THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: **February 23, 2011** **REPORT NO. PC-11-030**

ATTENTION: **Planning Commission, Agenda of March 10, 2011**

SUBJECT: **POINT LOMA NAZARENE UNIVERSITY FIVE-YEAR REVIEW PROJECT NO. 224803 - PROCESS LEVEL FOUR**

OWNER/ APPLICANT: Point Loma Nazarene University
Joe Watkins, III, Ph.D., Vice President for Community Development

SUMMARY

Issue(s): Should the Planning Commission find that the Point Loma Nazarene University is operating in compliance with Conditional Use Permit No. 87-0142?

Staff Recommendation: ADOPT a resolution finding that the University continues to operate in compliance with CUP No. 87-0142 (Attachment 6).

Community Planning Group Recommendation: On January 20, 2011, the Peninsula Community Planning Board voted 9-0-0 with the Chairperson abstaining, to recommend the University be found in compliance with the C.U.P. (Attachment 7)

Environmental Review: The information contained in Revised Environmental Impact Report No. 87-0142 (SCH 87042217) dated November 17, 1989 was reviewed and determined to continue to be relevant. No updates to EIR 87-0142 are required.

Fiscal Impact Statement: None. The cost associated with processing this 5-year review application is paid for by the applicant.

Code Enforcement Impact: The Neighborhood Code Compliance Department is responsible for investigating any reported violation of the Conditional Use Permit. Two cases were filed in the last 5-year period. One case was determined to be not a valid violation and the other was closed with a citation noting voluntary compliance.

BACKGROUND

Purpose and Intent:

The purpose of this application is to satisfy Condition 15 of Conditional Use Permit (CUP) No. 87-0142 which requires a five-year review of the Point Loma Nazarene University (PLNU). The City Council approved the CUP as a Master Plan on November 27, 1990, as modified by a settlement agreement on November 20, 1992. The previous five-year review was completed as documented in Staff Report PC-05-330 at the Planning Commission on December 15, 2005. The previous staff review concluded that PLNU was operating in conformance with the CUP, while making several management recommendations in response to concerns identified by the public.

This five-year review begins with the previous finding of compliance and evaluates the changes to the university since the 2005 staff review. This review also evaluates the previous management recommendations, and considers new management recommendations for the coming years.

Project Setting:

The PLNU campus is located at 3900 Loma Land Drive (Attachment 1) within the Sunset Cliffs neighborhood of the Peninsula Community Plan and Local Coastal Program Plan (Attachment 2). The campus is situated west of Catalina Boulevard and east of the Sunset Cliffs Natural Park, adjacent to U.S. Navy property to the south.

The project site is within the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway, Point Loma Theosophical Institute Historic District in Council District 2. The property is zoned RS-1-7 and is adjacent to single-family homes on the northern and eastern borders of the school. The 87-acre campus is home to 2,000 full-time equivalent students with undergraduate and graduate enrollment in the College of Arts and Sciences, the College of Social Sciences and Professional Studies, and the College of Education. Point Loma Nazarene University is the official University of the Southwest Educational Region of the Church of the Nazarene (Attachment 3).

DISCUSSION

Review Scope and Timeline:

Staff has completed a five-year review of the PLNU Conditional Use Permit as required by condition number 15. In addition to staff review, public input was solicited and received including review by, and recommendation of approval by, the Peninsula Community Planning Board. Staff and public review have determined that the University continues to operate within the limits of the CUP.

The staff review process was initiated following application by the university to the Development Services Department in November 16, 2010. Public Notice of the Five-Year Review was issued on December 6, 2010. The conformance review was conducted by technical disciplines representing planning, engineering, transportation, park & recreation, environmental

and landscaping. Public input was received from approximately 20 individuals and the Peninsula Community Planning Board heard the item at their general meeting of January 20, 2011. Staff issued an initial Assessment Letter on December 15, 2010 detailing the issues identified by the review staff and the public through the first review cycle. The university responsed to the issues and the proposed resolution was received on January 14, 2011.

PROJECT ISSUES:

Overall, the 2010/2011 staff review found that the university continues to operate their facility in a manner that staff determined to be in substantial conformance to the requirements of the approved permit. Generally, the university has functioned within the limits of the permit conditions relative to the day-to-day operation of the facility and construction activity over the last five year period has been consistent with the proposed build-out of the Campus Master Plan. However, the review did identify issues that need to be addressed as the university enters the next 5-year review period. The most significant of these issues includes the overdue implementation of a drainage and erosion control plan, the overage of the 2,000 full time equivalent student cap and minor encroachment into adjacent parkland. Other issues identified by public input include students and faculty parking on streets adjacent to the campus, occasional noise from campus related events and pedestrian safety.

Drainage and Erosion Control

CUP 87-0142 Condition No. 38(e) requires the implementation of an approved drainage and erosion control plan on the western boundary of the property adjacent to the Sunset Cliffs Natural Park. The drainage and erosion control plan was submitted by the university and approved by City engineering staff on July 20, 1992. However, the implementation of the drainage improvements was deferred at the request of the City in conjunction with the Sunset Cliffs Natural Park Board who, at that time, was developing a Park Master Plan and wanted to coordinate the effort of drainage improvements with the university and the Park Plan.

In lieu of the improvements, the university was asked to contribute $90,000 into an interest bearing account for the future use of drainage and erosion control along the Sunset Cliffs Natural Park. City Council Resolution R-286668 was adopted on November 28, 1995, formalizing the agreement and authorizing the cash payment (Attachment 8). However, in conjunction with the CUP the campus is regulated by State Coastal Development Permit No. A-6-PEN-91-55 which also includes a condition requiring the drainage and erosion control improvements, and that permit would need to be amended prior to the City being able to accept the $90,000.00.

In October of 1996 an application to amend the Coastal Permit was submitted jointly by the City and the University and rejected by the Coastal Commission staff citing the need for additional information. The information that was required was not fully available at the time because neither the Park Master Plan nor the accompanying Environmental Impact Report was far enough along in their preparation to afford quantifiable resolution to the coastal staff issues. As a result, the effort to amend the Coastal permit waned and the issue remained unresolved through two 5-year review cycles as the Park Plan was finalized.

The Sunset Cliffs Natural Park Master Plan was adopted in 2005 but since that time no new effort to amend the State Coastal Permit has transpired. As of this current 5-Year Review staff has notified the university that it must resolve the outstanding issue of CUP Condition No. 38(e) by one of two means. The university must elect to either install the drainage and erosion control measures pursuant to the approved plans or diligently process a Coastal Development Permit amendment with the State in order to pay the in lieu amount of $90,000.00. Either option would be an acceptable resolution, and allow for a finding that the university is compliant with CUP Condition No. 38(e). Staffs preferred solution would be to install the approved drainage improvements. The approved drainage and erosion control plan has been compared to the current Park improvement plans and determined to be a suitable interim measure to protect the cliffs below the university until such time that the Park plan is fully implemented.

