



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 7, 2007 **REPORT NO.** PC-07-132

ATTENTION: Planning Commission, Agenda of November 15, 2007

SUBJECT: TEEN CHALLENGE – PROJECT NO. 122595. Process 4.

REFERENCE: Manager's Report No. P96-261

**OWNER/
APPLICANT:** Teen Challenge of Southern California, Inc. (Attachment 12)

SUMMARY

Issue(s): Should the Planning Commission approve an amendment to Conditional Use Permit No. 96-0445 to allow an existing 50-bed residential care facility to continue operations for another 15 years?

Staff Recommendation:

Approve Conditional Use Permit No. 417644 with conditions (Attachment 6).

Community Planning Group Recommendation: The Eastern Area Planning Committee reviewed this project at their meeting of March 13, 2007, and voted unanimously to recommend approval of the project with no conditions (Attachment 11).

Environmental Review: The Environmental Analysis Section (EAS) has reviewed the project and determined it is in conformance with the Negative Declaration No. 96-0445 originally prepared for the project, and no further environmental review is required.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None associated with this action.

Housing Impact Statement: None associated with this action.



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BACKGROUND

The 2.49 acre project site is located at 5450 Lea Street in the IL-2-1 Zone (Industrial-Light) of the Central Urbanized Planned District, and Residential Tandem Parking and Transit Area overlay zones, within the Eastern Area Neighborhood of the Mid-City Communities Plan Area (Attachment 1). The underlying zone IL-2-1 allows a mix of light industrial and office uses with limited commercial uses. The project site is legally described as Lot 1 Parkway Medical Tract Map No. 4652.

The subject site is designated for industrial land use in the Mid-City Communities Plan (Attachment 2). Existing land uses in the industrial area around the site include single and multi family residential uses as well as an SDGE substation located across Lea Street to the south. A large retail commercial building is located to the north. No new industrial uses have located in the area since the site was designated industrial with the 1998 Mid-City Communities Plan Update.

A 50-bed drug and alcohol rehabilitation residential care facility currently operates at the site within an existing 28,380-square-foot structure under the terms of existing Conditional Use Permit (CUP) No. 96-0445, approved by the Planning Commission on November 14, 1996 (Attachment 10). Section 141.0312 of the San Diego Municipal Code (Residential Care Facilities) allows for residential care facilities for 13 or more persons to be permitted with a decided in accordance with Process 4 subject to certain criteria being satisfied (Attachment 8).

DISCUSSION

Project Description:

The project is a request for an amendment to CUP No. 96-0445 to allow the existing residential care facility to continue to operate at the site for another 15 years. No other changes to the operations of the existing facility are proposed with the amendment.

The facility provides treatment for drug and alcohol dependency for men aged 18 and over. The program is voluntary and combines education, counseling and therapy. The participants are screened by staff and are required to make a 1 year commitment to participate in the program. Convicted sexual offenders are prohibited and there is no fee to the participant. The program includes a 90 day stay at the subject facility, during which time the residents follow a highly structured program within a supervised environment. The participants subsequently relocate to the Teen Challenge facility in Riverside for the remaining nine months of the treatment program.

Accessory uses include an after-school program; bible study groups, family counseling sessions and a book store, all of which are available to the public; and fund raising events. The after-school program consists of a tutorial program and computer lab, and a maximum of 20 junior high and high school students (including one staff member per five students) are permitted at the facility. Operation of the after-school programs are limited to Monday through Friday from 3:00PM to 5:00PM, as indicated in the original CUP No. 96-0445.

The site is improved with parking areas providing 107 parking spaces, which exceeds the 17 parking spaces required for the 10 staff persons and 50 residents at the facility (1 space /employee and 1 space/7 beds). Condition No. 25 of the draft CUP (Attachment 6) requires that in the event the residential care facility ceases operations and converts back to a commercial use, the on-site parking will need to meet the requirements of the regulations of the zone in place at that time. Vehicular access to the facility is off Lea Street via two access driveways fronting the south side of the property. Both driveways and two existing pedestrian ramps at the alley adjacent to the west side of the site will be reconstructed to current City standards as conditioned in the draft permit, and these upgrades represent the only construction activity which will occur.

The project was originally permitted to allow temporary parking of recreational vehicles at the project site to allow construction workers temporary living accommodations during renovation of the existing building. This aspect of the project was a sensitive issue with Planning Commissioners during the public hearing process in 1996, and as a result several conditions were added into the permit (conditions numbered 10 through 14) which specified limitations on the RV parking. Additionally, an existing roof mounted sign was to be removed as a condition of the original permit (Condition No. 15). As the roof sign was removed, and the building has been completely renovated and there is no longer a need for the temporary worker parking, these conditions are not included in the new CUP (Attachment 6).

Environmental Analysis:

A Negative Declaration, LDR No. 92-0445 was originally prepared for the project and was adopted by the Planning Commission on November 14, 1996. Since no significant changes to the project are proposed other than the extension of time, the negative declaration would still be applicable for the residential care facility.


CONCLUSION

Other than the upgrades to the driveways and pedestrian ramps, the project does not propose any new development or a change in use, and there are no known issues relative to its current operations. The project meets all current regulations pertaining to residential care facilities under Section 141.0312 of the San Diego Municipal Code. Staff recommends support of the proposed amendment to CUP No. 96-0445 to allow the existing residential care facility to continue it's operations for another 15 years, based upon the project's compliance with the SDMC.

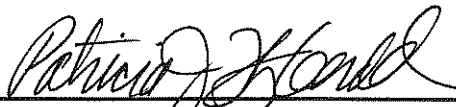
ALTERNATIVES

1. **Approve** Conditional Use Permit No. 417644, with modifications.
2. **Deny** Conditional Use Permit No. 417644, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Patricia J. FitzGerald
Development Project Manager
Development Services Department

WESTLAKE/PJF

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. SDMC Section 141.0312 (Residential Care Facilities)
9. Copy of Conditional Use Permit No. 96-0445
10. Planning Commission Report No. P96-261
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology