



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** June 16, 2011 **REPORT NO.** PC-11-049

**ATTENTION:** Planning Commission, Agenda of June 23, 2011

**SUBJECT:** BAYVIEW BAPTIST CHURCH Extension Of Time - PROJECT NO. 227511. PROCESS 4

**REFERENCE:** Report No. PC-06-289

**OWNER/  
APPLICANT:** Vernon Evens for Bayview Baptist Church/  
Kathryn Conniff (Attachment 9)

### SUMMARY

**Issue(s):** Should the Planning Commission approve an Extension Of Time for a previously approved Planned Development Permit, Site Development Permit and Conditional Use Permit for the development of a new church to include a sanctuary, chapel and classroom building with a child care facility within the Southeastern San Diego Community Plan?

**Staff Recommendation:** APPROVE Extension of Time No. 853215 for Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292.

**Community Planning Group Recommendation:** On March 21, 2011, the Encanto Neighborhood Community Planning Board voted 9-0-0 to recommend approval of the Extension Of Time with no conditions.

**Environmental Review:** A Mitigated Negative Declaration (No. 73554) was prepared and certified for the original project. This extension of time (EOT) was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous MND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous

MND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. Therefore, no subsequent MND or other environmental document is needed for this EOT, as all of the impacts were adequately addressed and disclosed in MND No. 73554.

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

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The proposed project would result in the demolition of two residential units. No additional residential units are proposed as part of this project. The removal of these structures would result in a net loss of two residential structures in the community.

## **BACKGROUND**

The 7.97 acre site is located at 624 61<sup>st</sup> Street in the Encanto Neighborhoods of the Southeastern San Diego Community Planning area within the SF-5000 zone of the Southeastern San Diego Planned District. The property consists of four parcels designated Residential with a density range of 5-10 dwelling units per acre (Attachment 2). The surrounding area is developed with single family homes and commercial uses to the east, single family dwellings to the south and west, and the trolley station to the north. On December 14, 2006, the Planning Commission approved Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292 per Resolution No. 4190-PC.

The project proposes the development of a church to include a 3,014 square-foot chapel, a 22,426 square-foot class room building with day care, and a 39,047 square-foot structure for office space and sanctuary uses. The church site will also provide a commercial child care center located on the lower floor of the class room structure. The day care will be available to the public Monday through Friday from 6:00 a.m. to 6:00 p.m. and have the capacity to care for up to 200 children ranging in age from 12 months to five (5) years. The day care will operate as a separate commercial use from the church, however, the day care area will be used by the church patrons on Saturday and Sundays during church services.

## **DISCUSSION**

The proposed development would be consistent with all regulations related to the development of the site. The site is zoned VC and is surrounded by commercial development. The urbanized site does not contain environmentally sensitive lands nor is adjacent to the Multi-Habitat Planning Area. An Extension of Time application limits the City in its review. No new conditions or modification of an existing condition may be attached to the approval of an extension, unless new conditions are mandated to comply with State or Federal law, or are necessary to protect the health and safety of the residents of the surrounding area.

CONCLUSION

Staff has reviewed the proposed Extension of Time for the project and determined it complies with the San Diego Municipal Code and current State and Federal laws, and that the required findings can be supported. Staff recommends approval the proposed Extension of Time.

ALTERNATIVE


1. Approve Extension of Time No. 853215, with modifications.
2. Deny Extension of Time No. 853515 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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**Mike Westlake**  
**Program Manager**  
**Development Services Department**



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**William Zounes**  
**Project Manager**  
**Development Services Department**

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Project Plans (Include as appropriate/relevant.)
7. Copy of Recorded (existing) Permit(s) if any (if Amendment or EOT)
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology
11. Project Data Sheet



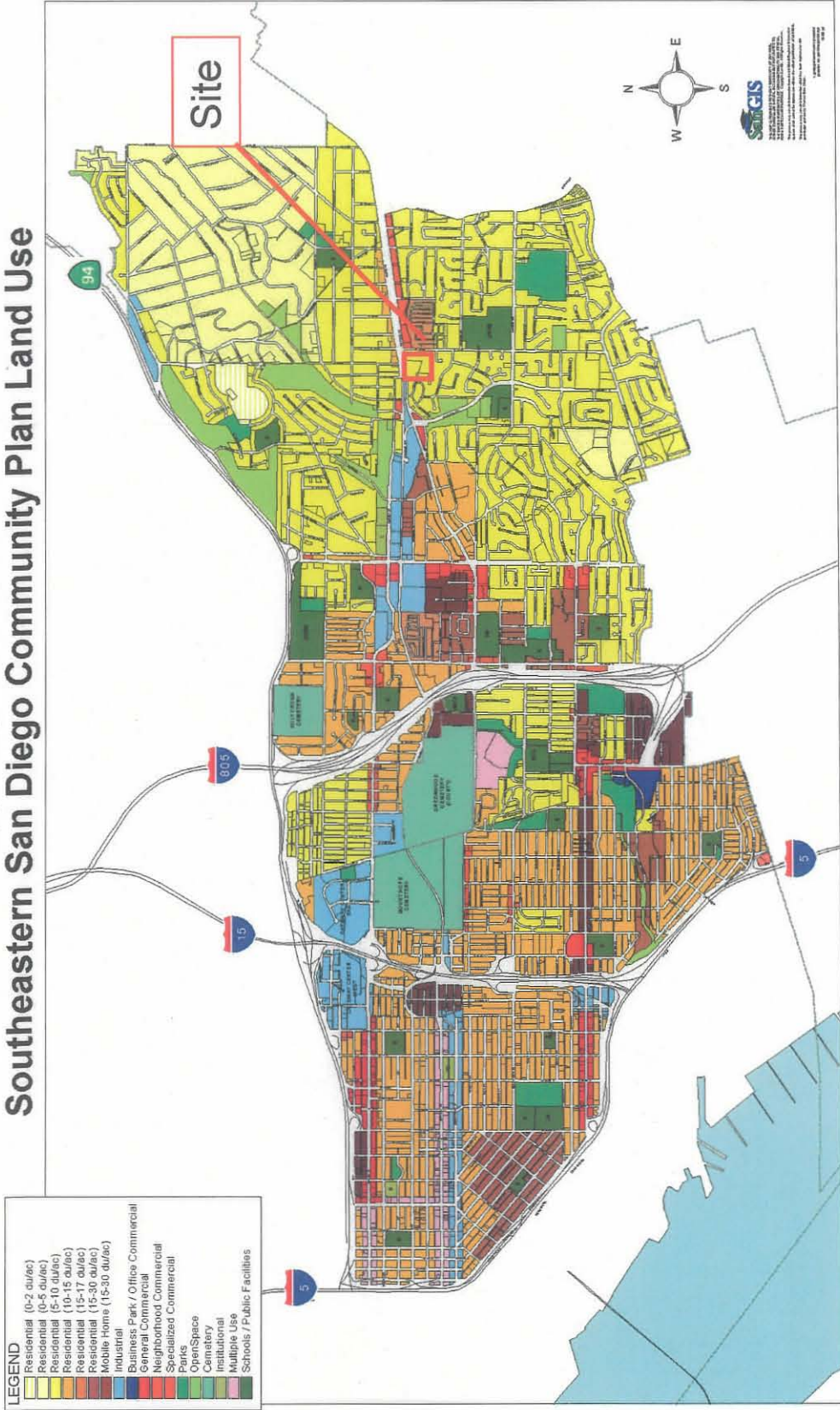
# Attachment 1 Aerial Photograph of Site

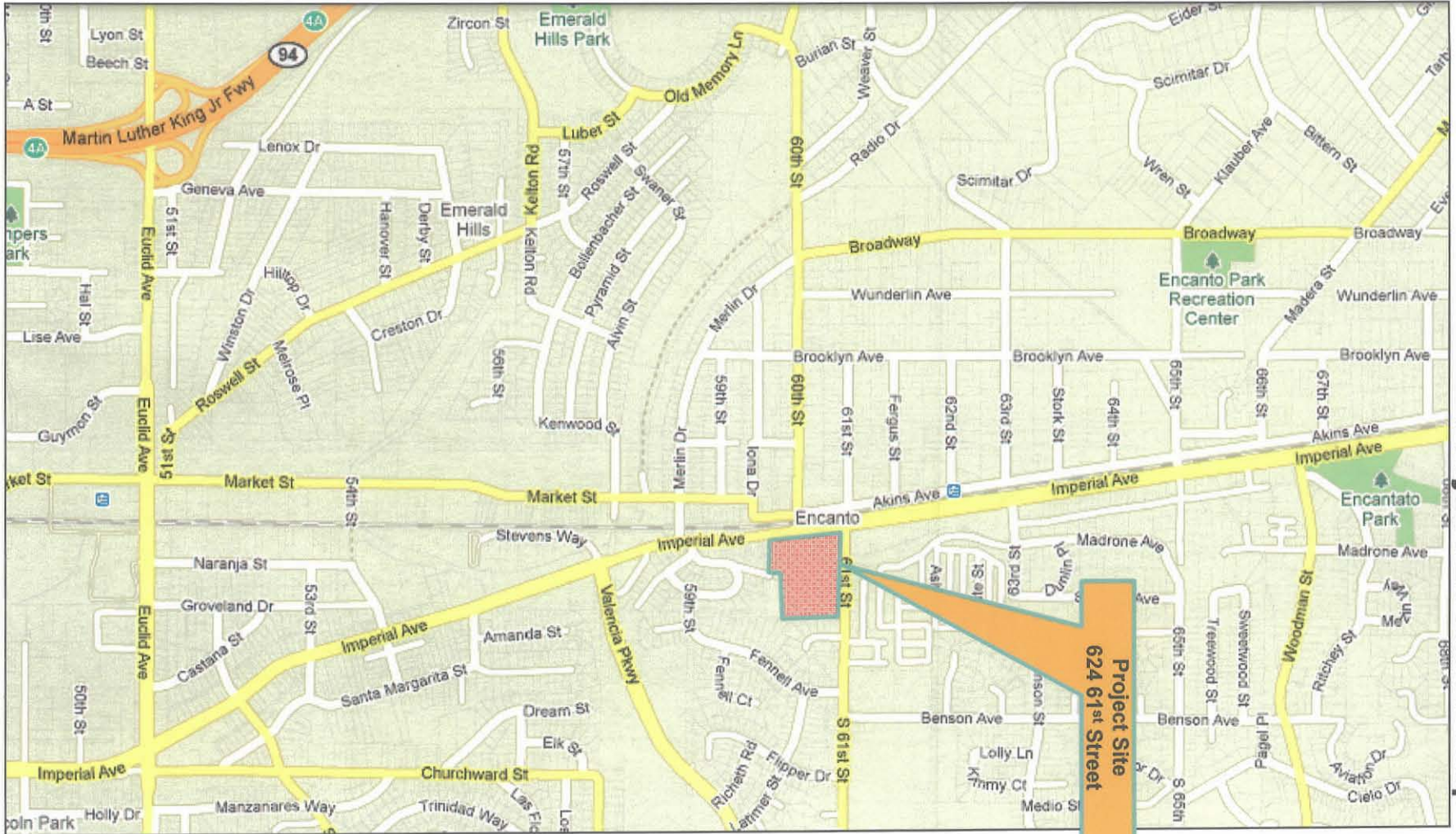




# Attachment 2 Community Plan Land Use Map

City of San Diego Planning Department  
**Southeastern San Diego Community Plan Land Use**





**Attachment 3**  
**Project Location Map**



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
EXTENSION OF TIME TO PLANNED DEVELOPMENT PERMIT NO. 229297, SITE  
DEVELOPMENT PERMIT NO. 225134, AND CONDITIONAL USE PERMIT NO. 229292  
**BAYVIEW BAPTIST CHURCH EOT- PROJECT NO. 227511**

WHEREAS, BAYVIEW BAPTIST CHURCH, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292, for the construction of a sanctuary, chapel and classroom building with a child care facility. The 7.97-acre site is located at 624 61<sup>st</sup> Street, west of 61<sup>st</sup> Street, south of Imperial Avenue, and north of Fennell Avenue in the SF-5000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. The project site is legally described as a portion of lot 19, Cave and McHatton's subdivision of lot 14 and a part of lot 16 Rancho Ex-Mission partition, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 159, filed in the office of the County recorder of San Diego County, March 30, 1887; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292, with the exception of the expiration date; and

WHEREAS, the activity is covered under MND No. 73554. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162; and

BE IT FURTHER RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the Extension of Time for Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292

- 1. The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.**

The project proposes an extension of time to a previously approved Planned Development Permit, Site Development Permit, and Conditional Use Permit for the construction of a sanctuary, chapel and classroom building with a child care facility located at 624 61<sup>st</sup> Street, west of 61<sup>st</sup> Street, south of Imperial Avenue, and north of Fennell Avenue in the SF-5000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area.

This extension of time does not request any changes to the proposed development approved by the Planning Commission on December 14, 2006 by Resolution Numbers 4190-PC. New conditions are not required to ensure public health and safety. All previously approved conditions remain applicable. Therefore, the project as originally approved and without any new conditions

**Attachment 4**  
**Draft Permit Resolution with Findings**

would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

**2. No new condition is required to comply with state or federal law.**

The project proposes an extension of time to a previously approved Planned Development Permit, Site Development Permit, and Conditional Use Permit for the construction of a sanctuary, chapel and classroom building with a child care facility located at 624 61<sup>st</sup> Street, west of 61<sup>st</sup> Street, south of Imperial Avenue, and north of Fennell Avenue in the SF-5000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area.

The project as previously conditioned and approved on December 14, 2006, would comply with current state and federal laws which include runoff control plans during construction and storm water runoff. Therefore, no new conditions are required to comply with state or federal law.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Extension of Time No. 853515 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 853515, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JUNE 23, 2011

By

\_\_\_\_\_  
William Zounes  
Development Project Manager  
Development Services Department

Job Order No. 24001365



**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**

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JOB ORDER NUMBER: 24001365      SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EXTENSION OF TIME NO. 853215  
EXTENSION OF TIME TO PLANNED DEVELOPMENT PERMIT NO. 229297, SITE  
DEVELOPMENT PERMIT NO. 225134, CONDITIONAL USE PERMIT NO. 229292  
BAYVIEW BAPTIST CHURCH EOT – PROJECT NO. 22751 [MMRP]  
PLANNING COMMISSION**

This EXTENSION OF TIME No. 853215 is a three-year Extension of Time to previously approved Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292, and is hereby granted by the Planning Commission of the City of San Diego to BAYVIEW BAPTIST CHURCH, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 7.97-acre site is located at 624 61<sup>st</sup> Street, west of 61<sup>st</sup> Street, south of Imperial Avenue, and north of Fennell Avenue in the SF-5000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. The project site is legally described as a portion of lot 19, Cave and McHatton's subdivision of lot 14 and a part of lot 16 Rancho Ex-Mission partition, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 159, filed in the office of the County recorder of San Diego County, March 30, 1887.

Subject to the terms and conditions set forth in this Permit, and previously approved Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292, permission is granted to BAYVIEW BAPTIST CHURCH, Owners/Permittees to construct a sanctuary, chapel and classroom building with a child care facility, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project No. 76554 and Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292 approved by the Planning Commission on December 14, 2006, is hereby extended as indicated within this permit until December 14, 2012.

The project shall include:

- a. A three year extension of time for the previously approved Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized prior to December 14, 2012 which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292, Recorded with the County of San Diego Recorder on February 14, 2007 Recording No. 2007-0102646, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. 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].

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
  
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
  
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 23, 2011.