Student Enrollment

Condition 14 of the CUP specifies that enrollment shall not exceed 2,000 Full-Time Equivalent (FTE) students. As established by the 1997 5-Year Review, the following method was adopted to calculate FTE: total student credit hours completed for the academic year divided by 32 credit hours or simplified: 1 FTE = 16 credit/units per semester. Student enrollment data provided by the university covering the academic years from 2005 through 2010 listed below indicates that with one exception (2007 – 2008), the full time equivalency increased incrementally each year going marginally over the maximum cap in the last two consecutive years.

- 2005 – 2006 FTE = 1987.55 students
- 2006 – 2007 FTE = 1995.19 students
- 2007 – 2008 FTE = 1988.57 students
- 2008 – 2009 FTE = 2001.8 students
- 2009 – 2010 FTE = 2008.51 students

PLNU has credited the minor overages the last two years to the volatility in the economy and in public higher education in the State of California. The unstable economy has provided a new set of dynamics that made it more difficult to predict actual FTE such as unforeseen retention rates and greater continuing education in the Masters Program. In response, the university has adjusted their predictive models to more accurately predict current and future changes. In addition, if the enrollment trends continue, the university will seek to locate some programs off campus as it has done in the past. Staff is satisfied with this response and will continue to monitor the FTE to determine if further change to the calculation is required.

Parkland Encroachment

As part of the review process Park and Recreation staff conducted a field reconnaissance of the campus and noted that a small landscaped area adjacent to the Nease Hall student housing encroached into parkland with grass and a small fence. The university was unaware of the exact location of the property line and has agreed to remove the encroachment and restore the area within 180 days. The affected area would be reseeded with an approved native hyrdroseed mix. The university will install a temporary on-grade irrigation system and maintain the area for 25 months. Upon completion of the maintenance period the university will schedule an inspection

with the Park & Recreation Department for acceptance of the hydroseeded site and shall remove all temporary irrigation. Staff is satisfied with this response.

Traffic and Parking

Staff reviewed the Conditional Use Permit to determine compliance with the required on-campus parking and traffic issues and found the university has an excess of required parking spaces. The CUP requires the university to maintain 1,357 parking spaces on the campus. A 2010 parking survey verified that the university currently maintains 1,738 on-campus parking spaces. Additionally, the staff reviewed the approved 1995 Traffic Study and determined the recommendations of the study including the public improvements provided from the original approval remain effective today.

While staff is satisfied that the University is operating within compliance of the CUP it should be noted that much of the public comment received was in regard to parking within the adjacent neighborhoods – particularly to the east of the campus along Garden Lane. The main complaint is students parking in the neighborhood resulting in lack of street parking for the residents.

The university is aware of the problem and continues to educate both students and faculty to encourage them to park on the campus. The university responds to complaints by sending a public safety officer out into the neighborhood to monitor the situation and when possible speak to the students about the school's good neighbor policy. However, it should be noted that the parking is within the public right-of-way and not illegal, therefore, the university has no real enforcement power over offending students. The University continues to offer to collaborate with the neighborhood on a permitted parking system. However, historically the neighborhood has not shown an interest in pursuing this solution.

Two respondents noted that the situation on Garden Lane has become much worse after 2005 when the university installed a gate at the DuPont Street access that now precludes both vehicle and pedestrian access. The neighbors noted that the situation is inequitable as now Garden Lane is experiencing the same problems that led to the closure of the Dupont Street access to pedestrians.

The 2005 review discussion focused on the language of CUP Condition No. 25 regarding use of the DuPont Street access as "*for emergency vehicles only.*" The community urged the university and the City to realize literal compliance with this permit condition. Prior to that time the DuPont Street access had been closed to automobile traffic with the exception of emergency vehicles and remained open to pedestrians. The uncontrolled access point afforded the students the opportunity to park their vehicles out in the neighborhood and enter the campus on-foot through the DuPont gate. That situation resulted in congested neighborhood parking and unwanted student activity around the DuPont access point. Following staff and Neighborhood Code Compliance investigation, the City determined to interpret CUP Condition No. 25 as "emergency vehicle access <u>only</u>" and excluded public and private access of any kind including pedestrian activity. One factor taken into consideration was that adequate and monitored public access is available to the campus through the main Loma Land Drive entrance approximately two blocks to the north of the DuPont access location.

The Garden Lane situation is different for two reasons. First, the access or any restrictions pertaining to the access, is not conditioned in the CUP and therefore, would be outside the purview of the CUP Five-Year Review. Second, the Garden Lane access provides pedestrian access to the dedicated open space adjacent to the campus and a trail system that leads to the Sunset Cliffs Natural Park and coastline.

Pedestrian Safety

One respondent raised the issue of pedestrian safety and suggested providing a sidewalk on Loma Land Drive from Catalina Boulevard to the main gate. This concept has been discussed in the past and the university has been amenable partnering with the City to share the cost of the installation. However, in a meeting with the university and the City, residents opined that they preferred the rural/suburban feel provided by streets sans sidewalks. A traffic study submitted with the original permit required several off-site public improvements including a traffic signal at Loma Land Drive and Catalina Boulevard. Sidewalks were not required and are not a condition of the CUP.

Noise

One respondent raised the issue of noise emanating from the campus, particularly amplified speakers and music during organized school events. While the CUP does not contain any specific condition relative to noise, the facility is subject to the Citywide Noise Ordinance. The Ordinance limits sound emanating from the university requiring it to be less than prescribed decibel levels depending on the time of day or night (as measured at the property line). Enforcement of the Noise Ordinance would be through the Neighborhood Code Compliance Department. Staff research indicated that through the 2005 – 2010 review period one enforcement case was opened for the 3900 Loma Land Drive address which resulted in voluntary compliance by the University and it was not noise related. The university policy regarding noise is to be in compliance with all City regulations. The university notifies potentially effected neighbors of any large event and responds directly to individual complaints.

Update of the 2005 Management Recommendations

Previous staff evaluation of the PLNU CUP (staff report PC-05-330) made several management recommendations to further the goals of the CUP. Each of these is discussed below.

1. *Continue to dialogue with the community. Encourage PLNU to continue to send out periodic neighborhood newsletters to keep the community informed.*

   In 1997 the university created the position of Vice President of External Affairs under the leadership of Dr. Joseph Watkins. This position is the focal point for community / university liaison and is used to address and solve problems, elevating problems as needed to the President and Academic Council. It is the staff's opinion that the University continues to do a commendable job responding to and resolving neighborhood issues to the best of their ability.

2. *Continue dialogue with the Coastal Commission, the City, the Sunset Cliffs Recreation Council, and the public on balancing issues of public access, campus security, and resource protection.*

   The university continues to maintain broad public access of and through the campus while balancing the security concerns of students and their immediate neighbors.

3. *Communicate with the Planning Department the maintenance plan for historical preservation of the designated PLNU historical structures.*

   Between 2005 and 2010, the university has spent $406,660.00 on the preservation and maintenance of the campus historical structures.

4. *Encourage PLNU to continue to maintain a senior-level point of contact for community outreach.*

   The Director of Community Outreach and the Vice President of External Relations continue to be available to the community.

