

DATE ISSUED: May 25, 2012

REPORT NO. PC-12-056

ATTENTION: Planning Commission, Agenda of May 31, 2012

SUBJECT: Rachel's Women's Center (south side of F Street between Eighth and Ninth avenues) – Consideration of an extension of Conditional Use Permit No. 2004-37 allowing the continued operations of a Homeless Women's Day and Night Center – East Village Neighborhood of the Downtown Community Plan Area

**OWNER/
APPLICANT:** Catholic Charities

SUMMARY

Issue: Should the Planning Commission approve an amendment to Conditional Use Permit (CUP) No. 2004-37 for an extension of time for the Rachel's Women's Center ("Rachel's")?

Staff Recommendation: Staff recommends that the Planning Commission approve an extension to CUP No. 2004-37 for Rachel's for a period of twenty years.

Community Planning Group Recommendation: The Centre City Advisory Committee (CCAC) will review this item at their May 23, 2012 meeting. Staff will provide an oral update on their recommendation.

Other Recommendations: None.

Fiscal Impact Statement: None with this action.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

Rachel's has been in operation since 1984. At that time Rachel's did not obtain a CUP as required under the San Diego Municipal Code (SDMC) for operation of a non-profit organization promoting public health, safety and welfare. In 1997, after a lengthy investigation by the City of San Diego ("City") Neighborhood Code Compliance Department, City Attorney and Corporation

staff, it was determined that Rachel's needed to obtain a CUP "retroactively" with the provisions of the SDMC in effect at the time of issuance.

In August 1997, Catholic Charities ("Applicant") submitted for, and the Corporation Hearing Officer approved, CUP No. 96-7321 authorizing the Applicant to operate a 3,976 square-foot homeless day center and outside patio for women at 759 Eighth Avenue in the East Village neighborhood. In June 2000, the Applicant received approval of Neighborhood Use Permit (NUP) No. 40-0452 authorizing the 20% expansion of Rachel's to an adjacent building located at 798 Ninth Avenue. The expansion allowed for the creation of the Rachel's Night Center, a late night drop-in facility for homeless women, which also utilizes the outdoor patio. Subsequently, the Applicant received approval of a Centre City Development Permit for the construction of a 24-unit affordable mixed-use development (Leah's Place). While the development was under construction, the day center continued operations; however, the night center temporarily discontinued its use with the intention of resuming operations upon completion of the development. In 2004, the Hearing Officer granted CUP No. 2004-37, which allowed an extension and consolidation of CUP No. 96-7321 for the center and NUP No. 40-0452 for the night center. CUP No. 2004-37 was approved for a period of seven years to evaluate if the operations were compatible with the evolving neighborhood.

Rachel's is currently seeking approval of an amendment to extend CUP No. 2004-37 for a period of twenty years. Rachel's has been operating under this CUP for the past seven years and it expired on December 9, 2011. However, the extension request was submitted prior to the expiration date and automatically extends the permit until action is taken on the request. The Applicant is not proposing to expand services or make changes to its current operations.

DEVELOPMENT TEAM

ROLE	FIRM/CONTACT	OWNERSHIP
Applicant/Property Owner	Catholic Charities Sr. Raymunda Duvall	Privately Owned §501 (c) 3 Non-Profit (See Attachment C for list of Board of Directors)

DISCUSSION

Project Description

The Applicant has operated Rachel's at its current location for the last 27 years. Rachel's mission is to provide a safe and sober environment for homeless women to gather and begin self-help efforts. The facility includes bathrooms, showers, laundry, telephone, a community room, living room and outdoor patio. Services for the day center include lunch, replacement clothing, medical screening, alcohol/drug recovery support, and mental health consultations. The day center is currently authorized to handle an average of 100 client visits per day. The night drop-in center is limited to a maximum occupancy of 50 clients at one time, must be staffed by at least two people at all times and may provide coffee, soup, and light snacks, but may not include a meal program. The night center does not provide beds or overnight accommodations. The night center is unique in that its sole purpose is to provide a safe refuge for women during the night hours when they are the most vulnerable.

Rachel's is classified as a Homeless Facility (Day and Night Center) under the Centre City Planned District Ordinance (CCPDO) and City Land Development Code (LDC). Homeless Facilities may be permitted with a CUP approved in accordance with Process 4, requiring Planning Commission approval in specific land use districts. Additionally, under the LDC, Homeless Facilities are subject to a quarter-mile separation requirement from other similar uses. This requirement was established in order to avoid over-concentration of such facilities. The CCPDO does allow for exemptions from the separation requirement when specific findings are made. Rachel's is located under a quarter mile from the Salvation Army Congregate Meal Facility located one block to the northwest of the site; however, Rachel's was established prior to the current separation requirements and is therefore not subject to the separation requirements.

Site Description

Rachel's is located on the block bounded by F and G streets between Eighth and Ninth avenues within the East Village neighborhood of the DCP. The day center is located within a two-story, 3,976 square-foot building located at 759 Eighth Avenue. The night center is located within a 1,182 square-foot ground-floor space of Leah's Place, a mixed-use development owned and operated by the Applicant at 798 Ninth Avenue. Both the day and night center share an approximately 2,000 square-foot patio. Other uses on the block include a two-story National Register historical office building and a variety of single-story commercial buildings. Uses surrounding the site include: a series of small businesses in single-story warehouse buildings to the west; the U.S. Post Office to the north; a mixed-use residential project (Nexus) and a surface

parking lot to the south; and, the Peachtree Inn, a single-room occupancy hotel, and Moto Villas, a residential project to the east. Other residential uses in the vicinity include the 900 F Street apartment project on the block to the northeast, the Lofts at 677 G Street on the block to the southwest, and Moto Villas on the block to the east.

Rachel's is located within the Residential Emphasis (RE) district. The RE district is intended to accommodate primarily residential development. In the RE district, at least 80 percent of the gross floor area must be occupied by residential uses. Within the RE district, Homeless Facilities are no longer permitted uses and therefore Rachel's is considered a Previously Conforming Use subject to Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC).

Conditional Use Permit

The CUP procedure establishes a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right. The intent of these procedures is to review the uses on a case-by-case basis to determine whether, and under what conditions, such a use may be approved at a given site.

Under Section 126.0305 of the LDC, the following four findings must be made in order to approve a CUP, as follows:

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

Rachel's has operated in downtown San Diego for 27 years, providing valuable services critical to the health and safety of homeless women in downtown and surrounding communities. It is the goal of the Downtown Community Plan to continue to allow health and human service facilities areawide while minimizing impacts to surrounding land uses, and balancing provisions of services to populations in need of assistance. The Community Plan envisions that these facilities employ a continuum-of-care approach whereby multiple services are provided on-site. Ideally, this approach would include meals and counseling services as well as housing. The proposed facility does not provide housing facilities; however, some of the clients ultimately move into permanent housing in the adjacent Leah's Residence.

2. *The proposed development will comply with the regulations of the LDC including any deviations pursuant to the LDC.*

Rachel's is considered a Previously Conforming Use subject to specific criteria under the LDC. The extension of CUP No. 2004-37 to allow Rachel's to continue to operate under the existing conditions of approval is consistent with the land use regulations for Previously Conforming Uses under the LDC and the CCPDO.

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

Rachel's is currently located at 759 Eighth Avenue and 798 Ninth Avenue within the RE district of the DCP area which is intended to accommodate primarily residential development. Although Homeless Facilities are no longer permitted in this land use district, Rachel's is considered a Previously Conforming Use. Under the LDC, Previously Conforming Uses may continue to operate subject to special regulations and conditions provided the use does not adversely impact the public, health, safety or welfare. Rachel's has been operating at the same location since 1984 providing homeless women with a safe, sober environment to gather and integrate back into society without creating a nuisance to the surrounding neighborhood. Therefore, it is appropriate to allow Rachel's to continue its operations at 759 Eighth Avenue and 798 Ninth Avenue.


Environmental Impact – This Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled “Existing Facilities”). The key consideration of a Class 1 Exemption is whether the project involves negligible or no expansion of an existing use. The Project consists of a proposal to amend an existing CUP to allow the continued operations of the use. No expansion of uses or facilities is proposed as part of the Project. Therefore, the Class 1 Exemption is applicable.

CONCLUSION

Rachel's is the only homeless day and nighttime drop-in facility for women in downtown San Diego providing their wide range of services. The services provided by the Applicant are an important asset to homeless women downtown. Through their operations, Rachel's has identified a population of homeless women in the downtown area who typically would not stay in a shelter and, therefore, choose to remain on the streets. Rachel's makes contact with this population and provides them with a safe refuge during the day and nighttime hours. The Applicant has proven to be a responsible operator of their programs in this location for the past 27 years and has been a positive addition to the neighborhood. Allowing the continued operations of Rachel's at this

location will allow the Applicant to continue to provide a much needed service for a neglected segment of the homeless population. Therefore, staff recommends that the Planning Commission approve an extension of CUP No. 2004-37 for a period of twenty years.

Respectfully submitted,



Lucy Contreras
Senior Planner

Concurred by:



Jeff Graham
Vice President, Redevelopment



Brad Richter
Assistant Vice President, Planning

- Attachments: A – CUP No. 2004-37 (Existing and Proposed Draft Strikeout/Underline)
B – Catholic Charities List of Board of Directors
C – Vicinity Map, Site Plan, Floor Plan and Site Photos
D – Public Correspondence

35251

DOC # 2004-1211589



RECORDING REQUESTED BY:

DEC 23, 2004 4:41 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 19.00
PAGES: 5

Centre City Development Corporation
225 Broadway, Suite 1100
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:



2004-1211589

Centre City Development Corporation
225 Broadway, Suite 1100
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

NOTE: COUNTY RECORDER, PLEASE RECORD AS RESTRICTION ON USE OR DEVELOPMENT OF REAL PROPERTY AFFECTING THE TITLE TO OR POSSESSION THEREOF

DECISION OF THE HEARING OFFICER OF THE CENTRE CITY DEVELOPMENT CORPORATION

CONDITIONAL USE PERMIT NO. 2004-37

**Rachel's Women's Center & Night Center
759 Eighth Avenue & 798 Ninth Avenue**

WHEREAS, on July 23, 2004, Catholic Charities, Owner/Permittee, filed an application for a Conditional Use Permit (CUP) to allow an extension of time for, and consolidation of, Conditional Use Permit 96-7321 for the Rachel's Women's Center located at 759 Eighth Avenue and Neighborhood Use Permit 40-0452 for the Rachel's Night Center located at 798 Ninth Avenue. The sites further described in ATTACHMENT A, are located in Land Use District C-Mixed Use/Residential Emphasis District of the Centre City Community Plan Area; and,

WHEREAS, on August 11, 1997 the Designated Hearing Officer of the Centre City Development Corporation (CCDC) granted Conditional Use Permit 96-7321, pursuant to Sections 101.0510 and 103/1904 G.2. of the San Diego Municipal Code of the City of San Diego and subject to numerous conditions, including an expiration date for the permit; and,

WHEREAS, on September 9, 2001 the President of the Centre City Development Corporation granted Neighborhood Use Permit 40-0452 pursuant to Section 127.0109 of the City of San Diego Land Development Code, permitting an expansion of 20% of the gross floor area of the existing previously conforming use to allow a Women's Night Center at 827 F Street.

WHEREAS, on December 9, 2004 the Hearing Officer of the Centre City Development Corporation (CCDC) held a duly noticed public hearing and considered Conditional Use Permit No. 2004-37, including a staff report and recommendation and public testimony, pursuant to Sections 126.0304, 126.0305, 103.1904, 103.1919 and 103.1925 of the Municipal Code of the City of San Diego.

NOW, THEREFORE, BE IT RESOLVED by the CCDC Hearing Officer as follows:

1. That the proposed uses will not adversely affect the applicable land use plan;
2. That the proposed uses will not be detrimental to the public health, safety, and welfare;
3. That the proposed uses will comply to the maximum extent feasible with the regulations of the Land Development Code; and,
4. The proposed uses are appropriate at the proposed locations.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2004-37 for the extension of time for, and consolidation of, Conditional Use Permit 96-7321 and Neighborhood Use Permit 40-0452 is hereby GRANTED to Catholic Charities subject to the plans shown in ATTACHMENT B and the following conditions:

1. Rachel's Women's Center shall be permitted to operate in the 3,976 square foot space located at 759 Eighth Avenue subject to the following conditions:
 - a. The facility shall contain bathroom and shower facilities, laundry, telephone, community room, living room and outdoor patio. Services offered at the facility shall include lunch service, provision of replacement clothing, medical screening, alcohol/drug recovery assistance and mental health consultation.
 - b. Appropriate staffing at the facility shall be provided in order to maintain adequate care and safety of the participants and surrounding community.
 - c. Participants of the center shall be advised by day center staff of the behavioral expectations and be discouraged from loitering on the sidewalks directly in front and adjacent to the center.
 - d. The street and sidewalk adjacent to the facility shall be maintained free of litter and trash at all times.
 - e. There shall be no alcohol or illegal drugs permitted within the Center.
 - f. The facility shall consist of a 3,976 square foot ground floor located in an existing two-story building with 1,995 square feet of outdoor patio area.

- g. Accessory uses, as may be determined incidental and approved by CCDC.
 - h. The maximum number of patrons the center may accommodate is one hundred (100) at any one time. At no point during the day shall total occupancy of the facility be in violation of the Uniform Building Code. The Rachel’s Women’s Center shall maintain records on the number of client visits, which shall be made available to CCDC, or City of San Diego, staff upon request for verification of compliance with this condition.
 - i. The facility may operate between the hours of 7:00 a.m. to 7:00 p.m. daily
 - j. All exterior signage shall be limited to a maximum of twenty-five (25) square feet to the satisfaction and approval of CCDC.
2. The Rachel’s Night Center shall be permitted to operate in the 1,102 square foot ground floor space within the mixed-use project addressed at 798 Ninth Avenue, which also contains 3,800 square feet of commercial space, 24 apartments units, and 15 parking spaces.
- a. The facility shall contain two restrooms, sitting area and outdoor patio and must be staffed by two people at all times and may not provide beds.
 - b. The hours of operation of the Rachel’s Night Center shall be limited to 9:00 p.m. to 6:00 a.m. daily.
 - c. The maximum number of participants the center may accommodate at any one time shall be 50.
 - d. No food service shall be allowed to participants other than light meals or refreshments, such as sodas, soups, bread, snacks, beverages, etc., and no food shall be taken out of the center.
 - e. The owner or operator shall provide adequate lighting to the exterior of the building to illuminate the patio and adjacent sidewalk areas. Lighting shall not directly illuminate any nearby residential windows.
 - f. Should there be a queue of participants waiting to enter Rachel’s Night Center, staff will monitor the queue to ensure a clear pedestrian path on the public sidewalk of at least seven (7) feet and that there is no obstruction to adjacent businesses. Women who are inebriated, noisy or rowdy will not be admitted to the Center. Appropriate authorities will be notified, if necessary, of any disruptive activity.
3. This permit is subject to a yearly administrative review by CCDC staff. The yearly reviews shall be for adherence to the conditions of this permit. If evidence is provided to CCDC at any time that the facilities are operating in violation of any conditions of this permit, or if there is evidence that a nuisance directly in front of or

adjacent to the center has been created due to disruptive behavior by patrons of the center a corrective action will be issued to the facility with a date-specific compliance requirement. If compliance is not met, the matter may be scheduled for a duly noticed public hearing to consider modifications to, or revocation of, the Conditional Use Permit.

4. The Permit is hereby extended for a period of (7) seven years, to expire on December 9, 2011. An additional extension of the Permit may be requested up to 120 days prior to the expiration date. Staff shall mail a notice to all property owners and tenants within 300 feet of the facilities providing notification of the extension request and stating that staff may grant an administrative decision on the extension request unless a request for a public hearing is submitted in writing within 12 business days. If such a request is received, the extension request will be scheduled for a Process 3 public hearing and a new notice will be mailed out. If no such request is received, staff may grant an additional extension to the Permit for a period not to exceed seven years.
5. This Permit shall not become effective until:
 - a. The Permittee signs and returns the Permit to CCDC; and
 - b. The Permit is recorded in the Office of the County Recorder.
6. This permit allows for both the operation of the Rachel's Women's Center located at 759 Eighth Avenue and the Rachel's Night Center at 798 Ninth Avenue. If for any reason, either facility terminates its operation, this CUP will continue to be valid for the other facility subject to all applicable conditions of this CUP.
7. After establishment of the business, the Property shall not be used for other uses unless:
 - a. Authorized by CCDC; or
 - b. The uses are consistent with all zoning and development regulations of the Centre City Planned District Ordinance; or
 - c. This permit has been revoked by CCDC.
8. This Permit is a Covenant running with the lands 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.

Passed and adopted by the Hearing Officer of CCDC on December 9, 2004

CENTRE CITY DEVELOPMENT
CORPORATION

PERMITTEE(S) SIGNATURE

Lucy Contreras 12.9.04
Lucy Contreras Date
Junior Planner

Sister RayMonda Duvall
Sister RayMonda Duvall
Catholic Charities

State of California
County of San Diego

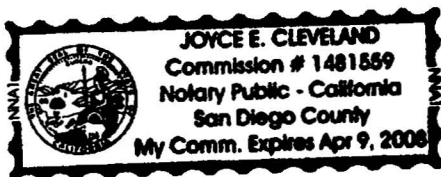
On December 23, 2004 before me, Joyce E. Cleveland, Notary Public
Date Name, Title of Officer

personally appeared Sister RayMonda Duvall
Name(s) of Signer(s)

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.



Joyce E. Cleveland
Signature of Notary

ATTACHMENT A

LEGAL DESCRIPTION

Real property in the City of San Diego, County of San Diego, State of California, described as follows:

Parcel 1:

The Easterly 50.00 feet of the northerly 88.00 feet of Lots "J", "K", and "L" in Block Seventy-Three of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof on file in the Office of the County Recorder of Said San Diego County.

Said property being described as Parcel "A" in the Certificate of Compliance recorded December 13, 2001 as file no. 2001-0918217 of Official Records of Said San Diego County.

Parcel 2:

The Northerly 88.00 feet of Lots "J", "K", and "L" in Block Seventy-Three of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof on file in the Office of the County Recorder of Said San Diego County, excepting therefrom the Easterly 50.00 feet.

Said property being described as Parcel "C" in the Certificate of Compliance recorded December 13, 2001 as file no. 2001-0918217 of Official Records of Said San Diego County.

Real property in the City of San Diego, County of San Diego, State of California described as follows:

Lot "B" of Block Seventy-Three of Horton's Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to the Map made by L.L. Lockling filed in the Office of the County Recorder of San Diego County.

RECORDING REQUESTED BY:

Centre City Development Corporation
~~225 Broadway, Suite 1100~~
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Centre City Development Corporation
~~225 Broadway, Suite 1100~~
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF*

**DECISION OF THE HEARING OFFICER OF CITY OF SAN DIEGO
THE PLANNING COMMISSION
CENTRE CITY DEVELOPMENT CORPORATION**

CONDITIONAL USE PERMIT NO. 2004-37

**Rachel's Women's Center & Night Center
759 Eighth Avenue & 798 Ninth Avenue**

WHEREAS, on July 23, 2004, Catholic Charities, Owner/Permittee, filed an application for a Conditional Use Permit (CUP) to allow an extension of time for This extension of Conditional Use Permit No. 2004-37, and consolidation of, Conditional Use Permit 96-7321 for the Rachel's Women's Center & Night Center located at 759 Eighth Avenue and Neighborhood Use Permit 40-0452 for the Rachel's Night Center located at 798 Ninth Avenue is granted by the City of San Diego Planning Commission to Catholic Charities, pursuant to San Diego Municipal Code Chapter 12, Article 6, Division 3. The sites further described in ATTACHMENT A, are located in the East Village Neighborhood Land Use District C Mixed Use/Residential Emphasis District of the Downtown Centre City Community Plan Area; and,

WHEREAS, on August 11, 1997 the Designated Hearing Officer of the Centre City Development Corporation (CCDC) granted Conditional Use Permit 96-7321, pursuant to Sections 101.0510 and 103/1904 G.2. of the San Diego Municipal Code of the City of San Diego and subject to numerous conditions, including an expiration date for the permit; and,

~~San Diego Land Development Code, permitting an expansion of 20% of the gross floor area of the existing previously conforming use to allow a Women's Night Center at 827 F Street.~~

~~WHEREAS, on December 9, 2004 the Hearing Officer of the Centre City Development Corporation (CCDC) held a duly noticed public hearing and considered Conditional Use Permit No. 2004-37, including a staff report and recommendation and public testimony, pursuant to Sections 126.0304, 126.0305, 103.1904, 103.1919 and 103.1925 of the Municipal Code of the City of San Diego.~~

~~NOW, THEREFORE, BE IT RESOLVED by the CCDC Hearing Officer as follows:~~

- ~~1. That the proposed uses will not adversely affect the applicable land use plan;~~
- ~~2. That the proposed uses will not be detrimental to the public health, safety, and welfare;~~
- ~~3. That the proposed uses will comply to the maximum extent feasible with the regulations of the Land Development Code; and,~~
- ~~4. The proposed uses are appropriate at the proposed locations.~~

~~BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2004-37 for the extension of time for, and consolidation of, Conditional Use Permit 96-7321 and Neighborhood Use Permit 40-0452 is hereby GRANTED to Catholic Charities subject to the plans shown in ATTACHMENT B and the following conditions:~~

Subject to the terms and conditions set forth in this Permit, permission is granted to the Permittee to operate uses as described and identified by size, dimension, quantity, type and location on the approved exhibits on file in the offices of the Centre City Development Corporation:

1. Rachel's Women's Center shall be permitted to operate in the 3,976 square foot space located at 759 Eighth Avenue subject to the following conditions:
 - a. The facility shall contain bathroom and shower facilities, laundry, telephone, community room, living room and outdoor patio. Services offered at the facility shall include lunch service, provision of replacement clothing, medical screening, alcohol/drug recovery assistance and mental health consultation.
 - b. Appropriate staffing at the facility shall be provided in order to maintain adequate care and safety of the participants and surrounding community.
 - c. Participants of the center shall be advised by day center staff of the behavioral expectations and be discouraged from loitering on the sidewalks directly in front and adjacent to the center.
 - d. The street and sidewalk adjacent to the facility shall be maintained free of litter and trash at all times.

- e. There shall be no alcohol or illegal drugs permitted within the Center.
 - f. The facility shall consist of a 3,976 square foot ground floor located in an existing two-story building with 1,995 square feet of outdoor patio area.
 - g. Accessory uses, as may be determined incidental and approved by CCDC.
 - h. The maximum number of patrons the center may accommodate is one hundred (100) at any one time. At no point during the day shall total occupancy of the facility be in violation of the Uniform Building Code. The Rachel’s Women’s Center shall maintain records on the number of client visits, which shall be made available to CCDC, or City of San Diego, staff upon request for verification of compliance with this condition.
 - i. The facility may operate between the hours of 7:00 a.m. to 7:00 p.m. daily
 - j. All exterior signage shall be limited to a maximum of twenty-five (25) square feet to the satisfaction and approval of CCDC.
2. The Rachel’s Night Center shall be permitted to operate in the 1,102 square foot ground floor space within the mixed-use project addressed at 798 Ninth Avenue, which also contains 3,800 square feet of commercial space, 24 apartments units, and 15 parking spaces.
- a. The facility shall contain two restrooms, sitting area and outdoor patio and must be staffed by two people at all times and may not provide beds.
 - b. The hours of operation of the Rachel’s Night Center shall be limited to 9:00 p.m. to 6:00 a.m. daily.
 - c. The maximum number of participants the center may accommodate at any one time shall be 50.
 - d. No food service shall be allowed to participants other than light meals or refreshments, such as sodas, soups, bread, snacks, beverages, etc., and no food shall be taken out of the center.
 - e. The owner or operator shall provide adequate lighting to the exterior of the building to illuminate the patio and adjacent sidewalk areas. Lighting shall not directly illuminate any nearby residential windows.
 - f. Should there be a queue of participants waiting to enter Rachel’s Night Center, staff will monitor the queue to ensure a clear pedestrian path on the public sidewalk of at least seven (7) feet and that there is no obstruction to adjacent businesses. Women who are inebriated, noisy or rowdy will not be admitted to the Center. Appropriate authorities will be notified, if necessary, of any disruptive activity.
3. This permit is subject to a yearly administrative review by CCDC staff. The yearly

reviews shall be for adherence to the conditions of this permit. If evidence is provided to CCDC at any time that the facilities are operating in violation of any conditions of this permit, or if there is evidence that a nuisance directly in front of or adjacent to the center has been created due to disruptive behavior by patrons of the center a corrective action will be issued to the facility with a date-specific compliance requirement. If compliance is not met, the matter may be scheduled for a duly noticed public hearing to consider modifications to, or revocation of, the Conditional Use Permit.

4. The Permit is hereby extended for a period of ~~(20) twenty years~~^{(7) seven years}, to expire on ~~December 9, 2011~~^{May 31, 2032}. ~~An additional extension of the Permit may be requested up to 120 days prior to the expiration date. Staff shall mail a notice to all property owners and tenants within 300 feet of the facilities providing notification of the extension request and stating that staff may grant an administrative decision on the extension request unless a request for a public hearing is submitted in writing within 12 business days. If such a request is received, the extension request will be scheduled for a Process 3 public hearing and a new notice will be mailed out. If no such request is received, staff may grant an additional extension to the Permit for a period not to exceed seven years.~~
5. This Permit shall not become effective until:
 - a. The Permittee signs and returns the Permit to CCDC; and
 - b. The Permit is recorded in the Office of the County Recorder.
6. This permit allows for both the operation of the Rachel's Women's Center located at 759 Eighth Avenue and the Rachel's Night Center at 798 Ninth Avenue. If for any reason, either facility terminates its operation, this CUP will continue to be valid for the other facility subject to all applicable conditions of this CUP.
7. After establishment of the business, the Property shall not be used for other uses unless:
 - a. Authorized by CCDC; or
 - b. The uses are consistent with all zoning and development regulations of the Centre City Planned District Ordinance; or
 - c. This permit has been revoked by CCDC.
8. This Permit is a Covenant running with the lands 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.

APPROVED by the City of San Diego Planning Commission on May 31, 2012, by Resolution No. _____-PC

AUTHENTICATED BY THE CENTRE CITY DEVELOPMENT CORPORATION

By: _____

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

CATHOLIC CHARITIES
Permittee

By: _____
Sister Raymunda Duvall

Passed and adopted by the Hearing Officer of CCDC on December 9, 2004

CENTRE CITY DEVELOPMENT CORPORATION _____ PERMITTEE(S) SIGNATURE

Lucy Contreras _____ Date _____ Sister RayMonda Duvall
Junior Planner _____ Catholic Charities _____

State of California
County of San Diego

On _____ before me, _____
Date _____ Name, Title of Officer _____

personally appeared _____
Name(s) of Signer(s) _____

_____ 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 of Notary

PLANNING COMMISSION

RESOLUTION NUMBER ____-PC

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN DIEGO APPROVING AN EXTENSION OF
CONDITIONAL USE PERMIT NO. 2004-37 FOR RACHEL'S WOMEN'S
CENTER WITHIN THE DOWNTOWN COMMUNITY PLAN AREA.**

WHEREAS, Catholic Charities, Permittee, filed an application with the Centre City Development Corporation for an extension of Conditional Use Permit No. 2004-37 allowing the continued operations of a homeless day and night center for women within the Centre City Planned District; and

WHEREAS, the project site is located at 759 Eight Avenue and 798 Ninth Avenue in the Residential Emphasis District of the Downtown Community Plan Area; and

WHEREAS, the project site is legally described as Lots J, K, and L in Block 73 of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to the map thereof on file in the Office of the County Recorder of San Diego County; and

WHEREAS, the extension of Conditional Use Permit No. 2004-37 has been reviewed by the Centre City Advisory Committee, which has made a recommendation to the Planning Commission; and

WHEREAS, on May 31, 2012 the Planning Commission of the City of San Diego held a public hearing to consider the extension of Conditional Use Permit No. 2004-37, having duly published and mailed notice of such public hearing and permitted interested citizens and area residents to review and comment on the proposed conditions of the extension of Conditional Use Permit No. 2004-37;

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 with respect to Conditional Use Permit No.2004-37:

A. CONDITIONAL USE PERMIT

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

Rachel's has operated in downtown San Diego for 27 years, providing valuable services critical to the health and safety of homeless women in downtown and surrounding communities. It is the goal of the Downtown Community Plan to continue to allow health and human service facilities area wide while minimizing impacts to surrounding land uses, and balancing provisions of services to populations in need of assistance. The Community Plan envisions that these facilities employ a continuum-of-care approach whereby multiple services are provided on-site. Ideally, this approach would include meals and counseling services as well as shelter. The proposed facility does not provide housing facilities; however, some of the clients ultimately move into permanent housing in the adjacent Leah's Residence.

3. *The proposed development will comply with the regulations of the LDC including any deviations pursuant to the LDC.*

Rachel's is considered a Previously Conforming Use subject to specific criteria under the LDC. The extension of CUP No. 2004-37 to allow Rachel's to continue to operate under the existing conditions of approval is consistent with the land use regulations for Previously Conforming Uses under the LDC and the CCPDO.

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

Rachel's has operated at this location since 1984 without creating problems for the surrounding neighborhood. While the neighborhood has grown and will continue to grow, the importance of providing services to homeless women specifically at this location and in this area has increased in importance as a result. If Rachel's is unable to continue operations, some or all of these important support services for women may cease to exist. Approval of the CUP extension will allow Rachel's to continue enhancing the quality of life for homeless women, benefiting the entire downtown community.

The above findings are supported by minutes, plans and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, this activity is This Project is Categorical Exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled "Existing Facilities"). The key consideration of a Class 1 Exemption is whether the project involves negligible or no expansion of an existing use. The activity consists of a proposal to amend an existing CUP to allow the continued operations of the use. No expansion of uses or facilities is proposed as part of the Project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, the extension of Conditional Use Permit No. 2004-37 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as

set forth in Conditional Use Permit No. 2004-37 a copy of which is attached hereto and made a part hereof.

Lucy Contreras
Senior Planner
Centre City Development Corporation

Adopted on: May 31, 2012



ABOUT US

- Our History
- Our Mission
- Member Agencies
- Board of Directors

SUPPORT Catholic Charities

**CATHOLIC CHARITIES
BOARD OF DIRECTORS
2011/2012**

Most Reverend John G. Vlazey
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Archdiocese of Portland in Oregon

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Portland State University

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Lara Media Services, LLC

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University of Portland

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Catholic Community Services
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Owner
Niedermeyer & Co.

**Rev. Msgr. Dennis
O'Donovan**
Vicar General
Archdiocese of Portland in
Oregon

Terry Olson, M.D.
Chairman of the Board
Senior Clinical Executive
Heritags Provider Network

Nelly Rodriguez
Executive Director
Cia Con Nelly Productions,
Inc.

Joe Schneid
Partner
Aldrich Kibride & Tatone,
LLC

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Immediate Past-Chair of
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Owner
The Strader Group, LLC

Brian Thomas
Senior Vice President
Wyse Investment Services
Company

Andy Van Pelt
Director of Communications
Oregon Assoc. of Hospitals
and Health Systems

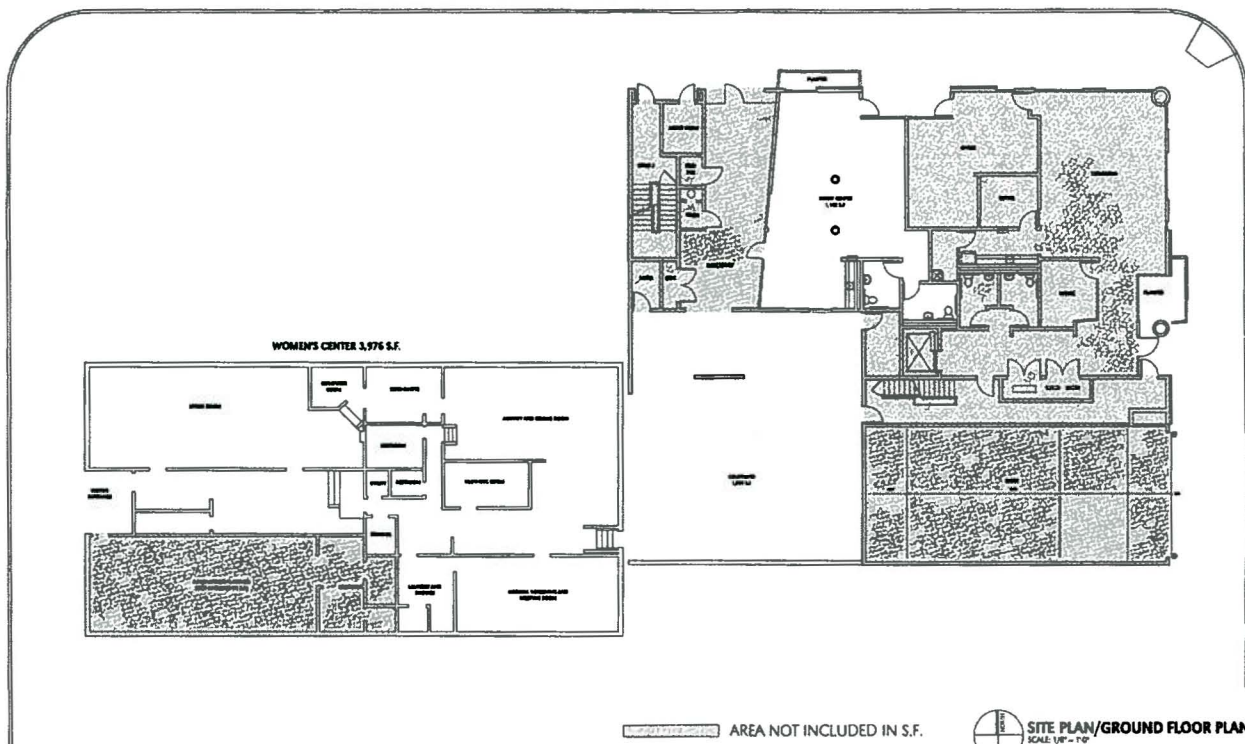
Robert C. Wetwer, Jr.
Partner
Garvey Schubert Barer

Jackie Yerby
Sustainability Program
Manager
Regence BlueCross
BlueShield

F STREET

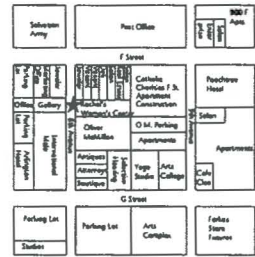
E I G H T H A V E N U E

N I N T H A V E N U E



AREA NOT INCLUDED IN S.F.

SITE PLAN/GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: NONE

ATTACHMENT C

Rachel's Center
NINTH AVENUE AT F STREET / SAN DIEGO, CALIFORNIA
OWNER: CATHOLIC CHARITIES / DEVELOPER: OLIVER MAMILLAN

02112

DATE: _____



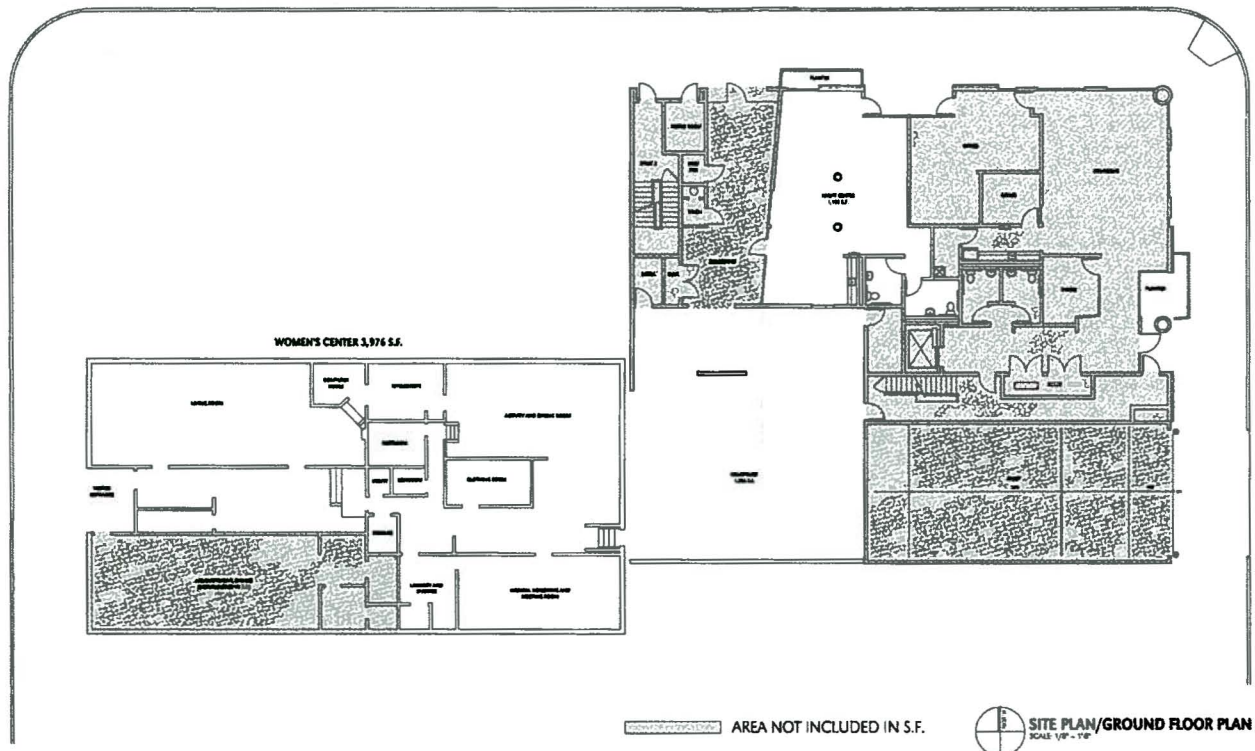
Site Plan/
Ground Floor
Plan

A

F STREET

E I G H T H A V E N U E

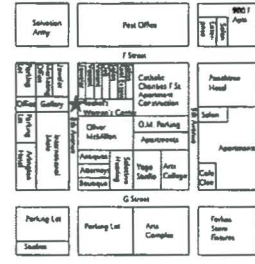
N I N T H A V E N U E



WOMEN'S CENTER 3,976 S.F.