EXTENSION OF TIME 853215  
EXTENSION OF TIME TO PLANNED DEVELOPMENT PERMIT NO. 229297,  
SITE DEVELOPMENT PERMIT NO. 225134  
CONDITIONAL USE PERMIT NO. 229292  
JUNE 23, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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William Zounes  
Development Project Manager

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

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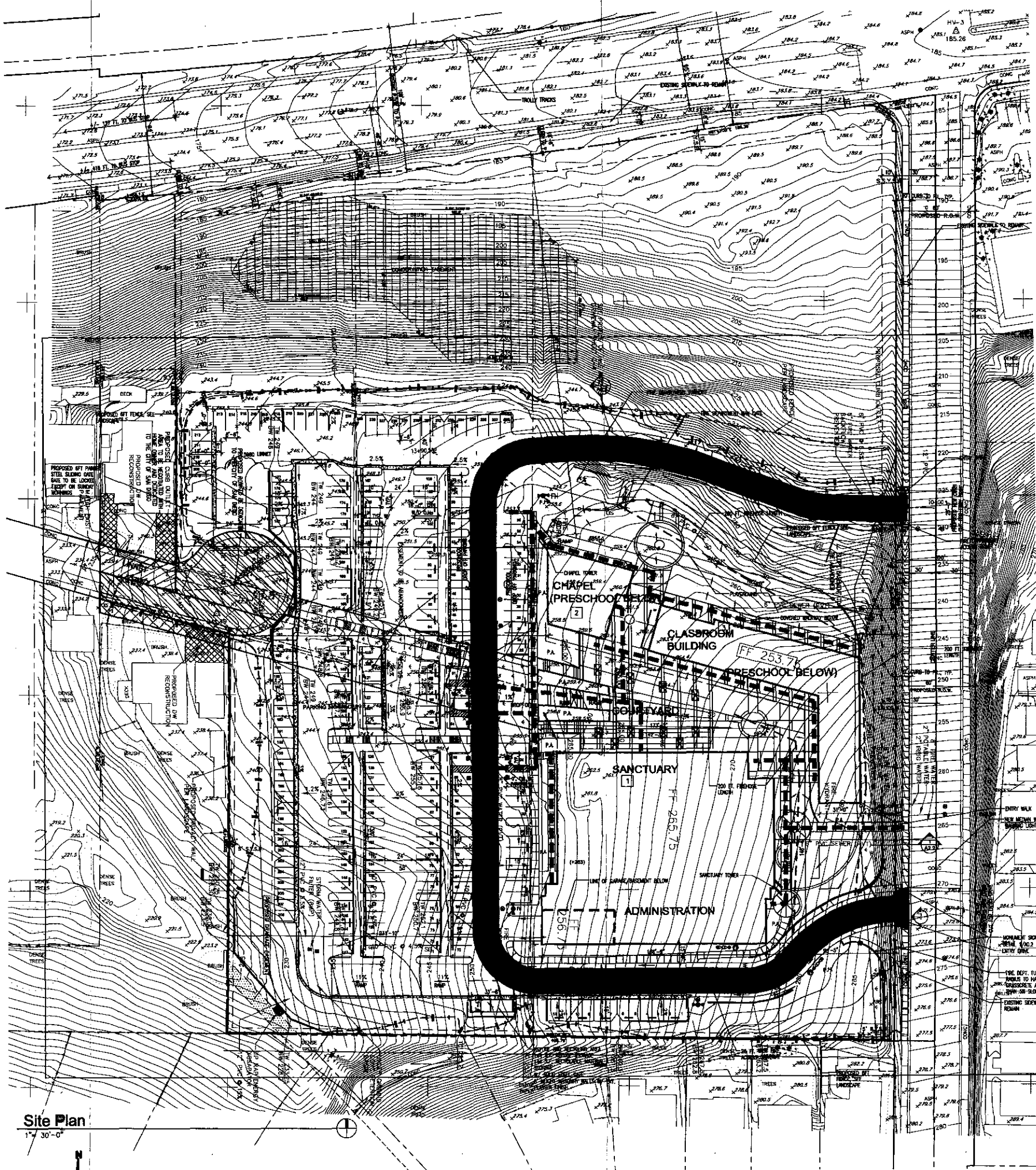
**The undersigned Owners/Permittees, by execution hereof, agrees to each and every condition  
of this Permit and promises to perform each and every obligation of Owners/Permittees  
hereunder.**

Owner/Permittee

By \_\_\_\_\_  
Vernon Evens for Bayview Baptist Church

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

Bay View



DESCRIPTION	SYMBOL
PROJECT BOUNDARY	---
RIGHT OF WAY	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	300 OR 301.2
EXISTING CURB & GUTTER	---
EXISTING CONCRETE SIDEWALK	---
EXISTING STORM DRAIN	SD
EXISTING CURB INLET/CLEANOUT	□
EXISTING WATER MAIN	W
EXISTING FIRE HYDRANT	⊕
EXISTING SEWER MAIN	S
EXISTING STREET LIGHT	⊕
EXISTING OVERHEAD UTILITY LINE	---
EXISTING U/G TELEPHONE	T
EXISTING H.P. GAS	G
PROPOSED CONTOUR	---
PROPOSED DAYLIGHT LINE	---
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN INLET	□ OR ○
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED 3" CONC. GUTTER	---
PROPOSED RETAINING WALL	---
PROPOSED CURB & GUTTER	---
FENCE PER LANDSCAPE	---
EXISTING EASEMENT TO REMAIN	---
PROPOSED DRIVEWAY RECONSTRUCTION	---
PROPOSED R.O.W. DEDICATION	---
FIRE LANE	---
PROPOSED FLOWAGE EASEMENT	---
PROPOSED EASEMENT ABANDONMENT	---
DEDICATION TO BE NEGOTIATED WITH THE NEIGHBOR	---
CONSERVATION EASEMENT	---

**Notes**

- FOR ADJACENT LA
- INDICATE
- SEE CIVIL FOR ALL BOUNDARY LINES AND
- PLEASE SEE THE LOCATIONS, SINCE TH

**Buildings to be Demolished**

5890 LINNET: RESIDENCE - BUILT 1945  
5890 LINNET: RESIDENCE - BUILT 1975

**Building Data**

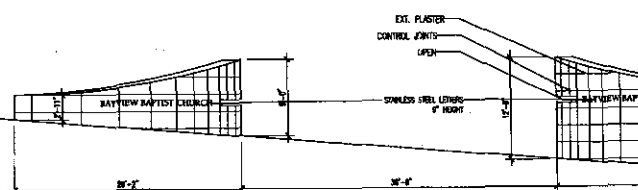
1 SANCTUARY BUILDING:  
2 STORES OVER A PARTIAL BASEMENT/GARAGE  
FINISH FLOOR LEVELS:  
BASEMENT: +255.75  
FIRST FLOOR: +255.75  
SECOND FLOOR: +278.75  
MAXIMUM STRUCTURE HEIGHT:  
SANCTUARY TOWER: 80'-0"  
SANCTUARY BUILDING: 53'-0"

2 CHAPEL BUILDING:  
1 STORY OVER A BASEMENT  
FINISH FLOOR LEVELS:  
BASEMENT: +253.75  
FIRST FLOOR: +253.75  
SECOND FLOOR: +278.75  
MAXIMUM STRUCTURE HEIGHT:  
CHAPEL TOWER: 80'-0"  
CHAPEL BUILDING: 41'-5"

3 CLASSROOM BUILDING:  
2 STORES OVER A BASEMENT  
FINISH FLOOR LEVELS:  
BASEMENT: +253.75  
FIRST FLOOR: +255.75  
SECOND FLOOR: +278.75  
MAXIMUM STRUCTURE HEIGHT: 45'-0"

**Legal Description**

A PORTION OF LOT 15, CAVE AND MCHATTON'S SUBDIVISION OF LOT 14 AND A PART OF LOT 16 RANCHO EX-MESSON PARTITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 158, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 30,



