIT



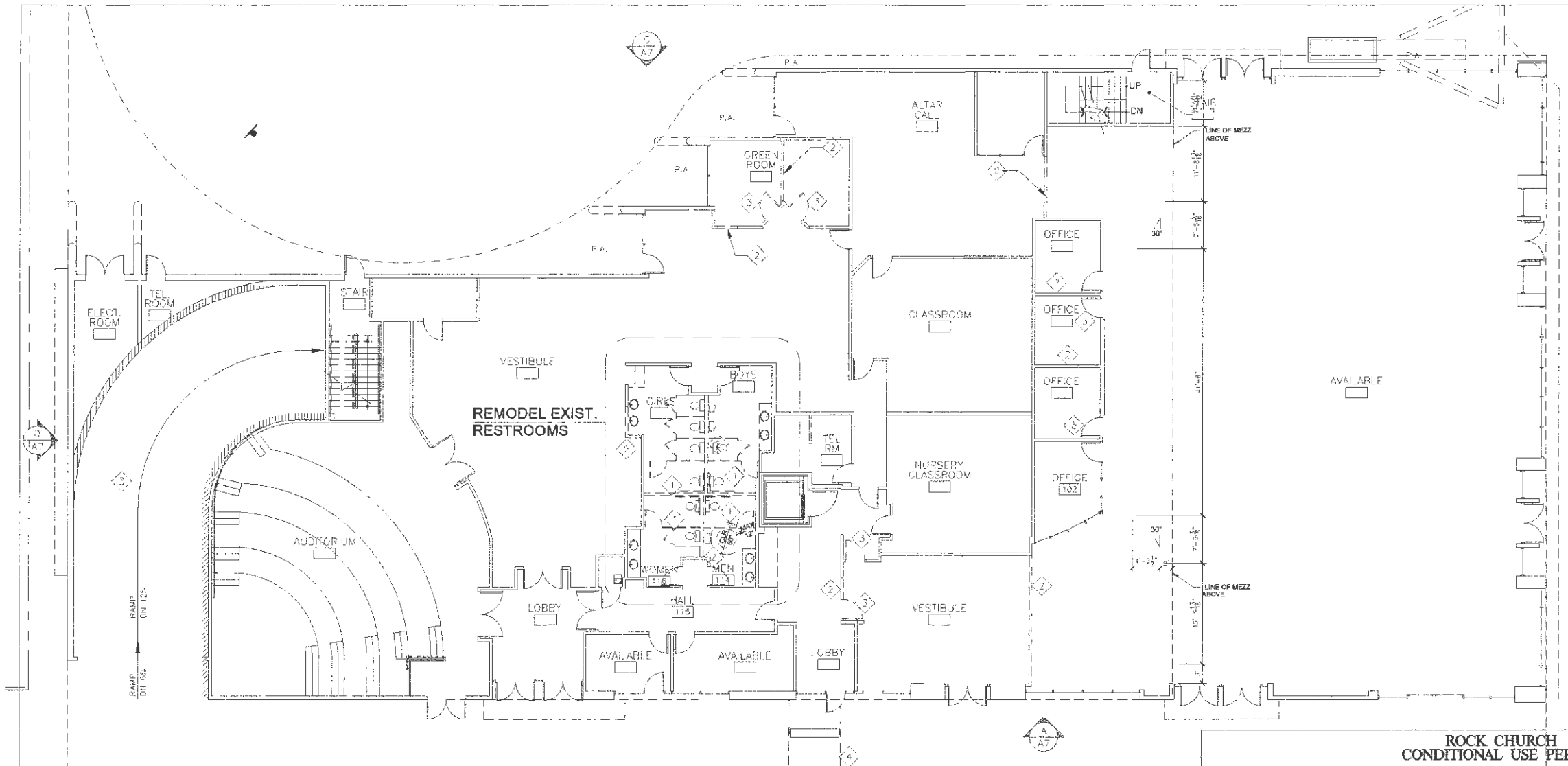
SHEET INDEX:

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A1	SITE PLAN
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A2	UNDERGROUND PARKING PLAN
A3.1	BLDG A - FIRST FLOOR DEMO PLAN
A3.2	BLDG A - FIRST FLOOR PLAN
A4	BLDG A - SECOND FLOOR PLAN
A5	BLDG. B - FIRST & SECOND FLOOR PLANS
A6	EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
A7	EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
A8	EXTERIOR ELEVATIONS - BLDG B

Prepared By: _____ Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
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A.P.N. 454-742-33-00
Revision 5: _____
Revision 4: _____
Revision 3: 4-28-15
Revision 2: 1-21-15
Project Name: ROCK CHURCH
CONDITIONAL USE PERMIT
SAN DIEGO, CA
Revision 1: 11-7-14
8-12-14
Sheet Title: BASEMENT
FLOOR / PARKING PLAN SHEET NAME: A2
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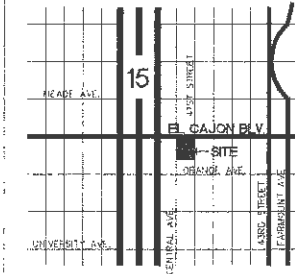
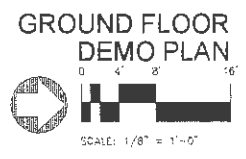


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KEYNOTE LEGEND

- 1 DEMO EXISTING RESTROOMS
- 2 REMOVE PORTION OF EX. WALL, TYP.
- 3 REMOVE EX. DOOR, TYP.
- 4 LINE OF EXIST. BRIDGE ABOVE