5. *Continue dialogue between the City, PLNU, and neighbors to determine feasibility and interest for construction of public sidewalks along Loma Land Drive. PLNU contribution to the effort should be a fixed fee not to exceed half of the cost.*

   A meeting to discuss the concept of installing sidewalks was held in August, 2008 with the City, university and members of the public in which a majority of the neighbors preferred sidewalks not be installed.

6. *Investigate feasibility of other traffic calming solutions proposed by the community such as speed calming devices along Loma Land Drive, reduction of the posted speed limit along Loma Land Drive, and enhanced monitoring and enforcement along Loma Land Drive.*

   In 2007 a stop sign was installed at the intersection of Loma Land Drive and Tarento Drive and cross hatching was provided on Loma Land Drive to improve pedestrian safety.

2010 Management Recommendations

1. Obtain the appropriate permits and implement the approved drainage and erosion control plans within 180 days of the current 5-year review approval.

2. Closely monitor student enrollment and evaluate predictive models so annual FTE maintains compliance with CUP mandated 2,000 FTE cap.

3. Continue to implement and develop policy to abate campus noise related to school events. Inform campus users in writing that staged events at the facility with amplified oration or music must comply with City Noise Ordinance.

4. Continue community outreach program for the neighborhood and respond to complaints as necessary to maintain working relationships with all stakeholders.

CONCLUSION

The matter before the Planning Commission is a question of compliance with the existing Conditional Use Permit. In response to this matter, staff has completed the five-year review of the Point Loma Nazarene University CUP as required by existing CUP condition #15. In addition to staff review, public input was solicited and received including review by, and a recommendation of approval from the Peninsula Community Planning Board. Staff and public review have determined that the university continues to operate within the limits of the CUP. Previous management recommendations have been fulfilled. Additional management recommendations have been made to further improve University relations with the community.

ALTERNATIVE:

1. **ADOPT** a Resolution finding that the Point Loma Nazarene University is **NOT** operating the facility in compliance with Conditional Use Permit No. 87-0142 and direct the Development Services Department to reschedule C.U.P. No. 87-0142 for **REVOCATION.**

Respectfully submitted,

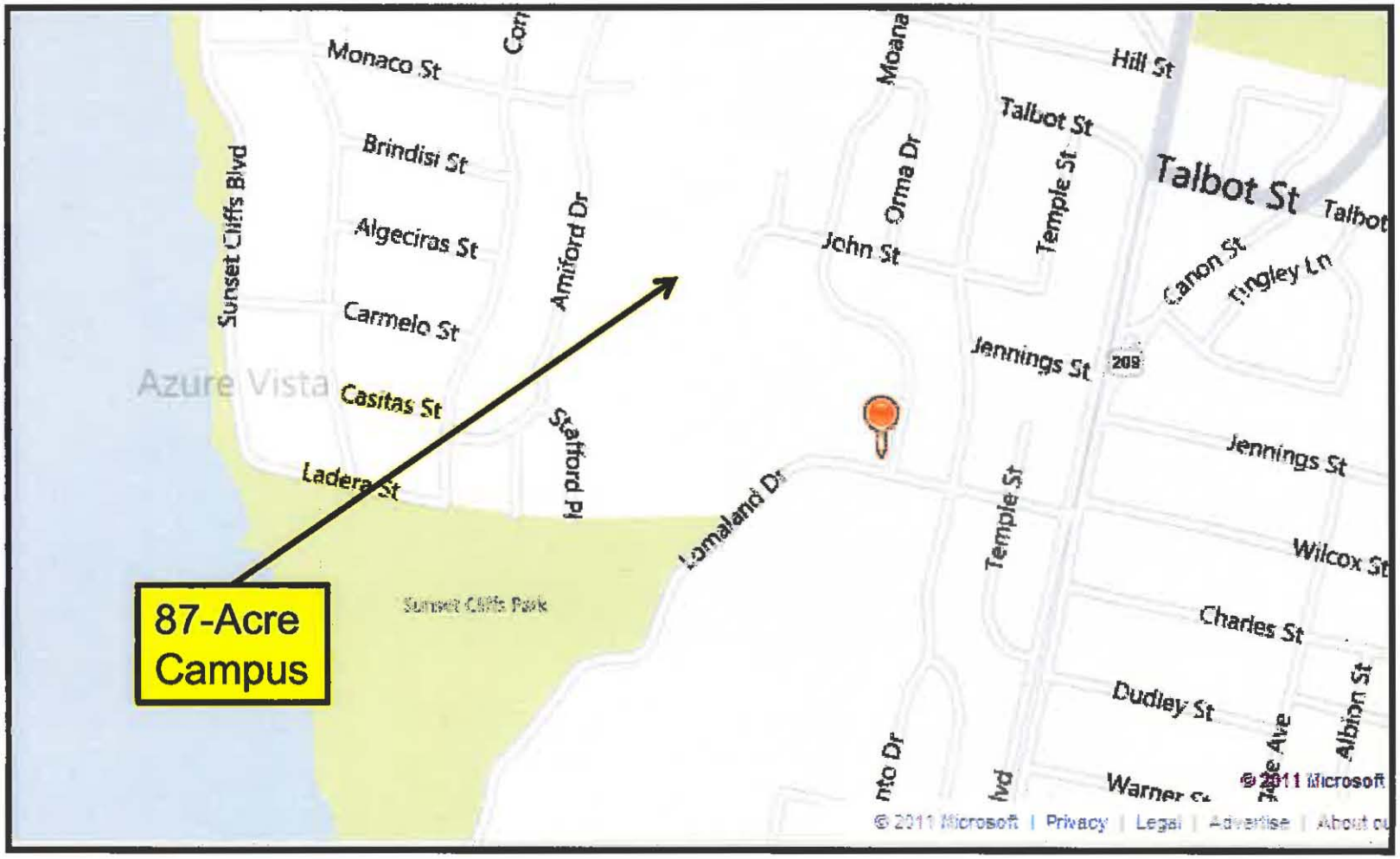
Mike Westlake
Program Manager
Development Services Department

Patrick Hooper
Project Manager
Development Services Department

WESTLAKE/JPH

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Conditional Use Permit 87-0142
5. Project Site Plan
6. Planning Commission Resolution of Compliance 2010 5-Year Review
7. Community Planning Group Recommendation
8. City Council Resolution No. R-286668
9. Ownership Disclosure Form