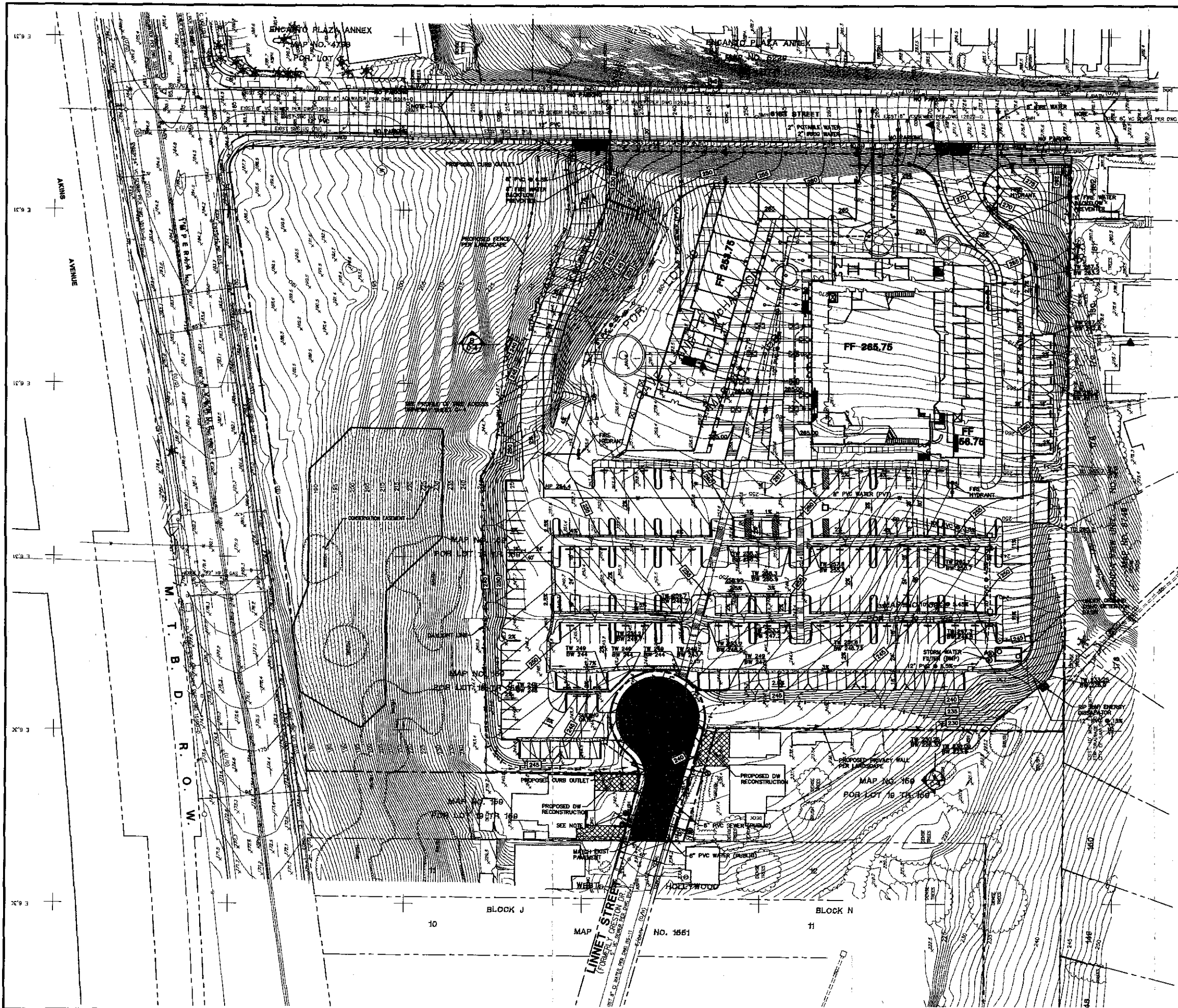
1 Monument Sign  
1/8" = 1'-0"

APPROVED EXHIBIT "A"  
PROJECT NO. 13504  
APPROVAL NO. 2207 2504 2006  
APPROVED BY HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 12/14/06  
SIGNATURE [Signature]

**Development Summary Information**

Project Name	BAYVIEW BAPTIST CHURCH
City Of San Diego P/S	52241
Project Manager	Will Zoules
Project Address	6100 Imperial Avenue
Assoc's Parcel #	549-120-03, 04, 05, 06
Owner	BAYVIEW BAPTIST CHURCH 6134 BENSON AVENUE SAN DIEGO, CALIFORNIA 92114 619.262.8384 619.282.9324 FAX
Architect Contact	DOMINY + ASSOCIATES ARCHITECTS @ dominstudio, LLP 2150 W WASHINGTON SUITE 303 SAN DIEGO, CALIFORNIA 92110 619.592.9393 619.522.9394 FAX CONTACT: JOHN FYJAR EXT. 14 john.fyjar@dominstudio.com
Revision 14:	Revision 5: 25 August 2006
Revision 13:	Revision 4: 27 July 2006
Revision 12:	Revision 3: 17 May 2006
Revision 11:	Revision 2: 20 January 2006
Revision 10:	Revision 1: 5 October 2005
Revision 9:	Original Date: 15 May 2005
Revision 8:	
Revision 7:	
Revision 6:	8 Nov. 2006

Site Plan  
1" = 30'-0"



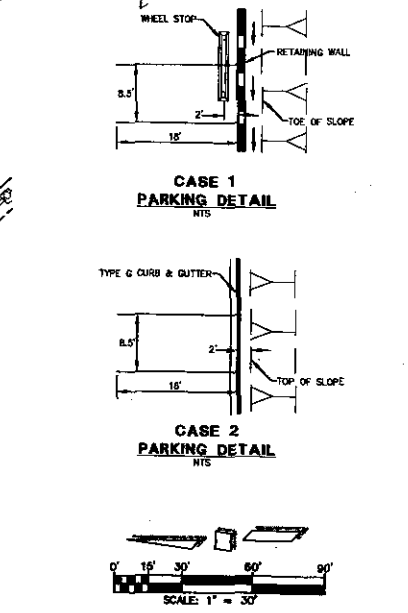
**LEGEND**

DESCRIPTION	
PROJECT BOUNDARY	---
RIGHT OF WAY	---
EXISTING DONTOR	---
EXISTING SPOT ELEVATION	○
EXISTING CURB & GUTTER	---
EXISTING CONCRETE SIDEWALK	---
EXISTING STORM DRAIN	---
EXISTING CURB INLET/CLEANOUT	□
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	○
EXISTING SEWER MAIN	---
EXISTING STREET LIGHT	○
EXISTING OVERHEAD UTILITY LINE	---
EXISTING U/G TELEPHONE	---
EXISTING H.P. GAS	---
PROPOSED CONTOUR	---
PROPOSED DAYLIGHT LINE	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET	□
PROPOSED SEWER LINE/AH	---
PROPOSED WATER LINE	---
PROPOSED 3" CONC GUTTER	---
PROPOSED RETAINING WALL	---
PROPOSED CURB & GUTTER	---
PROPOSED CURB	---
PROPOSED STREET IMPROVEMENTS (OFF-SITE)	---
PROPOSED STREET LIGHT	○
PROPOSED PRIVACY WALL (PER LS)	---
PROPOSED PRIVACY FENCE (PER LS)	---

**NOTES:**

1. FIRE ACCESS SIGNS/RED CURBS SHALL BE PROVIDED PER FHPS A-00-1.
2. SEWER & WATER SERVICES TO BE RE-ESTABLISHED PER PUBLIC STANDARDS.
3. PROPOSED STREET STRIPING.
4. NO PARKING SIGNS ON BOTH SIDES OF 61ST STREET FROM APPROVED EXHIBIT A.

PROJECT NO. 7355A  
APPROVAL NO(S) 2007100472007C  
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 10/14/06  
SIGNATURE *[Signature]*



PREPARED BY:  
PSOMAS  
4455 MURPHY CANYON RD., SUITE 200  
SAN DIEGO, CA 92123  
PHONE # (858) 576-9200  
FAX # (858) 565-1738

PROJECT ADDRESS:  
6100 IMPERIAL AVE.  
SAN DIEGO, CA. 92114

PROJECT NAME:  
BAYVIEW BAPTIST CHURCH

SHEET TITLE:  
GRADING PLAN

REV 12:	
REV 11:	
REV 10:	
REV 9:	
REV 8:	
REV 7:	
REV 6:	
REV 5:	8/24/06
REV 4:	7/26/06
REV 3:	05/19/2006
REV 2:	1/20/06
REV 1:	10/05/2005

DATE: 5/10/06  
SHEET 5 OF 7 SHEETS

**PSOMAS**  
Information and Engineering Solutions  
4455 Murphy Canyon Rd., Suite 200  
San Diego, CA 92123  
(858) 576-9200 Fax (858) 565-1738

**GRADING PLAN**

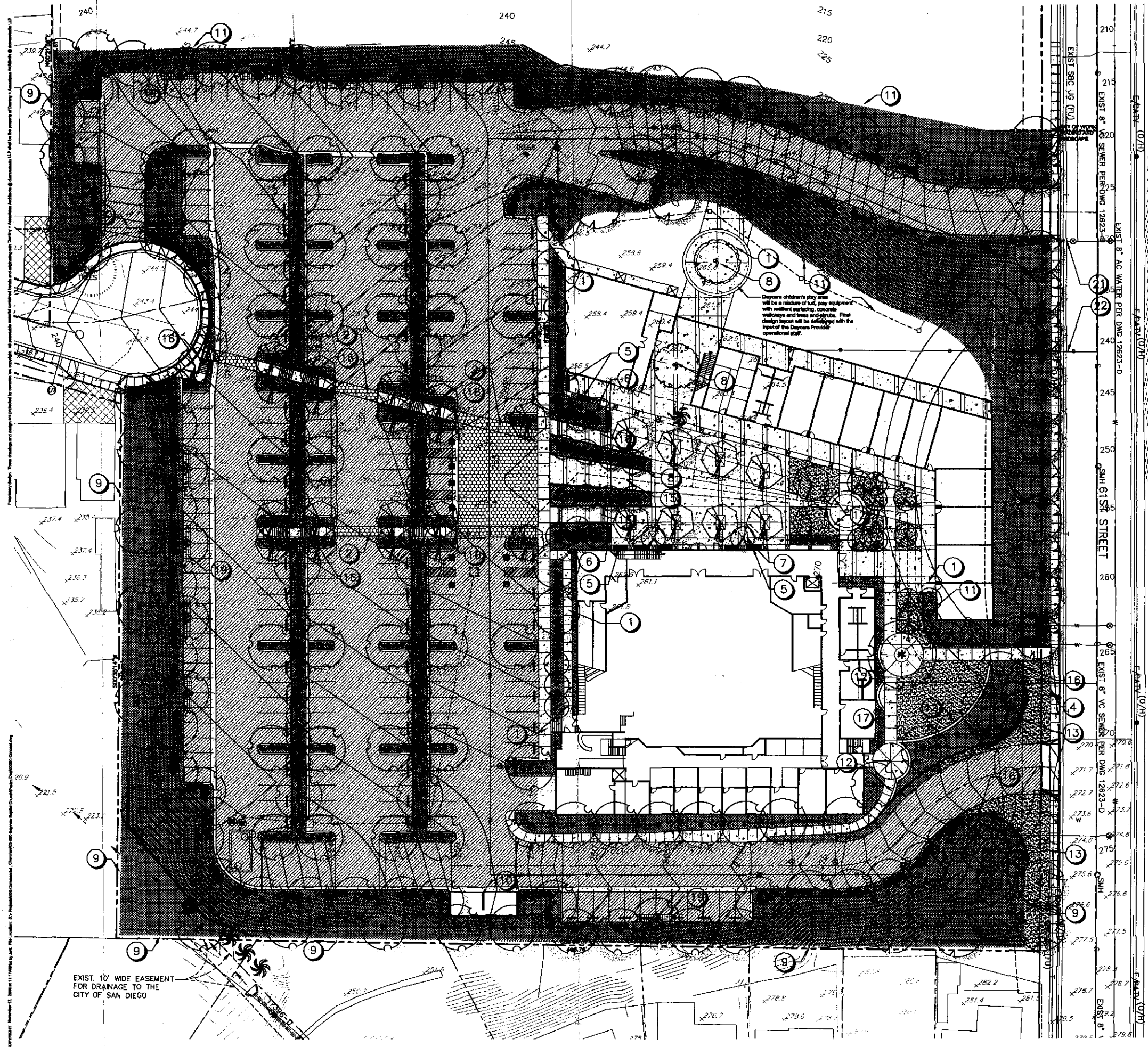
**BAYVIEW BAPTIST CHURCH SITE**  
6100 IMPERIAL AVENUE  
SAN DIEGO, CALIFORNIA 92114

date	city
drawn	chkd
checked	job
sheet	L44-01

**C-3**



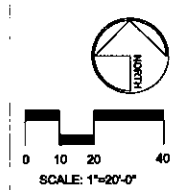
Bay View



Daycare children's play area will be a mixture of turf, play equipment with radiant surfacing, concrete walkways and trees enclosure. Final design layout will be developed with the input of the Daycare Provider's coordinated staff.

EXIST. 10' WIDE EASEMENT FOR DRAINAGE TO THE CITY OF SAN DIEGO

**MINIMUM TREE SEPARATION DISTANCE**  
 Improvement Minimum Clearance to Street Tree  
 Traffic signals (stop sign) - 20 feet  
 Underground utility lines - 6 feet  
 Above ground utility structures - 10 feet  
 Driveway (varies) 10 feet  
 Intersections (intersecting curb line of two streets) - 25 feet



**APPROVED EXHIBIT "A"**  
 PROJECT NO. 12823  
 APPROVAL NO(S) 12823-0  
 APPROVED BY HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 11/15/05  
 SIGNATURE: [Signature]

**Development Summary Information**

Project Name:	BAYVIEW BAPTIST CHURCH	County:	San Diego
City Of San Diego PDS:	52241	City:	San Diego
Project Manager:	WR Zaunre	Project:	0521
Project Address:	8100 Imperial Avenue	Schematic Design:	October 2005
Assessor's Parcel #:	548-120-05, 06	Schematic Design:	January 2006
Owner:	BAYVIEW BAPTIST CHURCH 6134 BENSON AVENUE SAN DIEGO, CALIFORNIA 92114 619.252.2304 619.252.9224 FAX	Schematic Design:	May 2006
		Schematic Design:	August 2006
		Schematic Design:	November 2006

**SCHMIDT DESIGN GROUP, INC.**  
 BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY  
 4651 Fourth Avenue, San Diego, CA 92109  
 telephone (619) 234-1454 Fax: (619) 236-8792  
 www.schmidtsg.com  
 Lic. CA 2191, NV 219, AZ 94199

EDD PROJECT #05600  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

15 of 17

Landscape Development Plan

MAR 14 2007

Business Office



FEB

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

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100

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 65.00  
PAGES: 20



WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501  
Delete one of the above.

**COPY**

2007-0102646

**4795**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 424595

PLANNED DEVELOPMENT PERMIT NO. 229297  
SITE DEVELOPMENT PERMIT NO. 225134  
CONDITIONAL USE PERMIT NO. 229292  
**BAYVIEW BAPTIST CHURCH PROJECT NO. 73554**

This Planned Development Permit No. 229297, Site Development Permit No. 225134, and Conditional Use Permit No. 229292 is granted by the City Council of the City of San Diego to BAYVIEW BAPTIST CHURCH, Owner/Permittee, pursuant to San Diego Municipal Code SDMC] section 126.0303, 126.0502, 126.0602 and 103.1703. The 7.97 acre site is located at 5990 Linnet Street, west of 61<sup>st</sup> Street, south of Imperial Avenue, and north of Fennell Avenue in the SF-5000 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. The project site is legally described as a portion of lot 19, Cave and McHatton's subdivision of lot 14 and a part of lot 16 Rancho Ex-Mission partition, in the City of San Diego, county of San Diego, state of California, according to map thereof No. 159, filed in the office of the county recorder of San Diego county, March 30, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner BAYVIEW BAPTIST CHURCH and CARTER REESE AND ASSOCIATES Permittee to construct a sanctuary, chapel and classroom building with a child care facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated November 30, 2006, on file in the Development Services Department.

The project shall include:

- a. 39,047 square-foot Sanctuary/administration office building, 22,426 square-foot classroom structure with daycare, and a 3,014 square-foot chapel;

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- b. Height deviation as follows;
- 1) Two Steeples 60 feet high.
  - 2) Sanctuary/Office Building 53.5 feet high.
  - 3) Chapel 41 feet high.
  - 4) Classroom/daycare Building 45 feet high.
- c. Child care facility, 9,217 square feet in area, for children ranging in age from 12 months to five years located on the lower floor of the classroom building;
- d. Playground and courtyard;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. 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.

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**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.

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4. This Permit is a covenant running with the subject property and Permittee and any successor or successors, and the interests of any successors, 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. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

**ENVIRONMENTAL/MITIGATION POSSIBLE REQUIREMENTS:**

10. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

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11. The mitigation measures specified in the Mitigation Monitoring (MMRP), and outlined in the Mitigated Negative Declaration No. 735 construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration (MND) No. 73554 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Transportation/Circulation
- Paleontology

13. Prior to issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

**ENGINEERING REQUIREMENTS:**

14. Prior to the building occupancy, the applicant shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance.

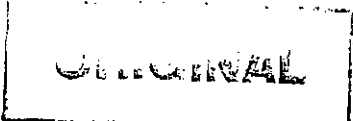
15. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

16. Prior to the issuance of any construction permits the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

17. The drainage system proposed for this development outside of the public right-of-way is private, shall be privately maintained and subject to approval by the City Engineer.

18. All driveways and curb openings shall comply with City Standard Drawings G-14A, G-16 and SDG-100.

19. This project proposes to export 400 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).



20. Prior to the issuance of a building permit, the applicant shall obtain permit for the grading proposed for this project. All grading shall conform in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

21. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

22. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

23. The proposed roll curbs at the southerly driveway and westerly curb of the median shall be modified roll curb and satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

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

25. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of Development Services.

27. Prior to issuance of any construction permits for buildings, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-

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square foot area around each tree which is unencumbered by hardsc under LDC 142.0403(b)5.

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

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

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

31. Trees in the Vehicular Use Area are required to have 40 square feet of air and water permeable planting area with a minimum dimension of five feet. The triangle shaped tree planting wells on the perimeter of the Vehicular Use Area are required to have the 40 square feet of planting area with porous concrete or an alternative permeable material per Exhibit "A".

**PLANNING/DESIGN REQUIREMENTS:**

32. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

33. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

35. 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.

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36. All fences constructed on-site shall be of wrought iron, wood, c material.
37. Drop-off and pick-up of children from vehicles shall be permitted only on the driveways, in approved parking areas, or in the street directly in front of the facility.
38. All outdoor play activity areas shall be enclosed with a fence that is at least four feet and no more than six feet in height. If an outdoor plan or activity area is located adjacent to public street with a right-of-way width of 64 feet or more, the fence shall be solid.
39. All outdoor play and activity areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling storage areas.
40. 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.
41. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

**WASTEWATER REQUIREMENTS:**

42. All onsite sewer facilities will be private.
43. The developer shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Sewer Design Guide.
44. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

**WATER REQUIREMENTS:**

45. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of 12-inch public water in 61st Street, in a manner satisfactory to the Water Department Director and the City Engineer.
46. Prior to the issuance of any building permits, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director and the City Engineer. Easements,

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as shown on approved Exhibit "A", will require modification based on engineering.

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any vehicular use area, in a manner satisfactory to the Water Department Director and the City Engineer.

48. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device on each water service, existing or proposed, in a manner satisfactory to the Water Department Director and the City Engineer.

49. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Water Department Director and the City Engineer.

50. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

51. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, as shown on the approved Exhibit "A," shall be modified at final engineering to conform to standards.

52. Prior to the issuance of any building permits, the Owner/Permittee shall cut, plug, and abandon the existing private water facilities, located within the private easement to be vacated on a portion of Linnet Street, in a manner satisfactory to the Water Department Director and the City Engineer.

53. Prior to the issuance of any building permits, the Owner/Permittee shall relocate and reconnect all existing water services connected to the private water main located within the private easement to be vacated on a portion of Linnet Street, in a manner satisfactory to the Water Department Director and the City Engineer.

**TRANSPORTATION REQUIREMENTS:**

54. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

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55. No fewer than two hundred forty five (245) parking spaces shall be maintained at the Imperial Avenue property at all times in the approximate location shown on Exhibit "A," on file in the office of Development Services Department. Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager. Prior to the issuance of a building permit, a Shared Parking Agreement with the owners of the property at 6134 Benson Avenue shall be maintained.

56. No fewer than two hundred fifty five (255) parking spaces shall be maintained at the 6134 Benson Avenue property at all times in the approximate location shown on the approved Exhibit "A," on file in the office of Development Services Department. Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager. Prior to the issuance of a building permit, a Shared Parking Agreement with the owners of the property at 6100 Imperial Avenue shall be maintained.

57. The use of the chapel shall be restricted to non-use during the hours when the main sanctuary at 6100 Imperial Avenue is expected to be used for services, to the satisfaction of the City Engineer. The use of the existing site at 6134 Benson Avenue shall be restricted to uses which do not require the use of 255 parking spaces during the hours when the main sanctuary at 6100 Imperial Avenue is expected to be used for services, to the satisfaction of the City Engineer.

58. The applicant shall install a "No Turn On Red" sign at the traffic signal at Imperial Avenue and 60th Street for westbound traffic, to the satisfaction of the City Engineer.

59. Prior to the issuance of the first building permit, applicant shall assure by permit and bond construction of the full-width of Linnet Street including 30 feet curb to curb pavement width within 45 feet of public right-of-way, curb, gutter and 5-foot sidewalk within five to ten-foot-curb-to property line distance on both sides of the street, provide and construct driveways to adjacent properties, with the exception of the street frontage on the adjacent parcel located to the west of the project on the north side of Linnet Street, where a sidewalk is not provided, to the satisfaction of the City Engineer.

60. The applicant shall construct on Linnet Street a 35-foot radius on a 45-foot public right-of-way cul-de-sac, excepting that portion of the cul-de-sac which is adjacent to the retaining wall on the east end, where a transition from a 45-foot to 40-foot public right-of-way shall be provided and provide appropriate no parking signage with curb, gutter and five foot sidewalk and construct one driveway serving the project, which shall be blocked with gate except during the expected peak hours for the church uses. The exception is the street frontage west of the project driveway to the western project property line, where a sidewalk is not provided, as shown on sheet C-3, satisfactory to the City Engineer.

61. The applicant shall construct two standard driveways on 61st Street, and shall install "No Parking" signs on both sides of 61st Street along the project frontage, satisfactory to the City Engineer.

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**MAPPING REQUIREMENTS:**

62. Prior to the issuing of the building permit the dedication of that portion of Linnet Street shall be dedicated to the City for public Right-of-Way.

**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. This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on November 30, 2006.

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ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document PDP/SDP/CUR  
Date of Approval 12/14/06

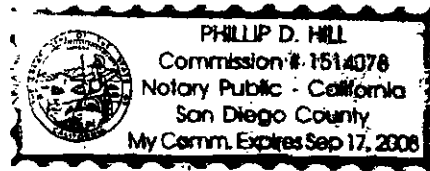
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

William Zounes  
William Zounes, Development Project Manager

On Jan. 5, 2007 before me, Phillip D. Hill, (Notary Public), personally appeared **William Zounes**, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me 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 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 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.

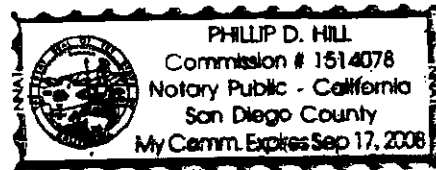
Signed Joel C. Walker  
JOEL C. WALKER  
CHAIRMAN OF THE BOARD OF TRUSTEES  
BAYVIEW BAPTIST CHURCH

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On JANUARY 5, 2007 before me, PHILLIP D. HILL (Name of Notary Public) personally appeared JOEL C. WALKER, 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 Phillip D. Hill



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PLANNING COMMISSION  
RESOLUTION NO.4190-PC  
PLANNED DEVELOPMENT PERMIT NO. 229297  
CONDITIONAL USE PERMIT NO. 229292  
SITE DEVELOPMENT PERMIT NO. 225134  
BAYVIEW BAPTIST CHURCH PROJECT NO. 73554

WHEREAS, BAYVIEW BAPTIST CHURCH CORP., Owner/Permittee, filed an application with the City of San Diego for a permit to construct a church to include a sanctuary, chapel and classroom building with a child care facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No.225134, Planned Development Permit No. 229297 and Conditional Use Permit No. 229292), on portions of a 7.97 acre site;

WHEREAS, the project site is located at 5990 Linnet Street in the SF-5000 zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as a portion of lot 19, Cave and McHatton's subdivision of lot 14 and a part of lot 16 Rancho Ex-Mission partition, in the City of San Diego, County of San Diego, state of California, according to map thereof No. 159, filed in the office of the county recorder of San Diego county, March 30, 1887;

WHEREAS, on November 30, 2006, the Planning Commission of the City of San Diego considered Site Development Permit No.225134, Planned Development Permit No. 229297 and Conditional Use Permit No. 229292 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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 November 30, 2006.

FINDINGS:

PLANNED DEVELOPMENT PERMIT FINDINGS- SECTION 126.0604:

1. **The proposed development will not adversely affect the applicable Land Use Plan.**

The project proposes the development of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building and day care, and a 39,047 square-foot structure used for office space and sanctuary. The proposed church is located within the Encanto neighborhood of the Southeastern San Diego Community Plan and is designated for residential use at a density of 5-10 dwelling unit per acre in accordance with the Southeastern San Diego Community Plan. The 7.97 acre site is located on a hillside that has been previously disturbed due to previous farming activity and from the expansion Imperial Avenue and 60<sup>th</sup> Street.

In addition, the project proposes a child day care center available to the public Monday through Friday from 6:00 a.m. to 6:00 p.m. The day care will have the capacity to care for up to 200 children ranging in

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age from 12 months to five years. The day care will also be used by services.

The project proposes the development of a church to include a chapel, class rooms, offices, sanctuary, and day care center. The development would implement several goals of the Southeastern San Diego Community Plan by providing a development which incorporates a building design that uses staggered setbacks, varied building heights, widths, shapes, orientations and colors. The proposed structures embody this goal given the varied heights proposed with the sanctuary, chapel, and classrooms.