**ROCK CHURCH
CONDITIONAL USE PERMIT**

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- A5 BLDG. B - FIRST & SECOND FLOOR PLANS
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Revision 2: 1-21-15
Revision 1: 11-2-14
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Project Address: 410' E. Cajon Boulevard
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Project Name: **ROCK CHURCH
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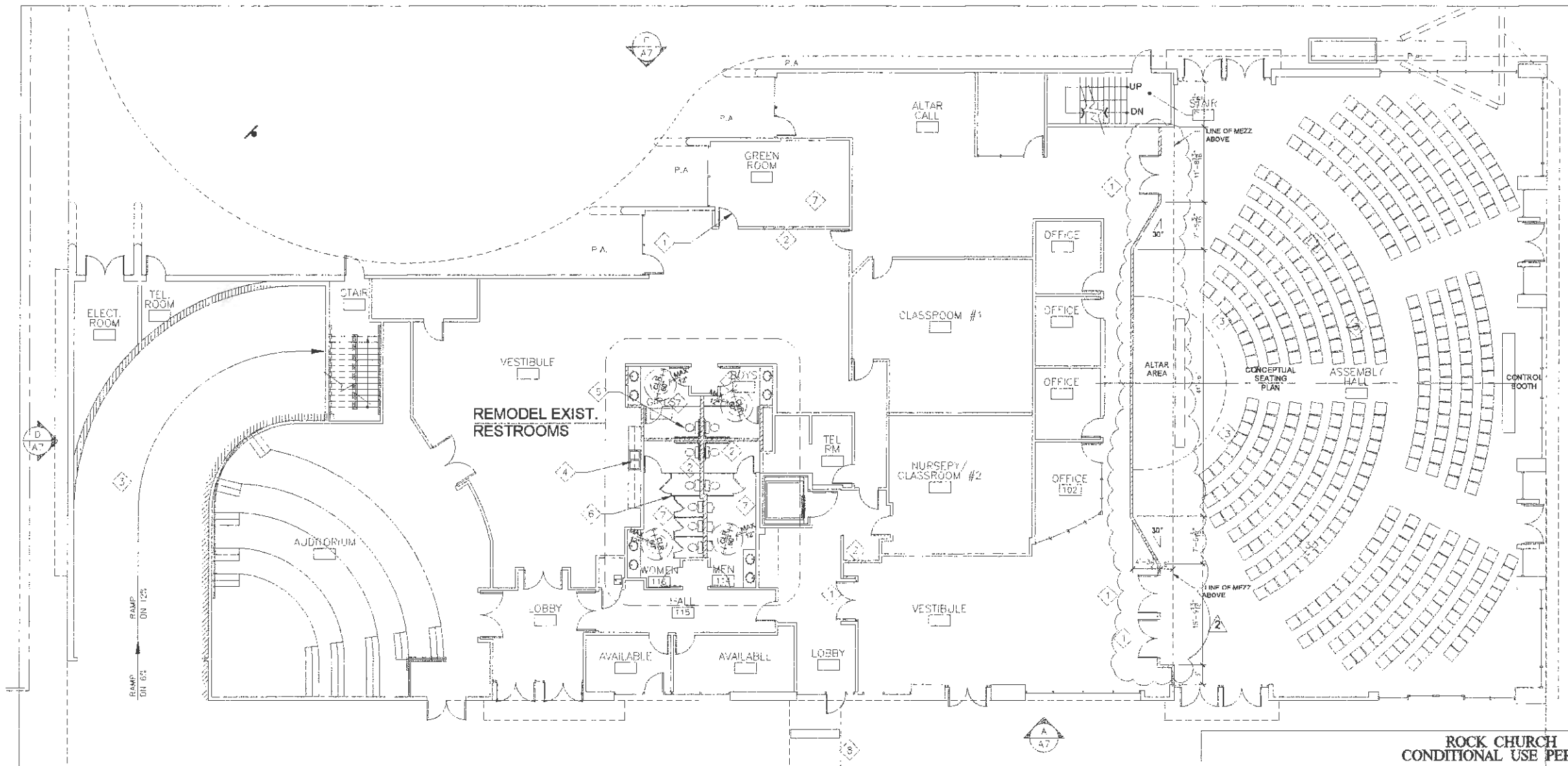
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DEMO PLAN**

Sheet 5 of 11
SHEET NAME **A3.1**

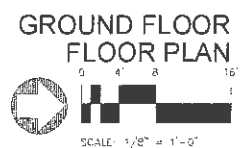


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ROCK CHURCH



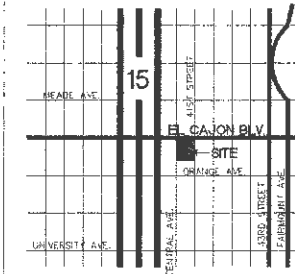
- KEYNOTE LEGEND**
- 1 NEW DOOR, TYP.
 - 2 NEW WALL, TYP.
 - 3 PORTABLE SEATING
 - 4 NEW CASEWORK W/ SINK, MW AND FRIG
 - 5 NEW PLUMBING FIXTURES
 - 6 NEW RR PARTITIONS
 - 7 NEW FLOORING
 - 8 LINE OF EX. BRIDGE ABOVE



ROOM	AREA	# OF OCCUPANTS
CLASSROOM 1	623 SF	21 OCC
NURSERY/CLASSROOM 2	481 SF	24 OCC
CLASSROOM 3	417 SF	21 OCC
CLASSROOM 4	398 SF	20 OCC
CLASSROOM 5	661 SF	38 OCC
CLASSROOM 6	456 SF	23 OCC
CLASSROOM 7	441 SF	22 OCC
	3,485 SF	174 OCC

NOTE: OCC LOAD USES CBC TABLE 1004.1.1 MAX. LOAD FACTOR OF 20 S.F. PER OCCUPANT

**ROCK CHURCH
CONDITIONAL USE PERMIT**



- SHEET INDEX:**
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 - A3.2 BLDG A - FIRST FLOOR PLAN
 - A4 BLDG A - SECOND FLOOR PLAN
 - A5 BLDG. B - FIRST & SECOND FLOOR PLANS
 - A6 EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
 - A7 EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
 - A8 EXTERIOR ELEVATIONS - BLDG B

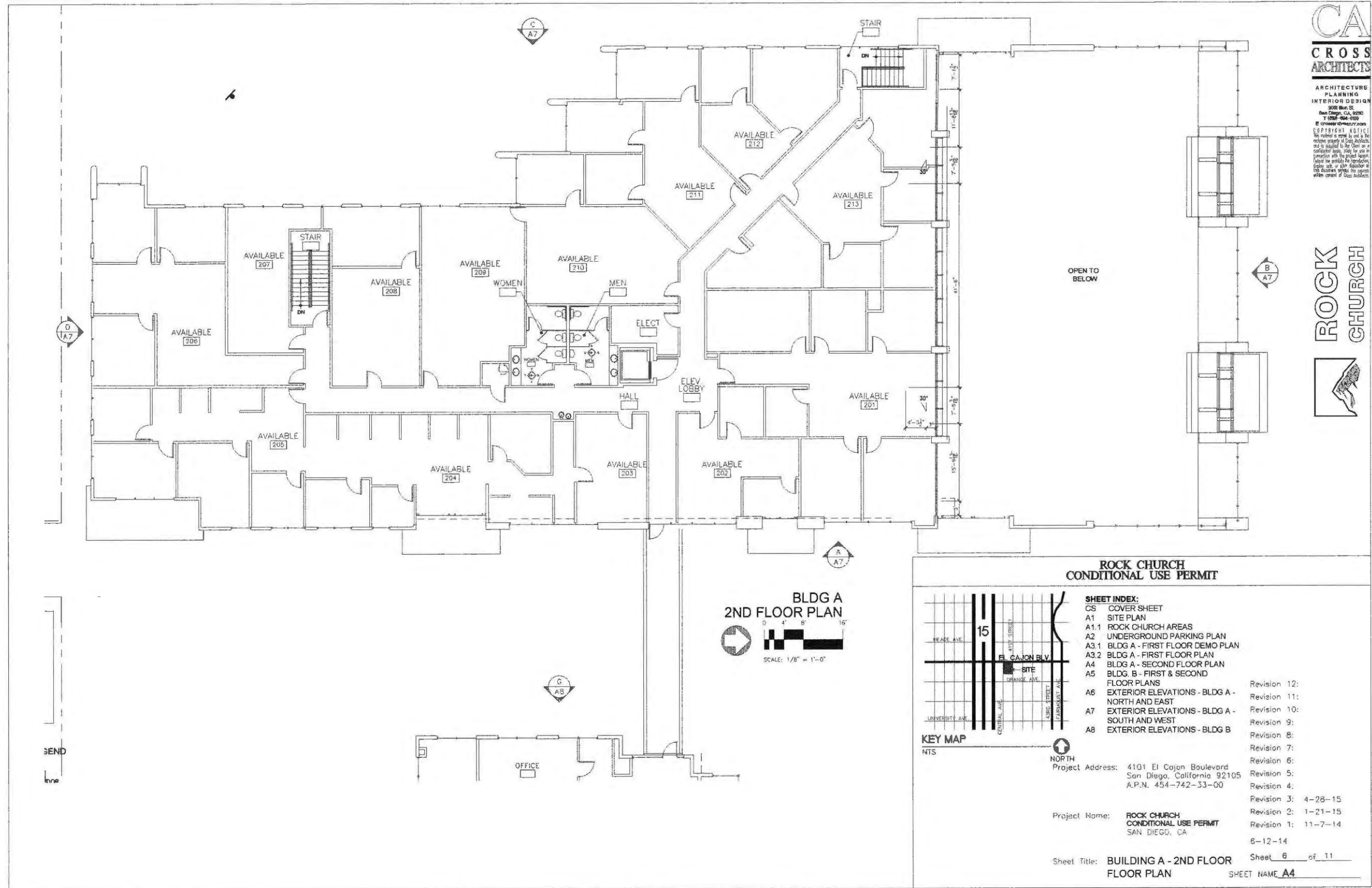
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Revision 3: 4-28-15
Revision 2: 1-21-15
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Project Address: 4101 El Cajon Boulevard
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Project Name: **ROCK CHURCH
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Sheet Title: **BUILDING A - 1ST FLOOR
FLOOR PLAN**

Sheet 6 of 11
SHEET NAME A3.2



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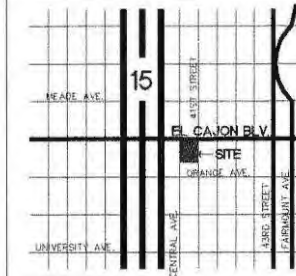
ROCK
CHURCH



**ROCK CHURCH
 CONDITIONAL USE PERMIT**

SHEET INDEX:

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A4	BLDG A - SECOND FLOOR PLAN	Revision 6:
A5	BLDG. B - FIRST & SECOND FLOOR PLANS	Revision 5:
A6	EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST	Revision 4:
A7	EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST	Revision 3: 4-28-15
A8	EXTERIOR ELEVATIONS - BLDG B	Revision 2: 1-21-15