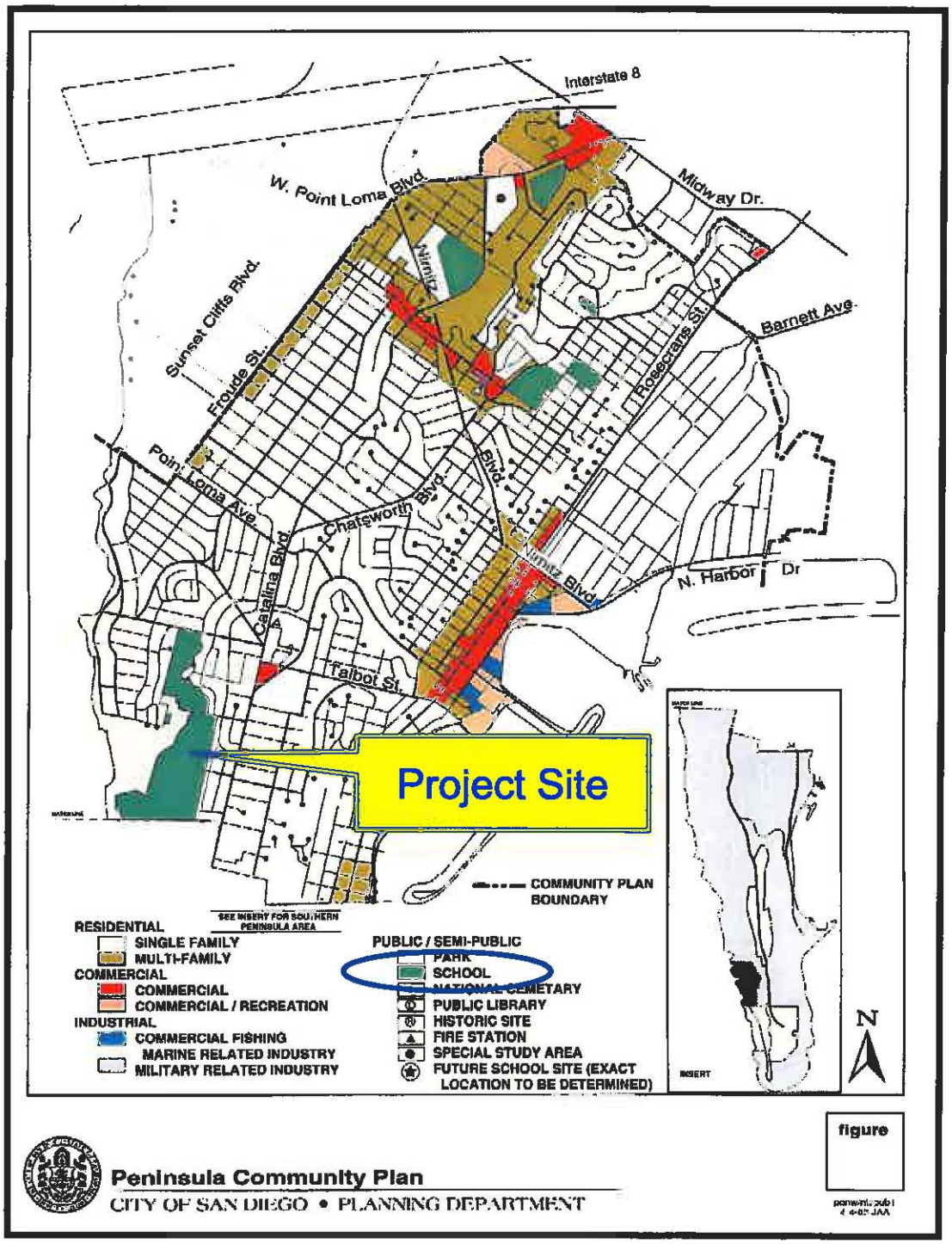
Project Location Map

PROJECT NAME POINT LOMA NAZARENE – 3900 LOMALAND DR
PROJECT NO. 224803

North

ATTACHMENT 1

ATTACHMENT 2



Land Use Map

POINT LOMA NAZARENE UNIVERSITY –
3900 LOMALAND DR PROJECT NUMBER 224803

North

Project Location Map

PROJECT NAME POINT LOMA NAZARENE – 3900 LOMALAND DR
PROJECT NO. 224803

North

ATTACHMENT 3

Carla

1984

LP

COASTAL DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT NO 87-0142
(AMENDED)
POINT LOMA NAZARENE COLLEGE
CITY COUNCIL
AMENDMENT TO CUP NO. 82-0205

This Coastal Development Permit/Conditional Use Permit amendment is granted by the Council of the City of San Diego to Pasadena College, dba POINT LOMA NAZARENE COLLEGE, a California Public Benefit Corporation, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct additions and modifications to an existing College Campus located at 3900 Lomaland Drive, described as Parcels 1, 3 and 4 of Parcel Map No. 1889, in the R1-5000/HR Zone.

2. The facility shall consist of the following:

   a. Existing College Campus consisting of 32 buildings with a total of 738,000 square feet;

   b. Twelve buildings, not yet constructed, which were previously approved, including 65 student housing units;

   c. The on-site relocation of two historic buildings;

   d. Four new buildings and additions to four existing buildings, which will bring the total area of all campus facilities to 1,140,000 square feet as indicated on Exhibit "A", dated November 27, 1990;

   e. Demolition of five existing buildings;

   f. Off-street parking, including up to three, two-level parking structures;

   g. Landscaping; and

   h. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Not fewer that 1,357 off-street parking spaces shall be maintained on the property at campus build-out, in the location shown on Exhibit "A," dated November 27, 1990, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping shall be provided in and adjacent to all parking areas and shall be permanently maintained.

4. Additional parking to a maximum of 1,522 spaces may be provided in two additional parking structures as shown on Exhibit "A", dated November 27, 1990.

5. No permit 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 Planning Department; and

   b. The permit is recorded in the office of the County Recorder.

6. Before issuance of any building permit, complete grading and working drawings for that building shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated November 27, 1990, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

7. Before issuance of any grading or building permit, a complete landscape plan for that building, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated November 27, 1990, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on that building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

8. All landscaping and irrigation shall comply with the San Diego Landscape Technical Manual and shall include adequate screening of buildings and parking areas from adjacent properties to the satisfaction of the Planning Director. Run-off from landscaping within and adjacent to the easterly 70-foot setback shall be minimized.

9. The property included within this development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

10. This permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

11. 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.

12. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet all standards of these departments as to location, noise and friction values, and any other applicable criteria.

13. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

14. The total student enrollment shall not exceed 2,000 full-time equivalent students.

15. This permit shall be reviewed for compliance every five years from the date of approval. This may include scheduled public hearings.

16. All future construction of buildings, temporary structures, parking lots, vehicular roadways, and recreation equipment shall observe a 70-foot setback from all property lines. Exceptions to this setback are as follows:

    a. All existing buildings, parking lots, and vehicular roadways currently within the setback area as shown on Exhibit "A", dated November 27, 1990;

    b. Campus Services Buildings; and

    c. Nease Hall addition.

17. Height limitations for the campus shall be maintained as follows:

    a. Within the area easterly of Pepper Tree Lane Promenade and its southerly extension, between Lomaland Drive and Garden Lane, no building shall exceed a height of 16 feet if flat-roofed or 21 feet if pitch-roofed, with the following exceptions:

        1) College Chapel and church facility buildings (30 feet);

        2) Fine Arts Building (30 feet);

        3) Student Commons Building (30 feet); and

        4) Library addition (30 feet).

b. Within the area northerly of Lomaland Drive (to the intersection of the John Street extension) and easterly of the road which leads to the northern portion of the campus, no building shall exceed one story (12 feet), except that the Administration Building may be 17 feet high if a pitched roof is used.

c. Within the remainder of the area northerly of a direct line connecting the northeasterly corner of Loma Mar Vista Map No. 3240 and the southeasterly corner of Tingley Estates Map No. 3046, no building shall hereafter exceed the height of two stories (25 feet).

d. No building shall be constructed on the remainder of the property exceeding a height of thirty (30) feet.