The Community Plan also suggests guidelines for "hillside development." The site design implements the hillside development goals of the community plan by utilizing the naturally occurring topography instead of excavating into the face of the hillside or constructing retaining walls to support development. The topography of the site is such that it slopes upward north to south to a height exceeding 100 feet above Imperial. From the top of the hillside on the south side of the lot, the hillside slopes down gradually to the west where surface parking will be located. The Church and associated parking was designed to take advantage of the topography to maximize the prominence of the church and minimize the view of the parking lot.

The church will provide a visual prominence to the community with the design of the steeple and multi-colored stained glass that surrounds the sanctuary. As the project provides a design that utilizes the topography of the hillside, establishes a structure with a prominent design with staggered setbacks and varied heights, the project will not have an adverse impact on the community plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact following areas:

- o Biological Resources, due to the potential impact to Tier I native grasslands and non-native grassland;
- o Paleontological Resources, due to the grading of 22,000 cubic yards; and,
- o Transportation/Circulation, due to a potential significant impact of traffic at the intersection of 60<sup>th</sup> Street and Atkins.

Because of these mitigation measures, the project now avoids or mitigates any potentially significant environmental impacts to biological and palenontolical resources and Traffic/Circulation related issues in accordance with the California Environmental Quality Act.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code.**

The project proposes the development of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building and day care, and a 39,047 square-foot structure used for office space and sanctuary. All proposed buildings will comply with all of the development regulations with respect to coverage, floor area ratio, interior side and rear setback requirements. The parking lots conform to city standards regarding ingress and egress, driveway widths, surfacing and landscape requirements. The project proposes a deviation to the maximum 30-foot height limit. The deviation to height includes two steeples, each 60-feet, the sanctuary building 53.5-feet in height, the chapel 41-feet in height and the classroom structure will result in a height of 45-feet. The deviation for height of the steeple is one element of the church design providing a symbolic architectural element of the church.

The chapel, sanctuary, and classrooms are all characteristic of the church design and function. The pad elevation of the chapel and classrooms will be 253 feet and the sanctuary 265 feet. The three story classroom structure will provide day care services on the first floor, Christian enrichment services on the second floor and junior and adult classroom services on the third floor. The nearest residence is located approximately 110 feet away with an elevation of 280-feet. In addition, the church will be setback from the edge of the slope by 100-feet. Given the size of the lot, the proximity and height of the homes in the area and, the distance from Imperial Avenue to the church, the proposed development will not overwhelm the surrounding neighborhoods in terms of height, bulk, and scale and will create a blended development comparable with structure heights in the surrounding area. The perimeter of the site will be landscaped creating a buffer and further screening the parking lot and structures. In addition, the project would result in a landscape plan that exceeds the City's requirements. Therefore, the proposed development will comply to the maximum extent feasible with the regulations the Land Development Code.

**4. The proposed development, when considered as a whole, will be beneficial to the community.**

The project proposes the development of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building and day care, and a 39,047 square-foot structure used for office space and sanctuary. The existing Bayview Baptist Church, located at 6134 Benson Avenue, is an existing institutional use in the Southeastern San Diego Community. It is one of San Diego's largest Baptist churches with a congregation of over 2,800 families. It operates and or is affiliated with numerous community organizations and educational facilities. The applicant has stated that, its congregation continues to expand, so must its facilities. The proposed church will accommodate existing and incoming families and provide new community facilities. Two of the objectives in the Commercial Element of the South Eastern San Diego Community Plan states that new commercial facilities shall provide attractive quality community and neighborhood commercial uses offering a variety of goods and services to meet community needs and to increase job opportunities and resources within the immediate community. The proposed child care facility will provide a needed service to the area and promote job opportunities. Therefore, the proposed church will be beneficial to the community.

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**5. Any proposed deviations pursuant to Section 126.0602(b) location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The project proposes the development of a church to include chapel, a class room building, offices, sanctuary, and day care. The project design has incorporated a deviation to height.

The project proposes a deviation to the maximum 30-foot height limit. The deviation to height includes two steeples, each 60 feet, the sanctuary building 53.5 feet in height, the chapel 41 feet in height and the classroom structure will result in a height of 45 feet. The deviation for height of the steeple is one element of the church design providing a symbolic architectural element of the church.

The chapel, sanctuary, and classrooms are all characteristic of the church design and function. The pad elevation of the chapel and classrooms will be 253 feet and the sanctuary 265 feet. The three story classroom structure will provide day care services on the first floor, Christian enrichment services on the second floor and junior and adult classroom services on the third floor. The nearest residence is located approximately 110 feet away with an elevation of 280 feet. In addition, the church will be setback from the edge of the slope by 100 feet. Given the size of the lot, the proximity and height of the homes in the area and, the distance from Imperial Avenue to the church, the proposed development will not overwhelm the surrounding neighborhoods in terms of height, bulk, and scale and will create a blended development comparable with structure heights in the surrounding area. The perimeter of the site will be landscaped creating a buffer and further screening the parking lot and structures. In addition, the project would result in a landscape plan that exceeds the City's requirements.

Two objectives in the Commercial Element of the South Eastern San Diego Community Plan states that new commercial facilities shall provide attractive quality community and neighborhood commercial uses offering a variety of goods and services to meet community needs and to increase job opportunities and resources within the immediate community. The proposed child care facility will provide a needed service to the area and promote job opportunities. In addition, the project is anticipated to visually enhance the neighborhood by developing a site that currently contains two abandoned homes with a development that includes extensive landscaping and prominent structures that have been designed to implement the design recommendations of the Southeastern Community Plan. Therefore, the proposed deviation to height is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

**Conditional Use Permit - Section 126.0305**

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

The proposed project will not adversely affect the applicable land use plan as described in Planned Development Permit Finding number 1.

**2. The proposed development will not be detrimental to the public health, safety, and welfare;**

The proposed project will not be detrimental to the public health, safety and welfare as described in Planned Development Permit Finding number 2.



3. **The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and**

The proposed project will comply with the applicable regulations of the Land Development Code as described in Planned Development Permit Finding number 3.

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

The project proposes the development of a church to include chapel, a class room building, offices, sanctuary, and day care. The existing Bayview Baptist Church, 6134 Benson Avenue, is currently tucked away and surrounded by residential development and has maximized its space for church functions. The church has grown significantly in the last several years which has triggered a demand to expand the congregation. With the growth of the church come issues related to traffic and parking requirements. The proposed new location of the church located on a 7.97 acre site will fulfill the needs of an expanding congregation by providing sufficient parking, traffic control measures and create a buffer from existing residence. In addition the area will be separated from residence at a prominent location thus reducing the impacts of a large congregation with adjacent neighbors yet maintaining the functional needs required to operate a church. Therefore, the proposed use is appropriate at the proposed location.

**Site Development Permit - Section 126.0504**

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

The proposed project will not adversely affect the applicable land use plan as described in Planned Development Permit Finding number 1.

2. **The proposed development will not be detrimental to the public health, safety and welfare.**

The proposed project will not be detrimental to the public health, safety and welfare as described in in Planned Development Permit Finding number 2.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed project will comply with the applicable regulations of the Land Development Code as described in Planned Development Permit Finding number 3.

**Supplemental Findings--Environmentally Sensitive Lands**

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project proposes the development of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building and day care center, and a 39,047 square-foot structure used for office space and sanctuary. The site contains environmentally sensitive lands in the form of native and non-native

grasslands. No other environmentally sensitive lands exist on the site been disturbed by previous grading as a result of the construction of the adjoining subdivisions and the construction of Imperial Ave, 61<sup>st</sup> Street and Linnet Street public. In addition farming activity took place on the site. The site does contain undisturbed areas consisting of native vegetation. The project does not intend to develop in this area, however, the project would grade approximately 67 percent of the site yet maintain the natural drainage pattern. Mitigation measures are required to implement the project for potential impacts to biological, transportation and paleontological resources due to the presence of biological resources and the depth of grading proposed. These mitigation measures require that the applicant pay into the City of San Diego's acquisition fund, on-site preservation, traffic control mechanisms and, that a certified paleontologist be present to monitor grading activities prior to, during and upon completion of grading activities. Therefore, the project would result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project proposes the development of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building and day care center, and a 39,047 square-foot structure used for office space and sanctuary. The site is surrounded by existing developments. A geological reconnaissance report was prepared from Southern California Soil and Testing, Inc. for the project which concluded that the site was suitable for the proposed development provided the recommendations within the report are followed during construction. During the Grading Permit phase of the project, the report will be reviewed by city staff to ensure the recommendation are being implemented. A Water Quality Technical Report was prepared for the project which reviewed drainage and water quality issues associated with the development and the adjacent developments. The report concluded that the project would provide adequate drainage systems and Best Management Practices with respect to water quality. Therefore, the design of the proposed development will be minimizing the alteration of natural land forms and undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The project as proposed will be self-contained. All drainage from the development will be collected by a catch basin located in the southeast corner of the site. No off-site encroachment or grading are being proposed with the project therefore, The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

Because the proposed project is not adjacent to the Multiple Species Conservation Program (MSCP) Subarea Plan, the subject finding is not applicable to the project.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The site is not adjacent to public beaches, therefore the development will not adversely impact local shoreline sand supply.

