



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 16, 2010 **REPORT NO. PC-10-078**

**ATTENTION:** Planning Commission, Agenda of September 23, 2010

**SUBJECT:** SAN DIEGO CHRISTIAN WORSHIP CENTER – PROJECT NO. 181940 – PROCESS THREE

**REFERENCE:** Report to the Hearing Officer, dated June 16, 2010, Report No. HO-10-059

**OWNER:** Lido Investment Property, LLC, Property Owner

**APPLICANT:** Mr. Michael Williams, Senior Administrator for the San Diego Christian Worship Center

### SUMMARY

**Issue(s):** Should the Planning Commission approve an appeal of a Hearing Officer decision to approve a Conditional Use Permit an existing religious facility within two existing buildings at 9561 and 9581 Ridgehaven Court within the Kearny Mesa Community Plan area?

**Staff Recommendation:** APPROVE the appeal and DENY Conditional Use Permit No. 655933.

**Community Planning Group Recommendation:** The Kearny Mesa Community Planning Group voted 10-2-0 to recommend approval on this project at their meeting of October 21, 2009, with the conditions that the CUP be for five years without renewal opportunity, and that the site improvements such as the sidewalk installation, driveway reconstruction to current standards, and a curb cut closure not be required (Attachment 12).

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on

May 19, 2010, and the opportunity to appeal that determination ended on June 4, 2010.

**Fiscal Impact Statement:** All costs associated with processing of this application are paid for by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** There is no Impact on Housing. This project site is located on an industrial zoned property currently developed with a light industrial office complex proposed to continue as a religious facility for two of the existing buildings.

## **BACKGROUND**

The project site is developed with three, one-story light industrial office buildings and the church currently utilizes two of these buildings which total approximately 20,607 square feet, on a 3.5-acre property. In the past all three buildings had been utilized by the church, however, over time the church use has been reduced down to two buildings. The project site is located at 9561 and 9581 Ridgehaven Court, within the IL-2-1 zone, Airport Influence Area Overlay zone, FAA Part 77 Overlay zone within the Kearny Mesa Community Plan Area (Attachments 1 through 3).

The Hearing Officer approved Conditional Use Permit No. 14497, Project Number 8157, on March 3, 2004, which expanded the facility and extended the use for a second five year period (Attachment 11). A Conditional Use Permit Amendment is required to continue this use at the current location pursuant to the Land Development Code Section 131.0622, Table 131.06B.

At the June 16, 2010 public hearing, the Hearing Officer directed Staff to prepare a Conditional Use Permit with affirmative findings in order to approve the proposal. On June 30, 2010, the Hearing Officer approved the request to amend and extend the Conditional Use Permit for this facility for another five year period, removed an Engineering condition requiring sidewalk improvement from the permit, and modified the affirmative permit findings (Attachments 5 & 6).

On July 8, 2010, Patti Krebs filed an appeal of the Hearing Officer's decision, citing the project's inconsistency with the City's General Plan goal to protect Prime Industrial Lands.

## **DISCUSSION**

### **Project Description:**

The project proposes to continue the use of the existing two, one-story light industrial office buildings of approximately 20,607 square feet of gross floor area for an additional five year period (Attachment 9). The previous approval permitted a church facility and accessory uses in three buildings addressed at 9541, 9561, and 9581 Ridgehaven Court, and it required 255 off-street parking spaces, some of which are provided on-site and some provided off-site via shared parking agreements. This amendment would reduce the church use to two buildings with 255 off-street parking spaces continued to be maintained. The facility provides two worship services on Sunday with up to 400 people in attendance at each service. The church also conducts a Bible

Study on Wednesday evenings for up to 100 people. There are no further physical changes proposed to the existing buildings or developed property with this proposal.

**Community Plan Analysis:**

The project site is designated for Industrial and Business Park use by the Kearny Mesa Community Plan (KMCP), which is intended to accommodate a mixture of research and development, office, and manufacturing uses. A primary goal and policy of the KMCP is to preserve an adequate supply of industrial land. The project site is also identified as Prime Industrial by the City's General Plan. The Economic Prosperity Element of the General Plan - Section EP-A.13, states that areas identified as Prime Industrial Land as shown on Figure EP- 1 which require discretionary permits for public assembly or sensitive receptor land uses, are not permitted.

**Project-Related Issues:**

The draft permit before the Hearing Officer contained an Engineering condition requiring sidewalk improvements for the project site. The applicant identified a pending Public Improvement Project, CIP No. 527150, that if implemented would install the requested sidewalk improvements. Engineering Section Staff indicated that the project is currently not fully funded at this time and may not be implemented in the future. However, the Hearing Officer removed the condition for the sidewalk improvements primarily because the permit was for a limited time period of 5 years and because the Community Planning Group recommended the removal of this condition.

**Appeal Issue:**

The appeal states that approval of this permit is inconsistent with the City's adopted General Plan policy to protect prime industrial lands (Attachment 10). The project is located within Prime Industrial Land, and the proposed use is a sensitive receptor land use not permitted under the Policy. In approving this permit, the Hearing Officer cited the Religious Land Use and Institutionalized Person Act, and that the use as an existing use has the right to stay under the Act. The Hearing Officer also stated that there was no compelling or immediate reason to move the use. Planning Staff stated at the hearing that they did not believe that the Religious Land Use and Institutionalized Person Act applies in this case, because the General Plan Policy broadly identifies sensitive receptors as not being permitted within the Prime Industrial Lands, and not specifically religious institutions or churches.

**Conclusion:**

Staff has reviewed the request for the Conditional Use Permit Amendment and concluded that they could not support this continued use as a church facility due to the conflict with the stated goals of the Kearny Mesa Community Plan and the Economic Prosperity Element of the General Plan. Staff believes the required findings cannot be made in the affirmative and recommends the Planning Commission Approve the appeal of the Hearing Officer's decision and deny the project (Attachment 7).

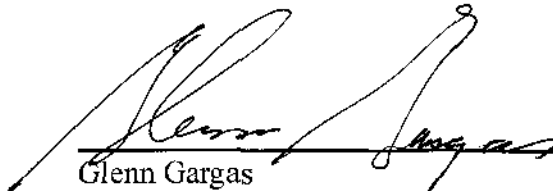
**ALTERNATIVE**

**Deny the appeal and Approve Conditional Use Permit No. 655933, if the required findings to approve the project can be affirmed.**

Respectfully submitted,



\_\_\_\_\_  
Mike Westlake  
Program Manager  
Development Services Department



\_\_\_\_\_  
Glenn Gargas  
Development Services Department

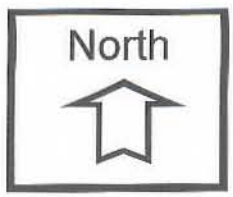
Attachments:

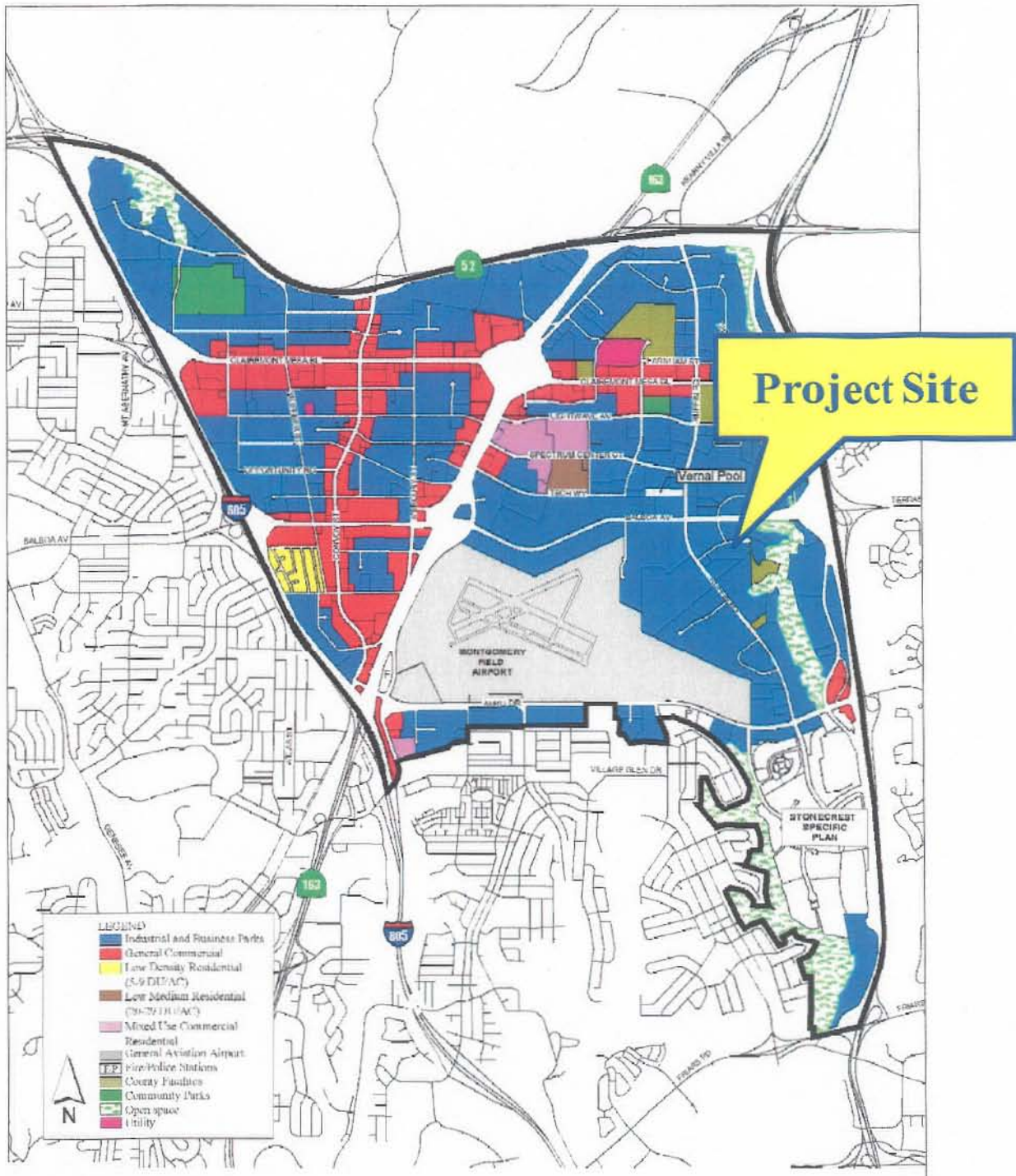
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Permit Resolution with Findings as Approved by Hearing Officer
6. Draft Permit with Conditions
7. Draft Permit Resolution with Findings to Deny
8. Environmental Exemption
9. Project Site Plan
10. Copy of Appeal
11. Copy of Recorded Permit
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology



**Aerial Photo**

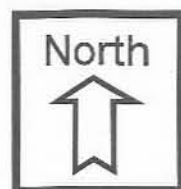
**SAN DIEGO CHRISTIAN WORSHIP – PROJECT NUMBER 181940**  
**9561 and 9581 RIDGEHAVEN COURT**





## Land Use Map

**SAN DIEGO CHRISTIAN WORSHIP – PROJECT 181940**  
**9561 and 9581 RIDGEHAVEN COURT**





## Project Location Map

SAN DIEGO CHRISTIAN WORSHIP – PROJECT NUMBER 181940

9561 and 9581 RIDGEHAVEN COURT



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	SAN DIEGO CHRISTIAN WORSHIP CENTER	
<b>PROJECT DESCRIPTION:</b>	CUP Amendment requesting an additional five year period for existing church facility within two existing one-story light industrial office buildings on a 3.5 acre site.	
<b>COMMUNITY PLAN AREA:</b>	Kearny Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit – Amendment (CUP) No. 655933	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial and Business Park	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> IL-2-1: Light Industrial zone <b>HEIGHT LIMIT:</b> None. <b>LOT SIZE:</b> 15,000 square-foot minimum lot size. <b>FLOOR AREA RATIO:</b> 2.00 maximum. <b>FRONT SETBACK:</b> 20 feet. <b>SIDE SETBACK:</b> 10 feet. <b>STREETSIDE SETBACK:</b> 10 feet. <b>REAR SETBACK:</b> 15 feet. <b>PARKING:</b> 285 parking spaces required.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial; IL-2-1	Industrial Office
<b>SOUTH:</b>	Industrial; IL-2-1	Industrial Office
<b>EAST:</b>	Industrial; IL-2-1.	Industrial Office
<b>WEST:</b>	Industrial; IL-2-1	Industrial Office
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 21, 2009, the Kearny Mesa Community Planning Group voted 10-2-0 recommending approval of the proposed project for a five year period without renewal opportunity.	



**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_**  
**CONDITIONAL USE PERMIT NO. 655933**  
**AMENDMENT TO CUP NO. 14497**  
**SAN DIEGO CHRISTIAN WORSHIP CENTER - PROJECT NO. 181940**

WHEREAS, Lido Investment Property, LLC, Owner and San Diego Christian Worship Center, Permittee, filed an application with the City of San Diego for a permit to amend Conditional Use Permit No. 14497 to allow an additional use of the property for a Church Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 655933), on portions of a 3.5-acre property;

WHEREAS, the project site is located at 9561 and 9581 Ridgehaven Court, in the IL-2-1 Zone of the Kearny Mesa Community Planning area;

WHEREAS, the project site is legally described as Lots 5,6 and 7, Daley Business Park, Unit No. 2, Map No. 8375;

WHEREAS, on June 16, 2010, and continued to June 30, 2010, the Hearing Officer of the City of San Diego considered and approved Conditional Use Permit No. 655933 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 8, 2010, Ms. Patti Krebs filed an appeal of the Hearing Officer's decision;

WHEREAS, on September 23, 2010, the Planning Commission of the City of San Diego considered the appeal of Conditional Use Permit No. 655933 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 19, 2010, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated September 23, 2010.

**Findings for Conditional Use Permit Approval – Section §126.0305**

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

The project site is designated for Industrial and Business Park uses by the Kearny Mesa Community Plan (KMCP), which is intended to accommodate a mixture of research and development, office, and manufacturing uses. A primary goal and policy of the Kearny Mesa Community Plan is to preserve an adequate supply of industrial land. The project site is also identified as Prime Industrial by the City's General Plan. The Economic Prosperity Element of the General Plan - EP-A.13 states that areas

identified as Prime Industrial Land as shown on Figure EP-1 which require discretionary permits for public assembly or sensitive receptor land uses are not permitted.

The General Plan Action Plan provides the roadmap for General Plan implementation and states that Land Development Code (LDC) amendments are necessary to fully implement the General Plan Economic Prosperity Element, among others. The General Plan Action Plan specifically identifies that LDC amendments are needed “to exclude or further limit sensitive receptor and public assembly uses within areas identified as Prime Industrial Lands in the General Plan.” Such LDC amendments have not yet been adopted by City Council, and the current LDC allows churches and places of religious assembly to be located in the IL-2-1 zones with the approval of a Conditional Use Permit (CUP).

The General Plan Action Plan explains that General Plan “[i]mplementation will be an ongoing process through the 20-30 year planning horizon of the General Plan. The rate at which implementation will occur is dependent on the City’s budget. Each of the tables contains ongoing, short-, mid-, and long-term actions associated with the implementation of General Plan policies.” This religious use is an existing use at this current location, and this continued use is only proposed for an additional five years to allow the applicant time to find a new location. Because there are other religious and assembly uses that are previously conforming located in the Prime Industrial areas, this use could be considered consistent with the General Plan implementation in that it facilitates the phasing out of assembly use in this industrial area, and it is short in duration.

This existing religious use also has rights under the Religious Land Use and Institutionalized Persons Act that was also considered in this decision. When the goals and policies of the General Plan and Community Plan were weighed against the applicant’s rights under the Religious Land Use and Institutionalized Persons Act, along with submitted public testimony regarding a recent period of high tenant vacancy rate within the immediate area, there did not appear to be any substantial burden or immediate reason to deny this use for this short period of time.

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

This project proposes to amend the prior Conditional Use Permit to allow an additional five years of use for an existing Church Facility within an existing two light industrial office buildings located within the Kearny Mesa Community Plan area. During environmental review, it was determined that the project would not have a significant environmental effect and it was determined to be categorically exempt under the California Environmental Quality Act (CEQA). A review of potential public health, safety, and welfare issues was part of this environmental review. The proposed Conditional Use Permit Amendment to allow an additional five years of use as a Church Facility would therefore not be detrimental to the public health, safety and welfare.

**(c) The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

This project proposes a Conditional Use Permit Amendment to allow an additional five years of use as a Church Facility within two existing light industrial office buildings located within the Kearny Mesa Community Plan area. There is no further construction associated with this approval. This development was reviewed for compliance with the applicable development regulations such as the City’s off-street parking regulations, sight visibility requirements and the IL-2-1 Zone development regulations.

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

The project site is designated for Industrial and Business Park uses by the Kearny Mesa Community Plan (KMCP), which is intended to accommodate a mixture of research and development, office, and manufacturing uses. A primary goal and policy of the Kearny Mesa Community Plan is to preserve an adequate supply of industrial land. The project site is also identified as Prime Industrial by the City's General Plan. The Economic Prosperity Element of the General Plan - EP-A.13 states that areas identified as Prime Industrial Land as shown on Figure EP-1 which require discretionary permits for public assembly or sensitive receptor land uses are not permitted.

The General Plan Action Plan provides the roadmap for General Plan implementation and states that Land Development Code (LDC) amendments are necessary to fully implement the General Plan Economic Prosperity Element, among others. The General Plan Action Plan specifically identifies that LDC amendments are needed "to exclude or further limit sensitive receptor and public assembly uses within areas identified as Prime Industrial Lands in the General Plan." Such LDC amendments have not yet been adopted by City Council, and the current LDC allows churches and places of religious assembly to be located in the IL-2-1 zones with the approval of a Conditional Use Permit (CUP).

The General Plan Action Plan explains that General Plan "[i]mplementation will be an ongoing process through the 20-30 year planning horizon of the General Plan. The rate at which implementation will occur is dependent on the City's budget. Each of the tables contains ongoing, short-, mid-, and long-term actions associated with the implementation of General Plan policies." This religious use is an existing use at this current location, and this continued use is only proposed for an additional five years to allow the applicant time to find a new location. Because there are other religious and assembly uses that are previously conforming located in the Prime Industrial areas, this use could be considered consistent with the General Plan implementation in that it facilitates the phasing out of assembly use in this industrial area, and it is short in duration. Therefore, the use is considered appropriate at this location at this time.

This existing religious use also has rights under the Religious Land Use and Institutionalized Persons Act that was also considered in this decision. When the goals and policies of the General Plan and Community Plan were weighed against the applicant's rights under the Religious Land Use and Institutionalized Persons Act, along with submitted public testimony regarding a recent period of high tenant vacancy rate within the immediate area, there did not appear to be any substantial burden or immediate reason to deny this use for this short period of time.

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 655933 is hereby APPROVED by the Planning Commission to the referenced Owner/Permittee.

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Glenn R. Gargas, AICP  
Development Project Manager  
Development Services

Adopted on: September 23, 2010

Internal Order No. 23432474

**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: 23432474

**CONDITIONAL USE PERMIT NO. 655933**  
**SAN DIEGO CHRISTIAN WORSHIP CENTER - PROJECT NO. 181940**  
**AN AMENDMENT TO CUP NO. 14497**  
**PLANNING COMMISSION**

This Conditional Use Permit No. 655933, an amendment to CUP No. 14497 is granted by the Planning Commission of the City of San Diego to Lido Investment Property, LLC, Owner and San Diego Christian Worship Center, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303. The 3.5-acre site is located at 9561 and 9581 Ridgehaven Court, in the IL-2-1 Zone of the Kearny Mesa Community Planning area. The project site is legally described as: Lots 5, 6 and 7, Daley Business Park, Unit No. 2, Map No. 8375.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to Amend Conditional Use Permit No. 14497 to allow additional time to use the property for a Church Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 23, 2010, on file in the Development Services Department.

The project shall include:

- a. Church facility and accessory uses within two existing one-story light industrial office buildings to total approximately 20,607 square feet of gross floor area on a 3.5-acre property;
- b. Existing Landscaping (planting, irrigation and landscape related improvements);
- c. Existing Off-street parking (255 parking spaces located both on-site and off-site via a Shared Parking Agreement);

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on June 30, 2014.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **ENGINEERING REQUIREMENTS:**

12. Within 120 days of the recordation of the Conditional Use Permit, the Permittee shall replace curb returns along the frontage with City Standard driveways, to the satisfaction of the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

13. Owner/Permittee shall maintain a minimum of 255 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
14. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
15. 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**

16. Church services shall be limited to two services held on Sundays between 8:30 a.m. and 9 p.m., and each service shall be limited to a maximum of 400 attendees.
17. No more than 200 people may attend bible study, and the days and hours of bible study shall be limited to Wednesdays from 7:00 pm to 8:30 pm.
18. No more than 50 people may attend prayer group, and the days and hours of prayer group shall be limited to Tuesdays from 6:00 am to 7:00 am.
19. No more than 10 people may utilize the office portion of the church at any one time and the office operation shall be limited to 8:00 am through 5:00 pm Monday through Friday. No other portion of the site may be utilized during these hours.
20. Classrooms shall be in use only during Sunday services.
21. No school or daycare shall be allowed at the facility.
22. Prior to the issuance of the conditional use permit, the Owner/Permittee shall record Shared Parking Agreement(s) to provide a minimum combined total of 255 parking spaces available for the facility, satisfactory to the City Engineer.
23. No fewer than 255 on-street automobile parking spaces, located both on-site and off-site via Shared Parking Agreement(s), shall be maintained for this facility's use at all times in the approximate locations shown on the approved Exhibit "A." Additionally, no fewer than 5 accessible parking spaces (including 2 van accessible spaces), 4 bicycle parking spaces with rack(s), and 4 motorcycle parking spaces shall be provided on-site as shown on the approved Exhibit "A." Parking spaces shall comply at all times with the Land Development Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing by the Development Services Director.



24. Prior to the issuance of the permit, the Owner/Permittee shall assure by permit and bond the construction of a minimum 5 foot wide non-contiguous sidewalk, satisfactory to the City Engineer.

**INFORMATION ONLY:**

- 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 Planning Commission of the City of San Diego on September 23, 2010 by Resolution No. \_\_\_\_\_.

**PLANNING COMMISSION RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 655933  
AMENDMENT TO CUP NO. 99-0541  
SAN DIEGO CHRISTIAN WORSHIP CENTER - PROJECT NO. 181940**

WHEREAS, Lido Investment Property, LLC, Owner and San Diego Christian Worship Center, Permittee, filed an application with the City of San Diego for a permit to Amend Conditional Use Permit No. 99-0541 to allow an additional use of the property for a Church Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 655933), on portions of a 3.5-acre property;

WHEREAS, the project site is located at 9561 and 9581 Ridgehaven Court, in the IL-2-1 Zone of the Kearny Mesa Community Planning area;

WHEREAS, the project site is legally described as Lots 5,6 and 7, Daley Business Park, Unit No. 2, Map No. 8375;

WHEREAS, on June 16, 2010, and continued to June 30, 2010, the Hearing Officer of the City of San Diego considered and approved Conditional Use Permit No. 655933 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 8, 2010, Ms. Patti Krebs filed an appeal of the Hearing Officer's decision;

WHEREAS, on September 23, 2010, the Planning Commission of the City of San Diego considered the appeal of Conditional Use Permit No. 655933 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 19, 2010, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated September 23, 2010.

FINDINGS:

**Findings for Conditional Use Permit Approval – Section §126.0305**

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

The project site is designated for Industrial and Business Park land by the Kearny Mesa Community Plan (KMCP), which is intended to accommodate a mixture of research and development, office, and manufacturing uses. A primary goal and policy of the Kearny Mesa Community Plan is to preserve an

adequate supply of industrial land. The project site is also identified as Prime Industrial by the City's General Plan. The Economic Prosperity Element of the General Plan - EP-A.13 states that areas identified as Prime Industrial Land as shown on Figure EP-1 which require discretionary permits for public assembly or sensitive receptor land uses are not permitted. As proposed the project is not a permitted use within this industrial area and it is not consistent with the Kearny Mesa Community Plan and the Economic Prosperity Element of the General Plan. Therefore, approval of this project will adversely affect both the Kearny Mesa Community Plan and the City of San Diego's General Plan.

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

This project proposes to amend the past Conditional Use Permit to allow an additional five years of use for an existing Church Facility within an existing two light industrial office buildings located within the Kearny Mesa Community Plan area. During environmental review, it was determined that the project would not have a significant environmental effect and it was determined to be categorically exempt under the California Environmental Quality Act (CEQA). A review of potential public health, safety, and welfare issues was part of this environmental review. The proposed Conditional Use Permit Amendment to allow an additional five years of use as a Church Facility would therefore not be detrimental to the public health, safety and welfare.

**(c) The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

This project proposes a Conditional Use Permit Amendment to allow an additional five years of use as a Church Facility within two existing light industrial office buildings located within the Kearny Mesa Community Plan area. There is no further construction associated with this approval. This development was reviewed for compliance with the applicable development regulations such as the City's off-street parking regulations, sight visibility requirements and the IL-2-1 Zone development regulations. As such, the proposed development does comply with the regulations of the Land Development Code.

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

This project proposes a Conditional Use Permit Amendment to allow an additional five years of use as a Church Facility within two existing light industrial office buildings located within the Kearny Mesa Community Plan area. The subject property is designated Industrial and Business Park land by the Kearny Mesa Community Plan. A primary goal and policy of the Kearny Mesa Community Plan is to preserve an adequate supply of industrial land. The project site is also identified as Prime Industrial by the City's General Plan. The Economic Prosperity Element of the General Plan - EP-A.13 states that areas identified as Prime Industrial Land as shown on Figure EP-1 which require discretionary permits for public assembly or sensitive receptor land uses are not permitted. As proposed the project is not a permitted use within this industrial area and it is not consistent with the Kearny Mesa Community Plan and the Economic Prosperity Element of the General Plan. Thus the proposed use is not an appropriate use at this proposed location within the Prime Industrial Area.

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 655933 is hereby DENIED by the Planning Commission to the referenced Owner/Permittee.