18. All new or relocated power and telephone facilities and services shall be installed underground.

19. The Permittee shall be required to provide adequate drainage facilities along the easterly property line adjacent to existing residential property as the Permittee develops the property. Such drainage facilities shall be reviewed by the Planning Director and approved by the City Engineer prior to issuance of any additional building permits.

20. Disturbed slopes shall be revegetated consistent with Exhibit "A", dated November 27, 1990, and shall be completed prior to occupancy of the adjacent building for which the grading was required.

21. The (65) student housing units (South Campus Housing on Exhibit "A", Site Plan) and the Fermanian Business Center shall conform to Coastal Development Permit No. 89-0155 and all of its conditions and is not subject to this permit for items required prior to building permit issuance.

22. Prior to building permit issuance, final architectural approval of all structures is subject to approval by the Planning Director and must be in substantial conformance with Exhibit "A", dated November 27, 1990. Additions to existing buildings must have compatible architecture and materials as the existing structure.

23. All buildings shall provide adequate screening of roof top equipment to the satisfaction of the Planning Director.

24. Congregational meetings at the college chapel and church facility and other campus facilities shall be limited to the San Diego Church of the Nazarene. Seating capacity of Brown chapel shall be limited to 1800.

25. The access at Dupont Street shall be for emergency vehicle access only and not open to the public.

26. The applicant shall design and construct a traffic signal at the intersection of Catalina Boulevard and Lomaland Drive, satisfactory to the City Engineer. The applicant may receive Development Impact Fee Credit/Reimbursement for 50 percent of the cost. Prior to the issuance of any building permits, the applicant shall, satisfactory to the City Engineer, assure the installation of the signal, by permit and bond, and enter into an agreement with the City to begin construction within six (6) months of the City Council approval of a "Development Impact Fee Credit/ Reimbursement" agreement and the addition of the signal to the D.I.F. distribution list for the Peninsula Community.

27. Within one (1) year of the installation of the traffic signal at Lomaland Drive and Catalina Boulevard, the applicant, in cooperation with a representative of the Point Loma Neighborhood Association and a representative from the Concerned Citizens of Point Loma shall perform a traffic study, paid for by the applicant, satisfactory to the City Engineer, addressing the impact of the signal on the surrounding neighborhood. The study shall include the installation and evaluation of temporary barricades closing Moana Drive and Tarento Drive.

PLEASE NOTE: CONDITIONS NO. 28, 29 and 30 HAVE BEEN DELETED IN ACCORDANCE WITH A COURT ORDER (SUPERIOR COURT CASES NUMBERS 634222 AND 634247). CONDITION NO. 38 (e) HAS ALSO BEEN MODIFIED PURSUANT TO THE COURT CASES.

~~28. This permit is subject to an agreement between the City of San Diego and Point Loma Nazarene College for college use of the Western Loop Road, within the boundaries of Sunset Cliffs Natural Park. Upon termination of that agreement, that portion of the Western Loop Road shall be closed to all but emergency vehicles.~~

~~29. Prior to the issuance of any building permits for construction within the central portion of the campus (south of Lomaland Drive and north of the South Campus Housing) an internal circulation plan without the use of that portion of the Western Loop Road within the boundaries of Sunset Cliffs Natural Park shall be submitted to the satisfaction of the Planning Director. Said plan shall be in substantial conformance with the approved site plan.~~

~~30. The interim use of the Parking lot on Sunset Cliffs Natural Park, as shown on Exhibit "A", dated November 27, 1990, is subject to an agreement between the City of San Diego and Point Loma Nazarene College, and is not required for parking at Campus buildout. At Campus build out and/or upon termination of the agreement it will be the responsibility of the applicant to remove the existing pavement on the parking lot at the request of the Park and Recreation~~

~~Department and revegetate, if necessary, consistent with the Sunset Cliffs Natural Park Master Plan.~~

31. The college use of the playing field area on Sunset Cliffs Natural Park, as shown on Exhibit "A", dated November 27, 1990, is subject to an agreement between the City of San Diego and Point Loma Nazarene College.

32. The southeast corner of the College Property, identified as "inclusion area" on Exhibit "A", shall be included in an open space easement, and left in its natural state.

33. The applicant shall obtain the appropriate encroachment permits from the City of San Diego for the northwest corner of the Lambert House, which extends onto the Sunset Cliffs Natural Park property. Said encroachment permit shall be granted by the City and include a provision that the applicant make a reasonable effort to find a suitable relocation site within campus boundaries when feasible.

34. The applicant shall obtain the appropriate easements for sewer and drainage on Sunset Cliffs Natural Park property. Said easements shall be approved by the City and include a provision that the College recognize that the sewer and drainage are on Park land and that, in the event of failure, the College would be required to obtain the necessary permits from the City and work with the City to ensure that the repair or replacement is completed with minimal impacts to the Park land.

35. Five temporary buildings used to accommodate displaced facilities during construction may be installed on the premises consistent with Exhibit "A", dated November 27, 1990, and shall be landscaped to the satisfaction of the Planning Director. Said buildings shall not remain on the premises for more than five years from the date of installation.

36. The Permittee shall replace the existing retaining wall on the McGreevy property to the satisfaction of the Planning Director and City Engineer. Installation shall be done in conjunction with the installation of the temporary facilities adjacent to the easterly property line or at another time as determined by the Planning Director.

37. The Lotus House and the historically significant portion of the Tingley Residence (as determined in consultation with the Historical Site Board) shall be relocated consistent with Exhibit "A", dated November 27, 1990, prior to issuance of building permits for the Student Commons Cooper Fine Arts Building.

38. ENVIRONMENTAL MITIGATION REQUIREMENTS

a. Before issuance of any grading or building permits, a complete landscape plan for the subject grading and/or building shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A", dated November 27, 1990, on file in the office of the Planning Department. Approved plantings shall be installed before final inspection/certificate of occupancy for the subject building. Plantings done pursuant to the plans shall not be modified or altered unless this permit has been amended and are to be maintained in a disease, weed and litter-free condition at all times. Implementation of the plans shall be monitored by the Landscape Section of the Planning Department for a period of two years. In addition to Planning Director approval, the plans as they relate to landscaping to discourage unlimited pedestrian access to Sunset Cliffs Natural Park shall be reviewed and approved by the Park and Recreation Department.

b. Prior to the issuance of any grading or building permits, an inventory of the property's mature plants shall be submitted to the Planning Department. The mature plants shall be retained and replicated to the extent feasible in the landscape plan for the project.

c. The applicant shall implement the improvements associated with the drainage/erosion control plan, described in EIR No. 87-0142 ("improvements"), in conjunction with the special conditions imposed by the California Coastal Commission [Special Condition No. 4] as its "Notice of Intent" to issue permit No. A-6-PEN-91-55 dated August 7, 1991.

c. ~~Construction of the improvements associated with the drainage/erosion control plan, described in EIR No. 87-0142 ("improvements"), may be deferred up to 10 years through a secured 10 year Council approved agreement. Permittee shall, prior to the issuance of any building permit: (a) prepare a cost estimate for the improvements to the satisfaction of the City Engineer; (b) secure the improvements with a bond, letter of credit or other similar financing mechanism; (c) enter into an agreement whereby the permittee agrees to construct all or a portion of the improvements when required by the City Engineer and EAS, or at the end of the 10 year period, whichever occurs first. This agreement shall include a provision that if the City Engineer determines that the improvements are incompatible with the Sunset Cliffs Natural Park Master Plan, the permittee shall provide to the City a sum in an amount sufficient to fund the~~

~~construction required by this Condition for the sole and exclusive purpose of constructing drainage/erosion control improvements in Sunset Cliffs Natural Park.~~

d. The applicant shall implement the portion of the drainage/erosion control plan, which will mitigate the indirect erosional impact to the off-site archaeological resource. A drainage swale shall be constructed at the toe of the existing parking lot, just north of Young Hall. The drainage swale shall capture the upstream drainage and direct the run-off flowing across the site, to avoid adverse impacts to the off-site archaeological resource.

e. ~~Upon completion of the Sunset Cliffs Natural Park Master Plan, the applicant shall finance and perform to the satisfaction of the City Engineer and Parks and Recreation Director, any identified erosion control measures beyond those currently identified which are attributable to drainage impacts from the College. The measures shall be completed in a timely manner to the satisfaction of the Park and Recreation Director. Should an inspection by the City Engineering and Development Department determine that the drainage/erosion control measures are not effective, the applicant (and the City if the problem occurs off-site) shall remedy the problem to the satisfaction of the City Engineer and the Parks and Recreation Director. Remediation may involve temporary erosion control measures beyond what the City normally requires, if warranted.~~ The applicant shall submit a drainage and erosion control plan, to be approved by the Planning Director and City Engineer, which identifies mitigation measures for the sole purpose of correcting future erosion problems which directly relate to the proposed new land use authorized by the CDP/CUP amendment.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits, the Environmental Analysis Section (EAS) of the Planning Department shall review the plans to ensure that the notation has been provided.

ARCHEOLOGICAL RESOURCES

Approval of the proposed project shall contain the following conditions for a monitoring program to mitigate potentially significant impacts to subsurface archaeological resources. Prior to the issuance of grading or demolition permits, the project applicant shall present a letter to the City of San Diego verifying that a qualified historic archaeologist has been retained to carry off the resource mitigation.

a. A qualified historic archaeologist shall be present during removal or demolition of existing structures, where testing is not possible.

b. Grading plans and schedule shall be provided to the Environmental Analysis [sic] (Section) (EAS) and to a qualified archaeologist in advance of actual construction.

c. The selected archaeologist shall be present at any pregrading meeting to discuss grading plans with the contractor.

d. The project archaeologist shall monitor all grading and trenching activities and other subsurface disturbances on the project site unless a qualified archaeologist and EAS have cleared the areas for such activities based upon research and/or testing.

e. The selected archaeologist shall be allowed to temporarily direct, divert or halt any subsurface work to permit investigation or [sic] [of] any materials encountered. The archaeologist shall evaluate such material for significance and extent and, in consultation with EAS, develop an impact analysis and mitigation measures for such resources.

f. All cultural sites encountered shall be recorded at San Diego State University and at the San Diego Museum of Man. All cultural remains collected in association with this project shall be catalogued by the project archaeologist and properly curated. All artifacts recovered will be returned to the property owner at the conclusion of the cataloguing and curating, with a recommendation that the artifacts be placed in an appropriate museum.

g. A monitoring results report shall be submitted by the archaeologist to the Environmental Analysis Section of the Planning Department after termination of the monitoring program. No final inspection shall be conducted by the City nor any bonds released until the report has been reviewed and approved by the Planning Department.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits, the Environmental Analysis Section (EAS) shall review plans to ensure that the notation has been provided.

PALEONTOLOGICAL RESOURCES

Approval of the proposed project shall contain the following conditions for a monitoring program in areas of fossil-

bearing geologic formations (i.e., the Point Loma Formation and the Linda Vista Formation) to mitigate potentially significant impacts to paleontological resources. Prior to issuance of a grading permit, the project application [sic] [applicant] shall present a letter to the City of San Diego verifying that a qualified paleontologist would be retained to carry out the resource mitigation.

a. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.

b. A qualified paleontologist shall be present at any pregrading meetings to discuss grading plans with the grading and excavation contractors.

c. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil-bearing formations.

d. In the event that well-preserved fossils are discovered, the paleontologist shall be allowed to temporarily direct, divert or halt grading operations to allow recovery of fossil remains in a timely manner. It may be necessary to set up a screen-washing operation on the site.

e. Fossil remains collected during the salvage program shall be cleaned, sorted and catalogued and then, with the owner's permission, deposited in a scientific institution with paleontological collections.

f. A summary report shall be prepared by the paleontologist and submitted to the Environmental Analysis Section of the Planning Department to confirm that a paleontological study has been conducted on the project site. The letter shall include the results of the paleontological survey. The summary report shall be submitted to the City of San Diego after the termination of the monitoring program. The final inspection shall not be conducted by the City, nor any bonds released, until the report has been reviewed and approved by EAS.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits, the Environmental Analysis Section (EAS) shall review plans to ensure that the notation has been provided.

HISTORICAL RESOURCES

a. Renewed efforts shall be made to preserve the Bookstore and Post Office. Both buildings shall be fully

documented according to Historical American Building Survey ("HABS") standards prior to demolition or removal. Prior to the issuance of a demolition permit for either building, verification must be provided to the Planning Department that the buildings were publicly offered for removal.

b. An inventory of the existing mature plants shall be incorporated into the landscape plan. The inventory shall be done prior to the issuance of grading and/or demolition permits; however, the approved landscaping shall be installed before the Certificate of Occupancy for the buildings are approved.

The above two conditions shall be fulfilled to the satisfaction of the City Architect's Office (Secretary to the Historical Site Board). The Planning Department shall review and approve detailed landscape/irrigation plans prior to the issuance of any building or demolition permits.

39. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

40. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

41. After establishment of the project, the property shall not be used for any other purpose unless:

a. Authorized by the City Council;

b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or

c. The permit has been revoked by the City.

42. This permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

43. To the extent this condition is consistent with state and local laws, this project shall comply with the phasing and financing standards, policies and requirements relating to growth management in effect at the time of approval of this project, including any successor, or new policies, financing mechanisms, phasing schedules, plans and ordinances relating to growth management adopted by the City of San Diego after January 11, 1990. The owner/permittee may challenge the legality of the imposition of future requirements pursuant

ATTACHMENT 4

CORPORATION

1997

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN DIEGO)

On June 15, 1992, before me, the undersigned, a notary public in and for said state, personally appeared Arlan R. Chandler and Jerry R. Bond, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Assistant Secretary and Assistant Chairman and are, personally known to me (or proved to me on the basis of satisfactory evidence) to be the said Officers of Pasadena College a California Corporation DBA Point Loma Nazarene College and acknowledged to me that the Corporation executed it.