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6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes the development of a church to include chapel, a class room building, offices, and a sanctuary. The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the following areas:

- o Biological Resources, due to the impact of native and non-native grasslands;
- o Paleontological Resources, due to the grading of 22,000 cubic yards; and
- o Transportation/Circulation, due to a significant impact of traffic at the intersection of 60<sup>th</sup> Street and Atkins.

Because of mitigation measures required for this development, the project now avoids or mitigates the potentially significant environmental effects in accordance to the California Environmental Quality Act.

A majority of the site supports non-native grassland vegetation. However, because 67-percent of the site is being graded, impacts to native and non-native grasslands will occur. The project would mitigate for impacts to the native and non-native grasslands by providing a .40 acre preservation area and paying into the City's Habitat Acquisition Fund.

Grading for the proposed project would require excavation and removal of approximately 22,000 cubic yards of cut material and would extend to depths of approximately 10 feet. Because of quantity and depth of grading, mitigation is required for paleontological resources by requiring a paleontological monitoring during grading and excavation activities.

The calculated traffic generated by the project will require restriction on westbound right-turns from Imperial Avenue onto 60<sup>th</sup> Street during the red phase of the signal.

Because of mitigation measures to the development, the project now avoids or mitigates the potentially significant environmental effects to biological and paleontological resources and transportation/circulation related issues in accordance with the California Environmental Quality Act.

### **Southeastern San Diego Development Permit Findings**

1. **The proposed use and project design meet the purpose and intent of this Division, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.**

The proposed project will not adversely affect the applicable land use plan as described in Planned Development Permit Finding number 1.



2. **The proposed development shall be compatible with existing adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.**

The project proposes the development of a church to include chapel, a class room building, offices, day care, and a sanctuary. The proposed church is located within the Encanto neighborhood of the Southeastern San Diego Community Plan and is designated for residential use at a density of 5-10 dwelling unit per acre in accordance with the Southeastern San Diego Community Plan. The proposed project is located on a hillside that been previously disturbed. The development is integrating the hillside development goals of the community plan by utilizing the naturally occurring topography instead of excavating into the face of the hillside or constructing retaining walls to support development. The topography of the site is such that it slopes upward north to south by over 100 feet from Imperial Avenue then flattens out near the top of the slope where the church will be situated. From the top of the hillside on the south side of the lot, the hillside slopes down gradually to the west where surface parking will be located and stepped down. The church and associated parking was designed to take advantage of the topography to maximize the prominence of the church and minimize the view of the parking lot. The parking lot and church will be accessed from public streets with pedestrian paths to guide patrons from Linette Street to the facility.

The proposed new location of the church located on a 7.97 acre site will assist in fulfilling the needs of an expanding congregation by providing sufficient parking, traffic control measures and create a buffer from existing residence. In addition the area will be separated from residence at a prominent location thus reducing the impacts of a large congregation with adjacent neighbors yet maintaining the functional needs required to operate a church. Therefore, the proposed development shall be compatible with existing and planned land uses on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

3. **The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.**

The proposed project will not be detrimental to the public health, safety and welfare as described in Planned Development Permit Finding number 2.

4. **The proposed use will comply with the relevant regulations of the Municipal Code.**

The proposed project will comply with the applicable regulations of the Land Development Code as described in Planned Development Permit Finding number 3.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore  
Commission, Site Development Permit No.225134, Planned Development  
Conditional Use Permit No. 229292 is hereby GRANTED by the Planning Commission to the referenced  
Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit  
No.225134, Planned Development Permit No. 229297 and Conditional Use Permit No. 229292, a copy of  
which is attached hereto and made a part hereof.



William Zoures  
Development Project Manager  
Development Services

Adopted on: November 30, 2006

Job Order No. 424595

cc: Legislative Recorder, Planning Department

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**Attachment 8**  
**Community Planning Group Recommendation**

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP**  
**MINUTES OF MEETING**  
**Date: March 21, 2011**

**1. CALL TO ORDER/INTRODUCTIONS: At: 6:41PM by: Kathy Griffiee**

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Betty Cherry	x	At Large	Roman de Salvo	x
Broadway Hghts	Maxine Sherard	x	At Large	Roz King	x
Chollas View	Ardelle Matthews	x	At Large	Kathy Griffiee	x
Emerald Hills			At Large		
Encanto-North			At Large		
Encanto-South			At Large	Greg Morales	0
Lincoln Park	Dorothy James	x	At Large	Derryl Williams	x
Valencia Park	Mary Pounder	x	At Large	Marry Young	x

City Department	Name	Here?	Dept	Name	Here?
Planning	Karen Bucey	x	4 <sup>th</sup> Dist	Bruce Williams	x

**Number of Visitors:16 Sign-in Sheet on file: yes**

**A. Bayview Baptist Church Request Approval of Application for Extension of Time to Prior Permit PTS 227511, PDP #229297. Presenter: Kathyn Conniff.**

There are no modifications to previous discretionary approvals and staff did not identify any significant issues.

**ACTION: M/S Young/Matthews to approve application for extension of time. Vote 9 for, 0 con, 0 absten.**

**Project Title:**  
Bayview Baptist Church

**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. CO469117  
 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):  
Bayview Baptist Church  
 Owner  Tenant/Lessee  
 Street Address:  
6126 Benson Avenue  
 City/State/Zip:  
San Diego, CA 92114 - 4115  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 619 )262-8384 ( 619 )262-9324  
 Name of Corporate Officer/Partner (type or print):  
Vernon Evans  
 Title (type or print):  
Trustee, Bayview Baptist Church  
 Signature : \_\_\_\_\_ Date: 12/13/10

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:  
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 City/State/Zip:  
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 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
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 Title (type or print):  
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 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
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 Title (type or print):  
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 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
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 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
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 Title (type or print):  
\_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_



**Project Chronology  
Bayview Baptist Church Extension of Time  
PROJECT NO. 215788**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
12/14/10	First Submittal	Project Deemed Complete and distributed		
1/26/11	First Submittal Assessment Letter out		43 days	
4/27/11	Second submittal In	Normal Submittal		91 days from First Assessment Letter
5/18/11	Second Submittal Assessment Letter out		21 days	
6/23/11	Planning Commission Hearing		36 days	
<b>TOTAL STAFF TIME**</b>			<b>3 month 10 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>3 months 1 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to PC Hearing	<b>6 months 11 days</b>	

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

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Bayview Baptist Church EOT	
<b>PROJECT DESCRIPTION:</b>	Extension of Time to previously approved church with associated classrooms, sanctuary, offices, and day care facility on a 7.97 acre lot.	
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit, Planned Development Permit, Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential (Allows residential development up to 10 dwelling units per acre).	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> SF-5000: (A Single-unit residential zone that permits 1 dwelling unit for each lot)</p> <p><b>HEIGHT LIMIT:</b> 30-Foot maximum height limit.</p> <p><b>LOT SIZE:</b> 7.97 acres.</p> <p><b>FLOOR AREA RATIO:</b> 0.50 maximum.</p> <p><b>FRONT SETBACK:</b> 15 feet.</p> <p><b>SIDE SETBACK:</b> 5 feet.</p> <p><b>STREETSIDE SETBACK:</b> 10 feet.</p> <p><b>REAR SETBACK:</b> 5 feet.</p> <p><b>PARKING:</b> 454 parking spaces required.</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential and Industrial; I-1, SF-6000, MF-3000.	Trolley Station, commercial developments
<b>SOUTH:</b>	Residential/SF-5000	Residential Developments (Single Family)
<b>EAST:</b>	Residential/CSF-3, MF-3000	Commercial Services, mixed single family and multi family development
<b>WEST:</b>	Residential/SF-5000.	Residential Developments (Single Family)
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 21, 2011, the Encanto Neighborhood Community Planning Board voted 9-0-0 to recommend approval of the project with no conditions.	