---

Glenn R. Gargas, AICP  
Development Project Manager  
Development Services

Adopted on: September 23, 2010

Internal Order No. 23432474

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

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

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

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

PROJECT TITLE/ NO.: SAN DIEGO CHRISTIAN WORSHIP /181940

PROJECT LOCATION-SPECIFIC: 9561 and 9581 Ridgehaven Court, San Diego, CA 92123

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a Conditional Use Permit to renew an expired permit for an existing 20,607-square foot church. The 151,480-square-foot project site is located at 9561 and 9581 Ridgehaven Court, is designated as Industrial and Business Park, zoned IL-2-1 (Light Industrial), within the Airport Influence Area, FAA Part 77 Notification, within the Kearney Mesa Community Plan Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike Williams, 9561 Ridgehaven Court, San Diego, CA 92123, (858) 571-4880.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an Initial Study that determined that the project would not have the potential for causing a significant effect on the environment in that the project would not be expanding the current use nor is any construction being proposed that would cause a physical impact. The project would not result in any additional significant impacts to biological resources and historical resources. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time determination. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

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

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

*Walter M. / Genio Planno*

SIGNATURE/TITLE

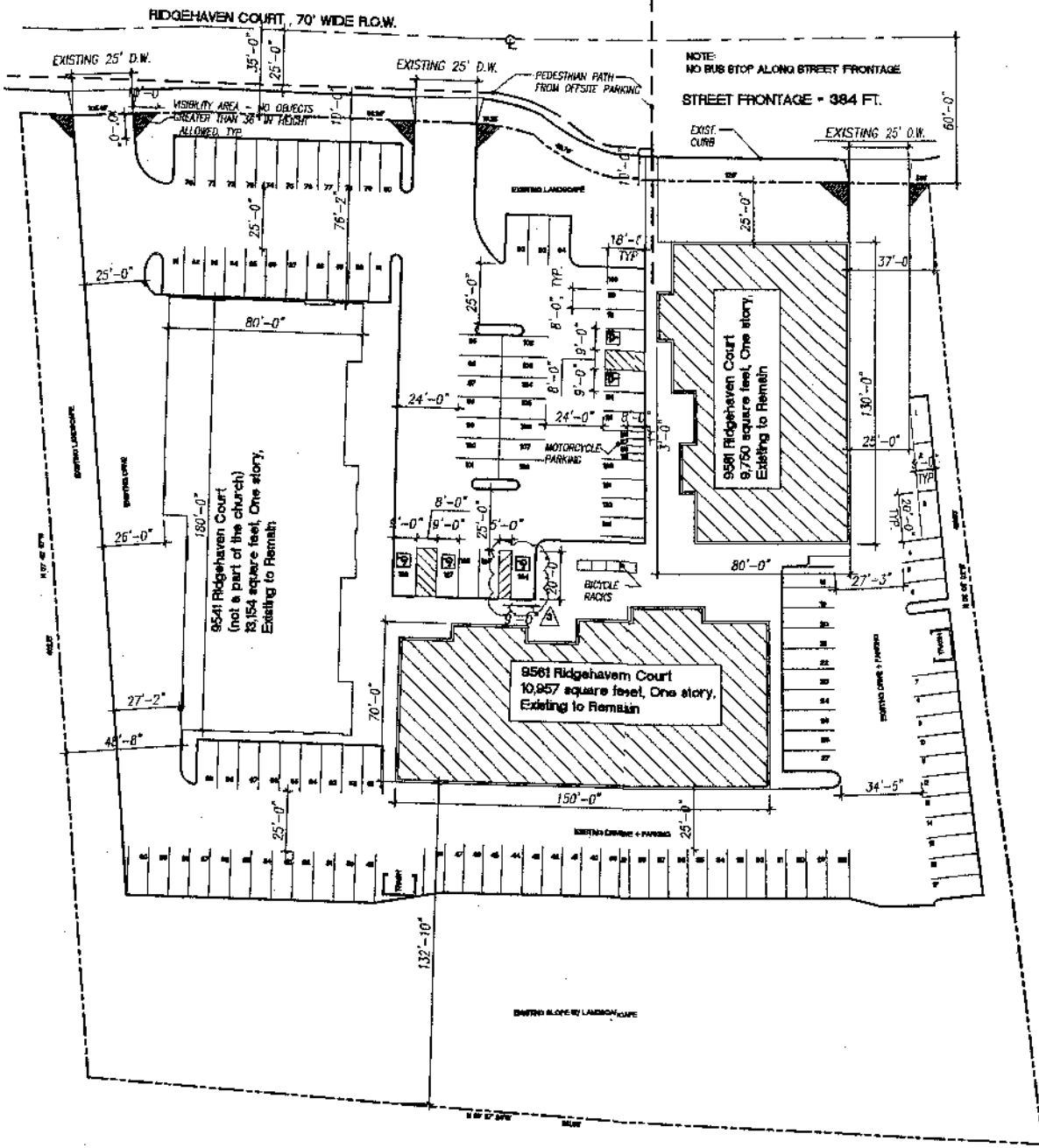
May 19, 2010

DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



NOTE: DIMENSIONS PLUS MINUS ARE APPROXIMATE

NOTE:



# SITE PLAN

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

 THE CITY OF SAN DIEGO	City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101 (619) 446-5210	<h2 style="margin: 0;">Development Permit/ Environmental Determination Appeal Application</h2>	<b>FORM</b> <b>DS-3031</b> MAY 2010
--	---	--	---

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

**1. Type of Appeal:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Process Two Decision - Appeal to Planning Commission<br><input checked="" type="checkbox"/> Process Three Decision - Appeal to Planning Commission<br><input type="checkbox"/> Process Four Decision - Appeal to City Council | <input type="checkbox"/> Environmental Determination - Appeal to City Council<br><input type="checkbox"/> Appeal of a Hearing Officer Decision to revoke a permit |
|---|---|

**2. Appellant** Please check one  Applicant  Officially recognized Planning Committee  "Interested Person" (Per M.C. Sec. 113.0103)

Name: Patti Krebs E-mail Address: iea@iea.sdco mail.com  
 Address: 110 West C St #900 City: San Diego State: CA Zip Code: 92101 Telephone: 619 544-9684

**3. Applicant Name** (As shown on the Permit/Approval being appealed). Complete if different from appellant.

San Diego Christian Worship Center

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.: <u>Conditional Use Permit 99-0541</u>	Date of Decision/Determination: <u>June 30</u>	City Project Manager: <u>Glenn Karges</u>
--	---	--

Decision (describe the permit/approval decision):

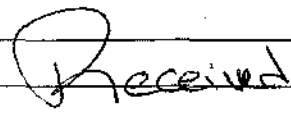
Approve the Permit

**5. Grounds for Appeal** (Please check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Factual Error (Process Three and Four decisions only)<br><input checked="" type="checkbox"/> Conflict with other matters (Process Three and Four decisions only)<br><input checked="" type="checkbox"/> Findings Not Supported (Process Three and Four decisions only) | <input type="checkbox"/> New Information (Process Three and Four decisions only)<br><input type="checkbox"/> City-wide Significance (Process Four decisions only) |
|---|---|

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

Inconsistent with adopted city-wide General Plan to protect prime industrial lands.

  
 Received DRT  
 July 9, 2010  
 Development Services

**6. Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Patti Krebs Date: 7/8/10

**Note: Faxed appeals are not accepted. Appeal fees are non-refundable.**



10973

DOC # 2004-0569980

ATTACHMENT 11

JUN 18, 2004 9:04 AM

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 23.00



SPACE ABOVE

JOB ORDER NUMBER: 42-1557

CONDITIONAL USE PERMIT NO. 14497  
SAN DIEGO CHRISTIAN WORSHIP CENTER  
HEARING OFFICER

This Conditional Use Permit is granted by the HEARING OFFICER of the City of San Diego to THE SAN DIEGO CHRISTIAN WORSHIP CENTER, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 3.5 acre site is located at 9541 Ridgehaven Court in the IL-2-1 Zone of the Kearny Mesa Community Plan. The project site is legally described as Lot 7, Daley Business Park, Unit No. 2, Map 8375.

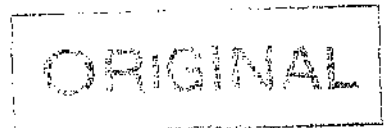
Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a request for an extension of time for a period of five additional years and to expand an existing church facility by utilizing 4,482 square feet of an adjacent existing building for accessory uses, such as choral and youth group meetings, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated March 3, 2004, on file in the Development Services Department.

The project or facility shall include:

- a. Church facility and accessory uses within three buildings addressed 9541, 9561, and 9581 Ridgehaven Court (9,750 square feet, and 11,250 square feet and 4,482 square feet);
- b. 255 off-street parking spaces located both on-site and off-site via a Shared Parking Agreement;
- e. 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 SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit



unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC 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 utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. This Conditional Use Permit [CUP] and previous Conditional Use Permits, and corresponding uses of this site shall all expire on March 3, 2009. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

10. The original Conditional Use Permit, C-21269 and the subsequent amendment, Conditional Use Permit 99-0541 remain in full force and effect except as identified in the permit.

11. Prior to the expiration date of this Conditional Use Permit (CUP), the Owner/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.

**PLANNING/DESIGN REQUIREMENTS:**

12. No fewer than 255 off-street parking spaces located both on-site and off-site via a shared parking agreement shall be maintained for this use at all times in the approximate locations shown on the approved Exhibit A, dated March 3, 2004, on file in the office of the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

13. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

14. All signs associated with this development shall be consistent with sign criteria established by Citywide sign regulations.

**INFORMATION ONLY:**

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

APPROVED by the HEARING OFFICER of the City of San Diego on March 3, 2004, **D-4621**.

ALL-PURPOSE CERTIFICATE

42-1557/8157

Type/PTS Approval Number of Document CUP 14497

Date of Approval March 3, 2004

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

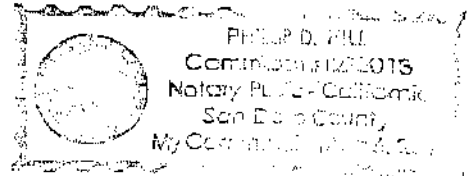
*Kathy Henderson*

**Kathy Henderson, Development Project Manager**

On 3-18-04 before me, Phillip D. Hill, (Notary Public), personally appeared **Kathy Henderson**, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature *Phillip D. Hill*  
Phillip D. Hill



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed *Arthur A. Evans*  
Typed Name Arthur A. Evans

Signed \_\_\_\_\_  
Typed Name \_\_\_\_\_

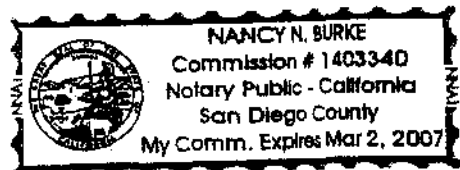
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

The San Diego Christian Worship Center

On APRIL 8, 2004 before me, NANCY N BURKE (Name of Notary Public) personally appeared ARTHUR AUSTIN EVANS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Nancy N. Burke*



ORIGINAL

# Kearny Mesa Planning Group ATTACHMENT 12

C/O Gibbs Flying Service, Inc.  
8906 Aero Drive, San Diego, CA 92123  
858-277-0162 FAX 858-277-0854  
[www.geocities.com/kearnymesaplanninggroup](http://www.geocities.com/kearnymesaplanninggroup)

December 15, 2009

Glenn Cargas, Project Manager  
City of San Diego  
Development Services Department  
1222 First Avenue, MS302  
San Diego, CA 92101

Re: SD Christian Worship CUP  
Project No 181940

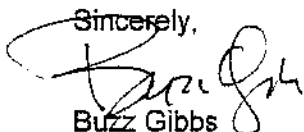
Dear Mr. Cargas,

At the regularly scheduled meeting of the Kearny Mesa Planning Group on October 21, Mr. Sergio Stevens and Mr. Mike William, representing the San Diego Christian Worship Center, presented their request for a Conditional Use Permit to continue to operate a church at 9561 and 9582 Ridgehaven Court in the IL-2-1 zone. Mr. Stevens described the request as a renewal of CUP 14497 that expired in March of this year however City policy treats this CUP application as a completely new use. The church has operated at this site for the past 15 years under this and earlier CUPs and has been a good neighbor with no negative effects on the other users of this industrial park. This CUP request also somewhat downsizes the past church use as one of the three buildings under the expired CUP is not being requested. Mr. Stevens and Mr. Williams continued to describe the church activities, days and hours of services, and attendance at services. One major element of the churches uses is that the church does not offer day care or a school, so it does not impose environmental restrictions on adjacent properties. They have only weekend church services and minor evening activities and their traffic is off peak.

The presenters continued with describing the new site requirements that have been proposed by staff per the cycle letter and asked for assistance in not being required to implement them. The chair also commented that staff has taken the position that this activity, assembly use, is not permitted in the Prime Industrial Lands Map area and this site is in that area. The presenters also offered to agree to not seek a renewal of an additional cup as their goal is to relocate the church to a site they can own. A five year CUP, as requested, would meet their needs. After numerous questions and comments, a motion was made to recommend approval of this CUP request with the conditions that the CUP be for five years without a renewal opportunity, that the site improvements such as the sidewalk installation and driveway reconstruction to current standards and a closure not be required as there are no other sidewalks in this area and existing utilities and mature trees would need to be removed. Additional comments regarding the Prime Industrial Lands Map issue was added in the motion "that the group is taking the position that this is an "existing non-conforming use" as it was there before the Prime Industrial Lands Map area was designated". If this was actually a new use to the area, it would not be supported, but the group feels that fairness requires this CUP be renewed as requested. That motion passed 10-2-0.

If you need any additional information on this matter, please give me a call.

Sincerely,



Buzz Gibbs



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: San Diego Christian Worship Center Project No. For City Use Only: 181940  
 Project Address: 9541, 9561, 9581 Ridgehaven Ct. San Diego, CA 92123

**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.

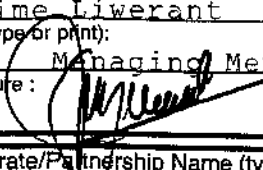
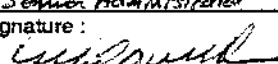
Additional pages attached  Yes  No

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: <u>San Diego Christian Worship Center</u>	Project No. (For City Use Only)
<b>Part II - To be completed when property is held by a corporation or partnership</b>	
<b>Legal Status (please check):</b>	
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. <u>75-3182919</u> <input type="checkbox"/> Partnership	
<p>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. <b>Note:</b> 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. <b>Additional pages attached</b>    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): <u>Lido Investment Company, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>9471 Ridgehaven Ct. Ste. B</u> City/State/Zip: <u>San Diego, CA 92123</u> Phone No: <u>(858) 277-6450</u> Fax No: <u>(858) 277-9336</u> Name of Corporate Officer/Partner (type or print): <u>Jaime Liverant</u> Title (type or print): <u>Managing Member</u> Signature:  Date: <u>4/2/08</u>	Corporate/Partnership Name (type or print): <u>San Diego Christian Worship Center</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: <u>9541 Ridgehaven Ct.</u> City/State/Zip: <u>San Diego, CA 92123</u> Phone No: <u>(858) 571-4880</u> Fax No: <u>(858) 571-0645</u> Name of Corporate Officer/Partner (type or print): <u>Mike Williams</u> Title (type or print): <u>Senior Admin. Director</u> <u>4-10-08</u> 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:	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:

**SAN DIEGO CHRISTIAN WORSHIP CENTER**  
**Project No. 181940**  
**Project Chronology**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
6/11/09	Applicant submits initial plans/Deemed Complete	Project plans distributed for City staff review.	1 day	
7/09/09	First Assessment Letter	First Assessment Letter identifying required approvals and outstanding issues provided to applicant.	28 Days	
3/05/10	Applicant submits second full set of plans .	Applicant's revised set of plans submitted in response to first assessment letter from City staff.		7 Months 25 Days
3/26/10	Second Assessment Letter	Second Assessment Letter identifying all remaining/outstanding issues.	21 Days	
4/08/10	Applicant submits third set of plans .	Applicant revised plans in response to second assessment letter from City staff.		12 Days
5/25/10	All issues resolved.	All remaining/outstanding issues were resolved – set for hearing.	1 Month 17 Days	
6/16/10 6/30/10	Hearing Officer Hearing	Public Hearing.	21 Days	
07/08/10	Appeal	Appeal of Hearing Officer's decision.	8 Days	
09/23/10	Planning Commission Hearing	Appeal Hearing	2 Months 15 Days	
<b>TOTAL STAFF TIME</b>		Averaged at 30 days per month	<b>6 Months 20 Days</b>	
<b>TOTAL APPLICANT TIME</b>		Averaged at 30 days per month		<b>8 Months 7 Days</b>
<b>TOTAL PROJECT RUNNING TIME</b>			<b>14 Months, 27 Days</b>	