WITNESS my hand and official seal

(Seal)

Carol Ann Clement
Comm. #961233
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires Mar 24, 1996

Carol Ann Clement
Notary Public

My commission expires
March 24, 1996

ATTACHMENT 6

PLANNING COMMISSION
RESOLUTION NO. _____

POINT LOMA NAZARENE UNIVERSITY (PLNU)
CONDITIONAL USE PERMIT (CUP) FIVE-YEAR REVIEW
PROJECT NUMBER 224803

WHEREAS, on November 20, 1992, the San Diego City Council approved Conditional Use Permit (CUP) No. 87-0142 to permit operations of the Point Loma Nazarene University (PLNU) at 3900 Loma Land Drive, described as parcels 3 and 4 of Parcel Map No. 1889; and parcel A of Certificate of Compliance No. 920345, dated October 20, 1993; and

WHEREAS, the action taken by the San Diego City Council relating to CUP No. 87-01420 was appealed by the property owner to the California Coastal Commission and was subsequently amended by the California Coastal Commission and the San Diego City Council; and

WHEREAS, Condition 15 of the CUP requires the use to be reviewed for compliance every five years; and

WHEREAS, the first five-year review was completed on December 17, 1998 with a finding that the University is operating in accordance with the provisions of the CUP; and

WHEREAS, in accordance with Condition 15, the Development Services Department has conducted a subsequent review each five-year period of PLNU operations to determine whether all conditions were being fulfilled including site visits, records analysis, community planning group meetings, coordination (including a field visit) with the California Coastal Commission, and a public hearing before the Planning Commission of the City of San Diego; and

WHEREAS, the Planning Commission issued management recommendations in the previous five-year review as completed in 2005; and

WHEREAS, City staff evaluated implementation of these management recommendations and find the University to be substantially complying with these recommendations; and

WHEREAS, the results of this third five-year review conclude that the University continues to operate in compliance with the CUP; and

WHEREAS, on March 10, 2011, the Planning Commission of the City of San Diego considered all of the issues and testimony presented relative to the issue of compliance; NOW THEREFORE;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission of the City of San Diego finds the University to be in substantial compliance with CUP 87-0142, a copy of which is attached hereto and made a part hereof; and

That the Planning Commission of the City of San Diego makes the following additional management recommendations as voluntary actions for the University to consider to continue improved relations with the surrounding neighborhood:

1. Obtain the appropriate permits and implement the approved drainage and erosion control plans within 180 days of the current 5-year review approval.

2. Closely monitor student enrollment and evaluate predictive models so annual FTE maintains compliance with CUP mandated 2,000 FTE cap.

3. Continue to implement and develop policy to abate campus noise related to school events. Inform campus users in writing that staged events at the facility with amplified oration or music must comply with City Noise Ordinance.

4. Continue community outreach program with the neighborhood and Peninsula community and respond to complaints as necessary to maintain working relationships with all stakeholders.

_____

Patrick Hooper
Development Project Manager
Development Services

Adopted on: March 10, 2011

Internal Order No. 24001297

ATTACHMENT 7

Peninsula Community Planning Board Minutes
January 20, 2011
Meeting Room Pt. Loma Library

I. Parliamentary items:

Meeting called to order by Chair C. Mellor approx. 6:36pm with Pledge of Allegiance

A. Non Agenda Public Comment

- Jim Gilhooly – expressed a series of questions regarding the upcoming elections for the PCPB; H. Kinnaird was provided the list of questions and noted she would address later in the meeting under committee reports.
- Jarvis Ross – discussed the turnover of the former Naval Training Center to the City and expressed that project oversight of that project was transferred to the PCPB and he encouraged the PCPB to take an active role in such oversight. Of especial note, the parking garage which was supposed to have been built near the Rock Church.
- John Gott – shared information on the Restoration Advisory Board (RAB) to the Naval Base Point Loma (NBPL), noting that RAB meetings are open to the public. Meetings are held on the 3rd Wednesday, every other month (bimonthly); the next meeting will be at 6:00 pm, March 16, 2011 at the Southwestern Yacht Club, 2702 Qualtrough St., 92106. Additionally, preceding the 6:00 pm RAB meeting will be a 5:00 meeting of the NBPL Community Liaison Group (CLG), open to the public, where Captain Marconi (Commander NBPL) will discuss other projects on the Base, including projects to replace the fuel tanks.

B. **Approval of Agenda** – Approved with no objections.

C. **Approval of Minutes** – the minutes to the December 16, 2010 PCPB meeting were approved with no objections.

D. **Treasurer** – N. Graham reported that the account balance remains at $173.67.

E. **Attendance** – Board Members Present: C. Mellor, H. Kinnaird, C. Veum, J. Gott, N. Graham, D. Kaup, S. Kilbourn-McGee, S. Khalil, P. Clark, and J. Shumaker. Absent: S. Brown, J. Lester, D. Cohen, R. MacCulloch, and G. Page.
Community Attendance – see sign-in sheet.

F. **Chair Report** – Noted the stamped and City recorded revised PCPB By Laws have been received back from the City and they are now posted on the PCPB web site.

III. New/Old Business

A. **Water Group 914 Project Status Presentation** – Roberto Vejar-Parra, Project Engineer, provided a presentation on a $6.55 million water main replacement project serving the communities of the Peninsula and Ocean Beach (on several streets between Point Loma Ave. to the south, Narragansett Ave. to the north, Cable St. to the west, and Catalina Blvd. to the east). The project will also include two new pressure regulator stations on Orchard Ave. and Coronado Ave – both near the Froude St. intersections. Construction is anticipated to begin in Sept. 2012 and take approximately 14 months to complete.

II. Action Items: (note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

A. **Point Loma Nazarene University Conditional Use Permit Review** – Joe Watkins – before Mr. Watkins provided his presentation, S. Kilbourn-McGee noted that a December 2010 Project Review subcommittee vote on the topic had been 4-0 to approve, but that was prior to the Development Services Department issuance of their Assessment Letter, so the subcommittee was going to again review in January, but at the January Project Review subcommittee meeting, there was not a quorum, so there is no updated vote. Mr. Watkins then noted the assessment letter had been received and stated that PLNU has attempted to address the issues noted and that they try to work with the neighbors on an ongoing basis. Many questions were asked and discussions ensued. A motion by S. Kilbourn-McGee to recommend support of the 5-year review of the Conditional Use Permit was approved MSP (**9** HK, CV, JG, NG, DK, SKM, SK, PC, JS) – (**0**) – (**0**).