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Project Name: **ROCK CHURCH
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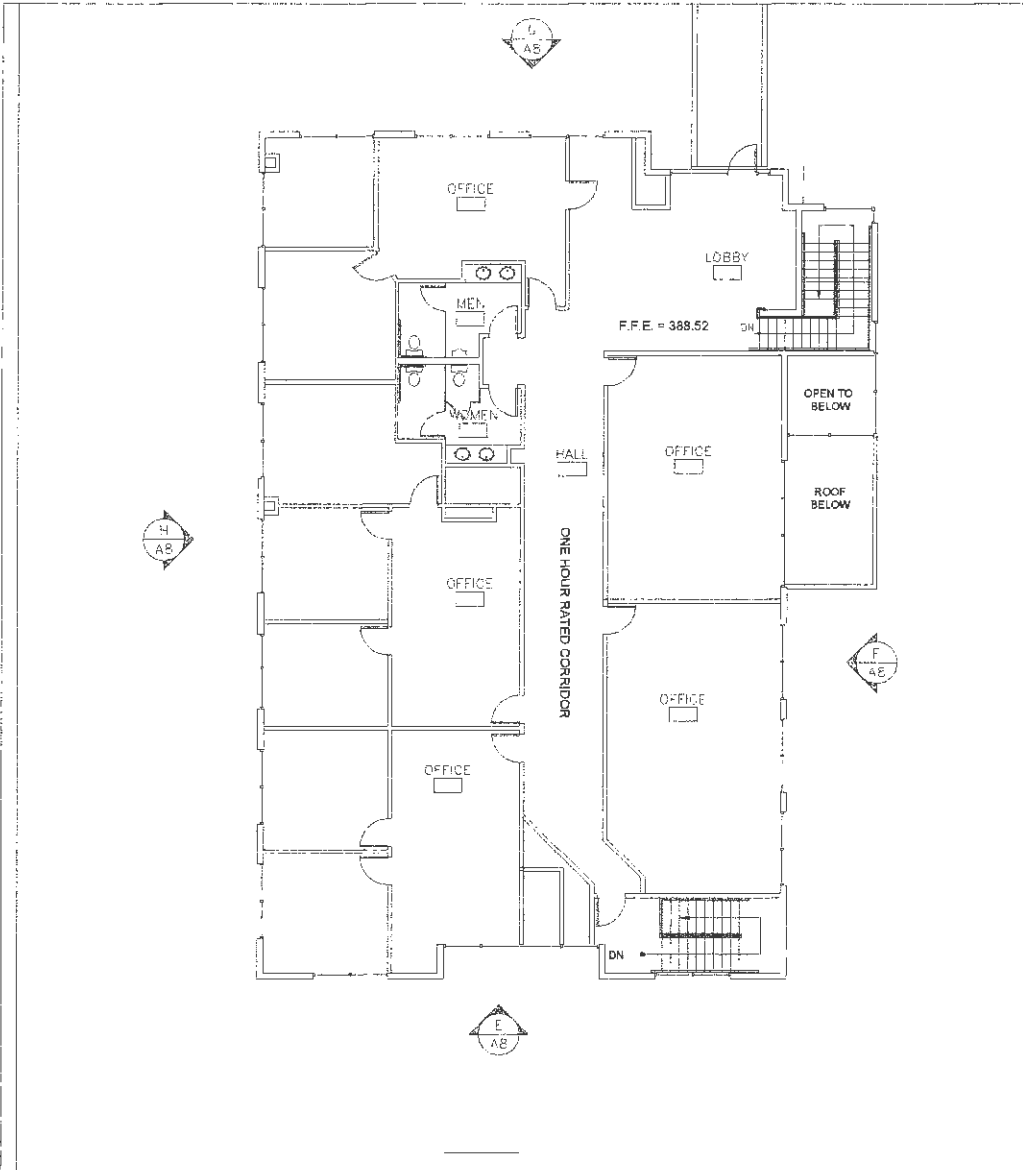
Revision 1: 11-7-14
 Revision 2: 6-12-14

Sheet Title: **BUILDING A - 2ND FLOOR
 FLOOR PLAN**

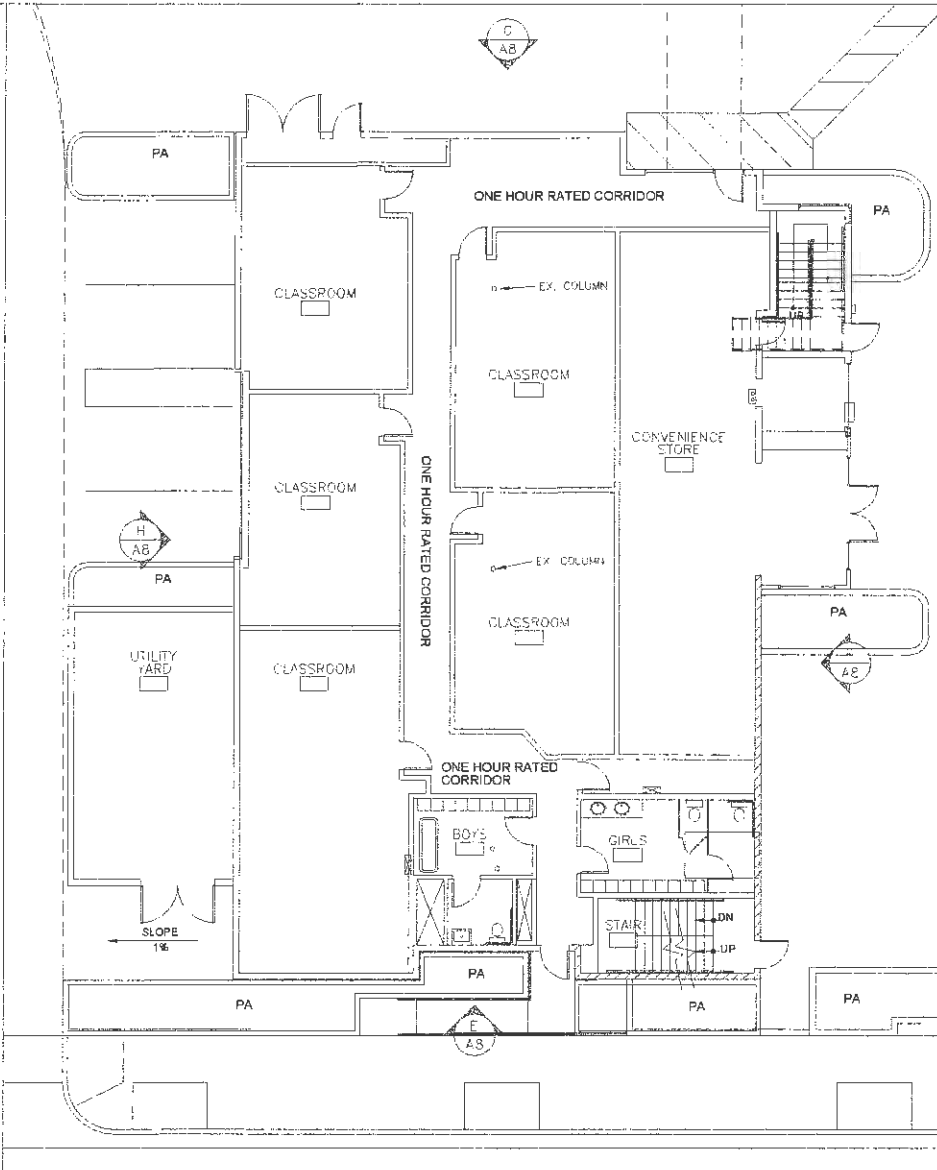
Sheet 6 of 11
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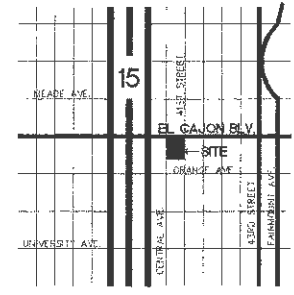