B. **PCPB Airport Committee** – CONTINUED ITEM – S. Khalil and N. Graham presented a revised letter commenting on the Draft Supplemental EIR on the Airport Master Plan which they proposed would be sent by the PCPB to the SDCRAA regarding the North Side Improvements. Questions were asked and discussions ensued after which a motion by S. Kilbourn-McGee to approve the comments on the Draft Supplemental EIR on the Airport Master Plan (with typos corrected) was approved MSP (**8** HK, CV, JG, NG, DK, SKM, SK, PC) – (**1** JS) – (**0**).

IV. Subcommittee Reports

A. Election subcommittee (Ad Hoc): H. Kinnaird – noted that the subcommittee had met and that the Beacon had been notified too.

B. By Laws (Ad Hoc): J. Lester – no report / not present.
C. Form Based Planning: J Shumaker – noted that student helpers were out during the Winter/December school break, so no new progress to report.
D. Parks and Rec: P. Clark – nothing to report.
E. Project Review: S. Kilbourn-McGee – noted that the next Project Review meeting will be Tuesday, Feb. 1, 2011.
F. Airport: S. Khalil – noted there will be a Land Use Planning Meeting / Open House at Courtyard by Marriott (2592 Laning Rd, 92106) from 5:00 – 8:00 pm on Jan. 25, 2011 for the Airport Authority to kick off planning and public involvement. Also there will be a Regional Aviation Strategic Plan meeting on Jan. 26, 2011; additional information available on the subcommittee's web page. The Ad Hoc Airport Audit committee (to the Airport subcommittee) plans on meeting with State Senator Kehoe's office next week to discuss alternative flight tracking systems and to provide additional information to give to the State's Audit Committee.
G. Traffic and Transportation: S. Brown – not present; no report.
H. North Bay Community Planning (fka: Midway Planning): D. Kaup – Re: sale of Midway Post Office – it was reported that the federal government is in no rush to sell, preferring to maximize ultimate sale price; noted Jan 25th Airport Authority land use planning meeting also noted above under the Airport subcommittee report; 85 housing units are planned to go up on 1847 Hancock St near the Mission Brewery; and on March 16th, the NBCPG will elect 4 new board members – location of elections to be announced next month.
I. Environment/Water: J. Gott – noted that Dan Richter, graduate student at the Scripps Institution of Oceanography provided an informative presentation on the topic of Climate Change at the January meeting. Next meeting Feb. 14, 2011 (2nd Monday of the month).
J. North Bay Planning/Development: D. Cohen – not present; no report provided.
K. P3-Point Loma People for Progress: P. Clark – Noted that last month's meeting had been cancelled.

V. Government Reports/Public Communications:

A. Council District II: No representative present; no report
B. City Planning: Tony Kempton – not in attendance, no report.

VI. Adjournment: 8:08 pm

Next PCPB regular meeting 3701 Voltaire **February 17, 2010** at 6:30 PM Pt. Loma Hervey Library.

Airport Noise Compliance 619-400-2799
Neighborhood Code Compliance 619-236-5500

Prepared by: John Gott, Secretary
FINAL: February 17, 2011

ATTACHMENT 8

DWAYNE L. LITTLE
DEC 4 1995

SCOTT HARVEY
Councilmember, Second District

December 1, 1995

Dwayne Little, Pt. Loma Nazarene College
3900 Lomaland Drive
San Diego, CA 92106

Dear Dwayne:

I am writing to update you regarding the erosion mitigation measures for Sunset Cliffs Park. Originally, Point Loma Nazarene College would have contracted for an inappropriate project. Ironically, this project was endorsed by the City and California Coastal Commission.

As you are well aware, the proposed measures were questioned by numerous members of the surrounding community because it would have done more harm than good. That is why earlier this week, I convinced my colleagues on the City Council to agree that the school had met it's permit requirements by putting $90,000 into an interest earning account. This money will be used in conjunction with future funds to complete the more comprehensive and permanent erosion control measure.

Furthermore, the City Manager was directed to work with the California Coastal Commission to ensure that this recent action will also meet their requirements.

This action could not have come about without your involvement. Please continue your efforts to benefit this important resource.

Sincerely,

Scott

Scott Harvey

SH/hl

Thanks for working with me and the community on this. Also by holding out for a better solution we succeeded!

CITY ADMINISTRATION BUILDING • 202 "C" STREET • SAN DIEGO, CALIFORNIA 92101 • (619) 236-6622

ATTACHMENT 8

DWAYNE L. LITTLE
JAN 1 0 1996

S500

(R-96-662 REV.1)

RESOLUTION NUMBER R-286668

ADOPTED ON NOVEMBER 28, 1995

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized to accept $90,000 from Point Loma Nazarene College to satisfy Condition No. 38 of Conditional Use Permit No. 87-0142.

BE IT FURTHER RESOLVED, that the Auditor and City Comptroller be and he is hereby authorized to establish a separate Interest Bearing Trust Fund.

BE IT FURTHER RESOLVED, that an expenditure of an amount not to exceed $90,000 from the Interest Bearing Trust Fund is hereby authorized for the purpose of funding drainage and erosion improvements in the Sunset Cliffs Natural Park.

BE IT FURTHER RESOLVED, in order that the funds received be applied in a more comprehensive long term solution to the drainage problem the Manager shall implement the following:

(1) That plan check fees shall be returned; and

(2) Any interest that has accrued or may accrue on the $90,000 shall be retained in the fund and used for the comprehensive long term solution; and

RECEIVED
JAN 0 8 1996
PETERSON & PRICE

(3) Staff is directed to work with the California Coastal Commission on any permit requirements.

APPROVED: JOHN W. WITT, City Attorney

By _____
John K. Riess
Senior Deputy City Attorney

JKR:pev
11/21/95
12/18/95 Rev. 1
Or.Dept:DSD
R-96-662
Form=r-t

Passed and adopted by the Council of The City of San Diego on NOV 28 1995, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Harry Mathis	☑	☐	☐	☐
Scott Harvey	☑	☐	☐	☐
Christine Kehoe	☑	☐	☐	☐
George Stevens	☑	☐	☐	☐
Barbara Warden	☑	☐	☐	☐
Valerie Stallings	☑	☐	☐	☐
Judy McCarty	☑	☐	☐	☐
Juan Vargas	☑	☐	☐	☐
Mayor Susan Golding	☑	☐	☐	☐

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By [signature], Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-286668 Adopted NOV 28 1995

This information is available in alternative formats upon request.

CC-1276 (Rev. 2-95)

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

THE CITY OF SAN DIEGO

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 Review ☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title — **Project No.** *For City Use Only*

Point Loma Nazarene University CUP Review

Project Address:

3900 Lomaland Dr. SD 92106

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

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

Additional pages attached ☒ Yes ☐ No

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

Project Title: Point Loma Nazarene University CUP Review

Project No. (For City Use Only)

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. 95-1644035

☐ 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): Point Loma Nazarene University
☒ Owner ☐ Tenant/Lessee
Street Address: 3900 Lomaland Drive San Diego, CA 92106
City/State/Zip: 619.849.2631
Phone No: 619.849-2007 Fax No:
Name of Corporate Officer/Partner (type or print): Joseph Watkins
Title (type or print): VP External Relations
Signature: Joseph Watkins Date: 2-15-11

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

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