2ND FLOOR PLAN
BUILDING B
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
BUILDING B
SCALE: 1/8" = 1'-0"

ROCK CHURCH
CONDITIONAL USE PERMIT



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A6	EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
A7	EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
A8	EXTERIOR ELEVATIONS - BLDG B

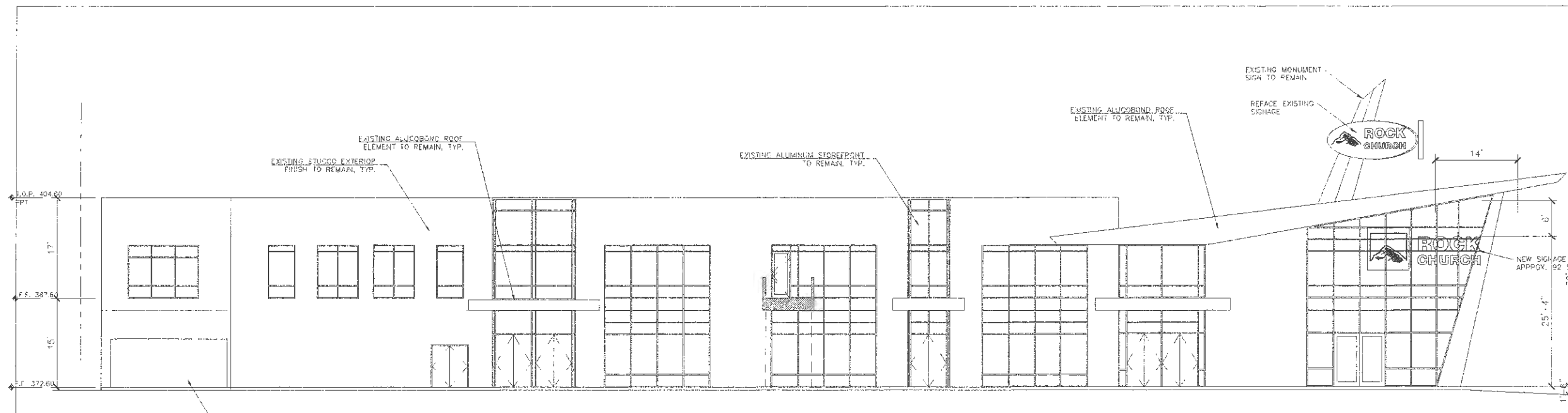
KEY MAP
NTS NORTH

Prepared By:	Revision 12:
	Revision 11:
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	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
Project Address: 4101 El Cajon Boulevard San Diego, California 92105 A.P.N. 454-742-33-00	Revision 5:
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Project Name: ROCK CHURCH CONDITIONAL USE PERMIT SAN DIEGO, CA	Revision 1: 11-7-14
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Sheet title: BUILDING B - 1ST & 2ND FL FLOOR PLANS	Sheet 7 of 11
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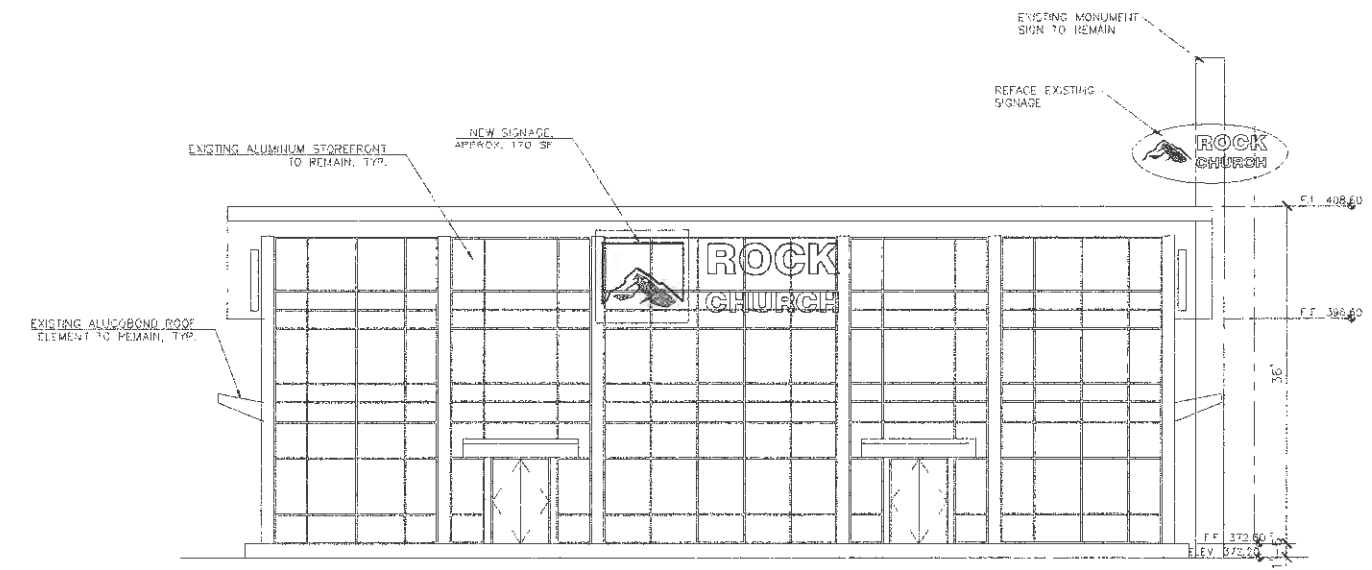


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ROCK CHURCH

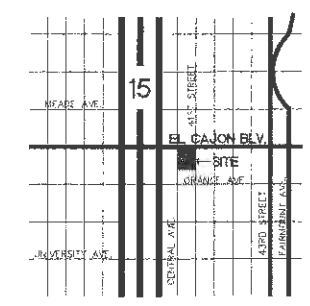


BUILDING A - EAST ELEVATION



BUILDING A - NORTH ELEVATION

**ROCK CHURCH
 CONDITIONAL USE PERMIT**



KEY MAP
 NTS

SHEET INDEX:

CS	COVER SHEET
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A8	EXTERIOR ELEVATIONS - BLDG B

Prepared By: _____
 Project Address: 4101 El Cajon Boulevard
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 Project Name: **ROCK CHURCH
 CONDITIONAL USE PERMIT
 SAN DIEGO, CA**
 Sheet Title: **BUILDING A
 ELEVATIONS**

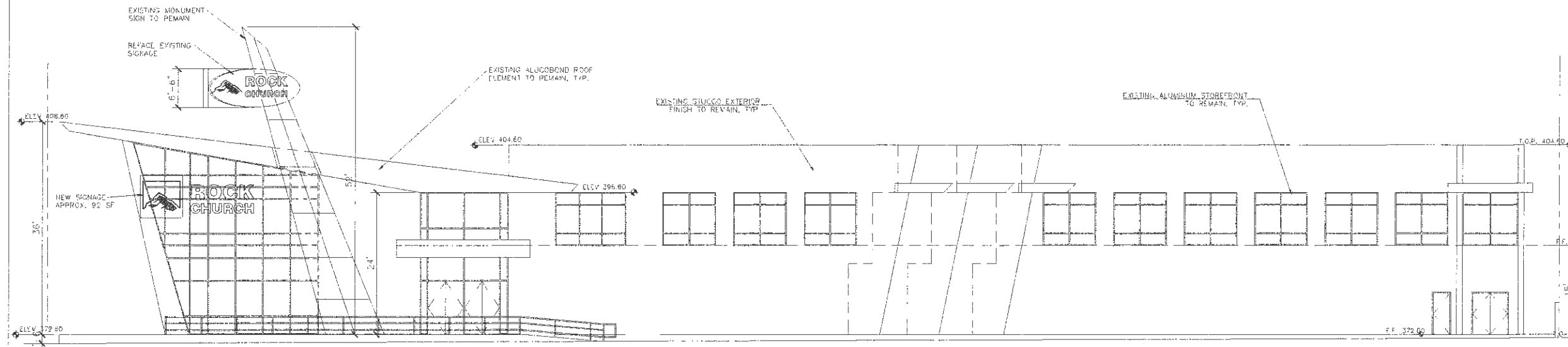
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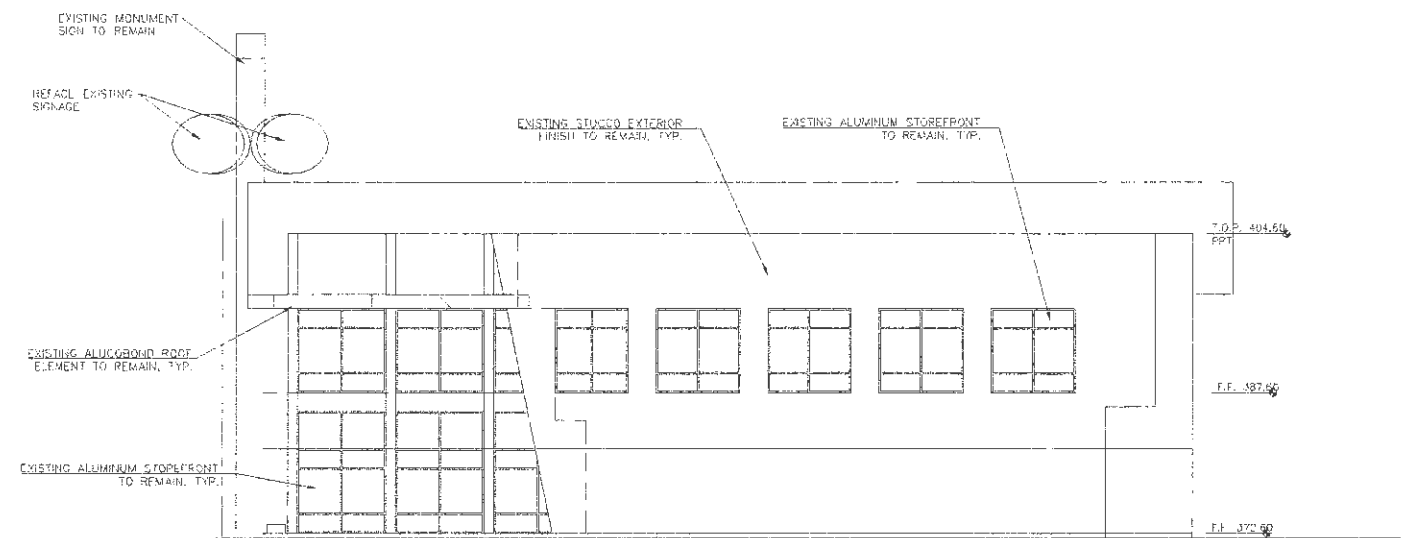
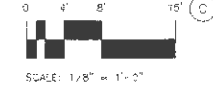


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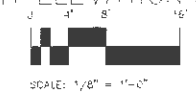
ROCK CHURCH



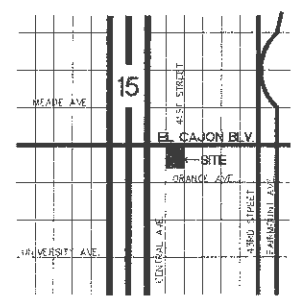
BUILDING A - WEST ELEVATION



BUILDING A - SOUTH ELEVATION



**ROCK CHURCH
 CONDITIONAL USE PERMIT**



KEY MAP

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A5	BLDG B - FIRST & SECOND FLOOR PLANS
A6	EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
A7	EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
A8	EXTERIOR ELEVATIONS - BLDG B

Prepared By:

Revision 12:

Revision 11:

Revision 10:

Revision 9:

Revision 8:

Revision 7:

Revision 6:

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Revision 5:

Revision 4:

Revision 3: 4-28-15

Revision 2: 1-21-15

Revision 1: 11-7-14

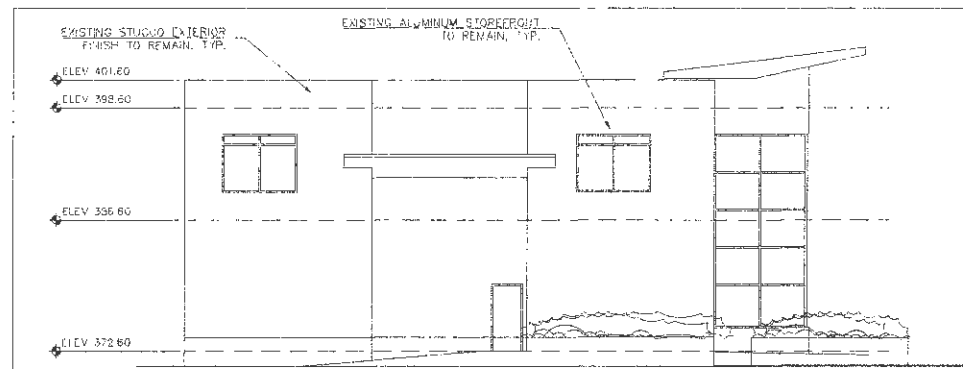
Project Name: **ROCK CHURCH
 CONDITIONAL USE PERMIT
 SAN DIEGO, CA**

6-12-14

Sheet Title: **BUILDING A
 ELEVATIONS**

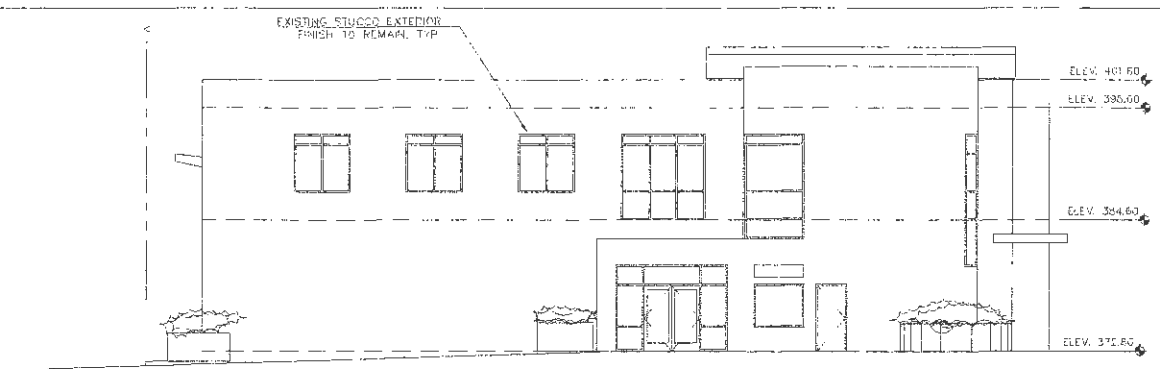
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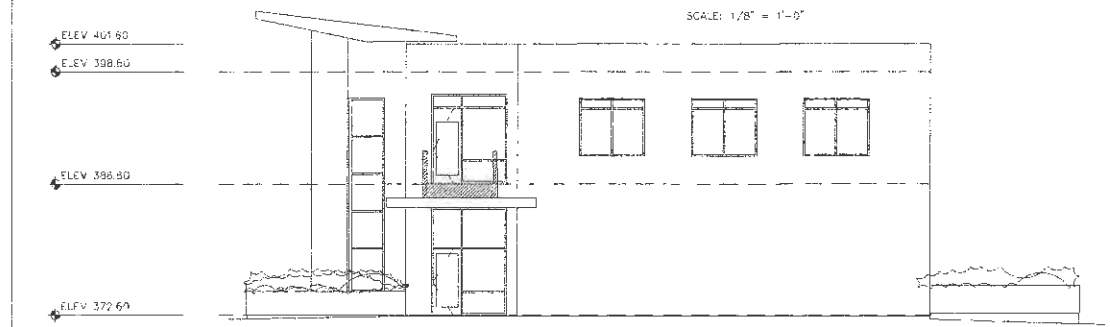
BUILDING B - EAST ELEVATION (E)

SCALE: 1/8" = 1'-0"



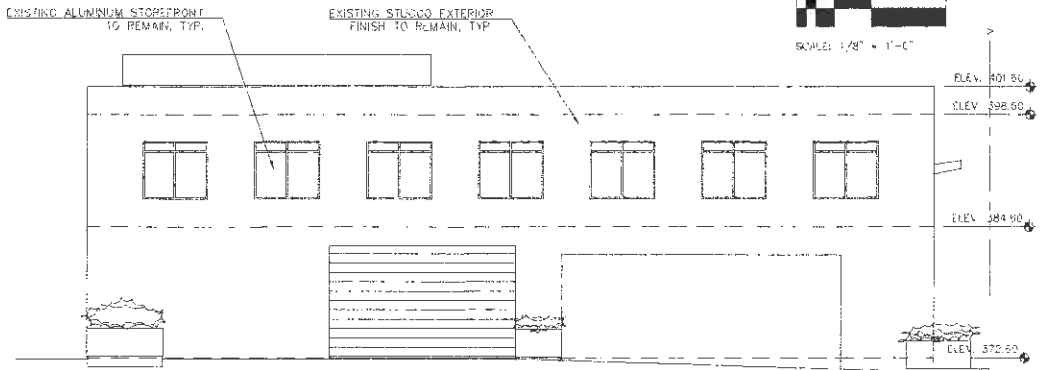
BUILDING B - NORTH ELEVATION (F)

SCALE: 1/8" = 1'-0"



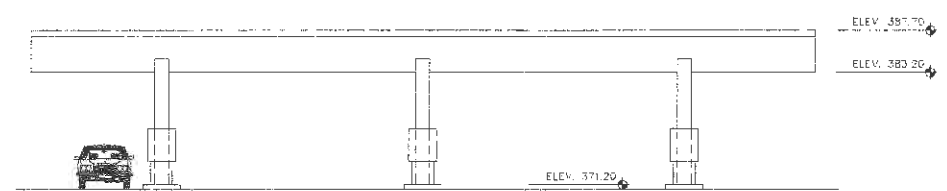
BUILDING B - WEST ELEVATION (G)

SCALE: 1/8" = 1'-0"



BUILDING B - SOUTH ELEVATION (H)

SCALE: 1/8" = 1'-0"



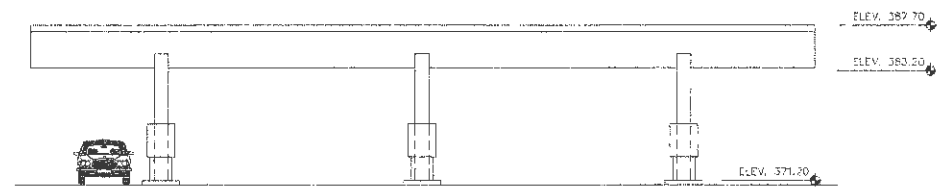
FUEL STATION - NORTH ELEVATION (I)

SCALE: 1/8" = 1'-0"



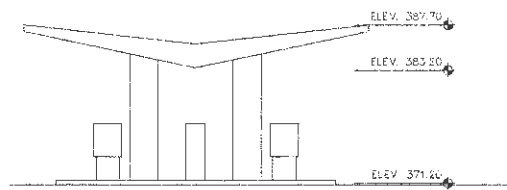
FUEL STATION - WEST ELEVATION (J)

SCALE: 1/8" = 1'-0"



FUEL STATION - SOUTH ELEVATION (K)

SCALE: 1/8" = 1'-0"



FUEL STATION - EAST ELEVATION (L)

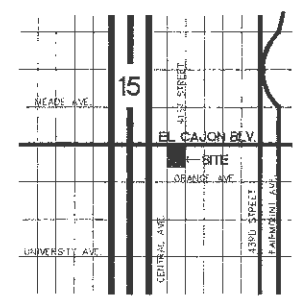
SCALE: 1/8" = 1'-0"



ARCHITECTURE
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F: 619-594-9209
E: cross@crossarch.com
www.crossarch.com



ROCK CHURCH
CONDITIONAL USE PERMIT



KEY MAP
NTS

SHEET INDEX:

CS	COVER SHEET
A1	SITE PLAN
A2	ROCK CHURCH AREAS
A2.1	UNDERGROUND PARKING PLAN
A3.1	BLDG A - FIRST FLOOR DEMO PLAN
A3.2	BLDG A - FIRST FLOOR PLAN
A4	BLDG A - SECOND FLOOR PLAN
A5	BLDG B - FIRST & SECOND FLOOR PLANS
A6	EXTERIOR ELEVATIONS - BLDG A - NORTH AND EAST
A7	EXTERIOR ELEVATIONS - BLDG A - SOUTH AND WEST
A8	EXTERIOR ELEVATIONS - BLDG B

Prepared By:

Project Address: 4101 El Cajon Boulevard
San Diego, California 92105
A.P.N. 454-742-33-00

Project Name: **ROCK CHURCH
CONDITIONAL USE PERMIT
SAN DIEGO, CA**

Sheet Title: **BUILDING B
ELEVATIONS**

Revision 12
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 4-28-15
Revision 2: 1-21-15
Revision 1: 11-7-14
0-12-14
Sheet 11 of 11
SHEET NAME <u>A8</u>



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

Ownership Disclosure Statement

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

Project Title

Rock Church City Heights

Project No. For City Use Only

372771

Project Address:

4001 El Cajon Boulevard, San Diego, CA

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Project Title: 4001 El Cajon Blvd.	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. _____ <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No	
Corporate/Partnership Name (type or print): Rock Church <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 2277 Rosecrans Street City/State/Zip: San Diego, CA 92106 Phone No: (619) 226.7625 Fax No: (619) 223.3863 Name of Corporate Officer/Partner (type or print): Mark W. Stevens Title (type or print): Chief Operations Officer Signature: _____ Date: <u>5/14/14</u>	Corporate/Partnership Name (type or print): RTC-I, LLC A California Limited Liability Company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2245 San Diego Ave City/State/Zip: San Diego, CA 92110 Phone No: (619) 683.2000 Fax No: Name of Corporate Officer/Partner (type or print): James Hughes Title (type or print): Managing Partner Signature: _____ Date: <u>5-20-14</u>
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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:

Attachment to Ownership Disclosure

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).

Owner:

R T C-1, LLC
2247 San Diego Avenue, #2236
San Diego, CA 92110

James M. Hughes, Managing Member

Tenant:

San Diego Rock Church, a 501c3 corporation
2277 Rosecrans Street
San Diego, CA 92106

Officers

Chairman and CEO Pastor Miles McPherson
Treasure – Richard Dresselhaus
COO – Mark W Stevens
CFO – Edward J Stepanow Jr

Board of Directors

Kevin Mannoia
John Kratzer
Mark Strauss
Richard Dresselhaus

PROJECT DATA SHEET

PROJECT NAME	Rock Church City Heights	
PROJECT DESCRIPTION	Church assembly, class rooms and office areas of approximately 24,690 square feet of gross lease area within two existing buildings	
COMMUNITY PLAN AREA	Mid-City City Heights	
DISCRETIONARY ACTIONS	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION	Commercial and Mixed Use	
<u>ZONING INFORMATION:</u>		
ZONE: Central Urbanized Planned District's CT-2-4 and CU-2-4 Zones		
OVERLAY ZONES: Transit Area Overlay Zone		
LOT SIZE: 1.306 acres		
FLOOR AREA RATIO: 0.66		
FRONT SETBACK: No requirement [159.0307(b)(1)(A)]		
STREET SIDE SETBACK: No requirement [159.0307(b)(2)(A)]		
REAR SETBACK: None required [159.0307(b)(4)(A)]		
PARKING: 149 parking spaces provided where 149 spaces are required on a shared basis		
ADJACENT PROPERTIES	LAND USE DESIGNATION AND ZONE	EXISTING LAND USE
NORTH	Commercial Mixed Use (73 du/ac) CUPD-CU-2-4	Commercial
SOUTH	Residential (21-25 du/ac) CUPD-CT-2-4	Residential
EAST	Commercial/Mixed Use (35 du/ac) & Residential (21-25 du/ac) CUPD-CT-2-4 & CUPD-CU-2-4	Commercial & Residential
WEST	Transportation CUPD-CT-2-4 & CUPD-CU-2-4	Interstate 15
COMMUNITY PLANNING GROUP RECOMMENDATION:	On 6/1 2015, the City Heights Area Planning Committee voted 10:4:1 to recommend approval with no conditions.	