AREA NOT INCLUDED IN S.F.

SITE PLAN/GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: NONE

Rachel's Center
NINTH AVENUE AT F STREET / SAN DIEGO, CALIFORNIA
OWNER: CATHOLIC CHARITIES / DEVELOPER: OLIVER McMILLAN

02112



Site Plan/
Ground Floor
Plan

A

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April 30, 2012

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Re: Catholic Charities/Rachel's Women's Center's CUP # 2004-37

Dear Ms Contreras,

I am writing to encourage CCDC to renew the Conditional Use Permit for the operation of Rachel's Women's Center in East Village.

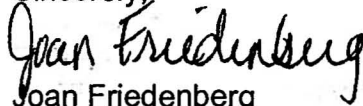
Homeless women are most vulnerable on the streets. Rachel's Women's Center provides an alternative for homeless women in our neighborhood. Rachel's offers a safe refuge with showers, rest room & laundry facilities, helps women get into shelter and housing, address medical & mental health needs and provides the women with resource information.

During the past twenty plus years, I have been familiar with the tremendous work of Catholic Charities management and program staff. They first came to my attention when I was Director of Alcohol and Drug Programs at the County and then Director of Mental Health. I later became Executive Director of Lawyers Club of San Diego, the largest specialty bar association in San Diego, with our office just four blocks from Rachel's and had to opportunity to witness their fine work as a nearby neighbor. I chose to become involved with and support Rachel's upon my retirement from the County the end of 1999 and currently serve on their advisory committee.

I have been most impressed from the start with the importance Rachel's places on being a good neighbor with staff and program participants being considerate of nearby residents and businesses.

I strongly encourage the renewal of the Conditional Use permit for Rachel's Women's Center. Without this program, many more women would be out our streets.

Sincerely,



Joan Friedenber
2598 Soderblom Avenue
San Diego, CA 92122

Centre City
Development Corp.

MAY 01 2012

Orig. To:
Copy To:

ATTACHMENT D



March 19, 2012

733 8th Avenue

San Diego, California

92101

T 619.321.1111

F 619.321.1234

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Re: Catholic Charities/Rachel's Women's Center's CUP # 2004-37

Dear Ms. Contreras:

I am writing to encourage CCDC to renew the Conditional Use Permit for the operation of Rachel's Women's Center in East Village.

Homeless women are very vulnerable on the streets. Rachel's Women's Center provides an alternative for homeless women in our neighborhood. Rachel's offers showers, rest room and laundry facilities, assists women to get into shelter and housing, addresses medical and mental health needs and provides the women with resource information.

During the past 12 years, OliverMcMillan has been located right next door to Catholic Charities. As their neighbor, we have always found Catholic Charities management and program staff responsive to any and all operations concerns between our business and serving the needs of the Women. They are very committed to being considerate. By way of example, the sidewalk each day is kept clean and program participants are discouraged from gathering or storing their belongings outside of Rachel's and our entrance both during and after business hours. If women ever gather in front of our place, Rachel's helps escort them back to their property.

Frankly, I consider our neighborhood to be better because of the existence of Rachel's as it allows us all to participate in the solution of homelessness and not pretend it doesn't exist or leave the problem to others to solve. OliverMcMillan and Rachel's have lived together in harmony in the solution.

I encourage you to renew the Conditional Use permit for Rachel's Women's Center. Without this program, many more of our women would be out on our streets.

Sincerely,
MDO

Centre City
Development Corp.
Morgan Dene Oliver
CEO

MAR 29 2012

Orig To:
Copy To:

STEVEN D. MANNING
DENNIS B. KASS
ANTHONY J. ELLROD
EUGENE P. RAMIREZ
FREDRIC W. TRESTER
LAWRENCE D. ESTEN
MILDRED K. O'LENN *
THOMAS R. GILL
ALFRED M. DE LA CRUZ
ERWIN A. NEPOMUCENO
DAVID J. WILSON
BRIAN T. MOSS *
JEFFREY M. LENKOV
MARGUERITE LIEU JONAK
JOHN D. MARINO
MICHAEL L. SMITH
LOUIS W. PAPPAS
SHARI L. ROSENTHAL
EUGENE J. EGAN
CLIFFORD A. CLANCEY
RINAT B. KLIER-ERLICH
ROBERT B. ZELMS †
R. ADAM ELLISON
KATHLEEN A. HUNT *
STEVEN J. RENICK
JAMES J. PERKINS *
PATRICK L. HURLEY
JAMES E. GIBBONS
DANIEL B. HERBERT *
EVELINA M. SERAFINI
MICHAEL J. GREEN
DARIN L. WESSEL *
L. TREVOR GRIMM
SCOTT W. DAVENPORT
JASON J. MOLNAR *

MARK A. HAGOPIAN
DAVID GORNEY
SUZIE ZACHAR IRWIN †
DONALD R. DAY*
ALAN C. JABLIN *
D. HIEP TRUONG
TIMOTHY J. KRAL
KRISTIE S. HUTCHINSON
MICHAEL A. WEISMANTEL
JANET D. JOHN *
KEVIN H. LOUTH
TRACIE L. CHILDS
SHARON S. JEFFREY
JOHN M. HOCHHAUSLER
ANTHONY S. VITAGLIANO †
THOMAS A. TRAPANI
DOUGLAS M. LIPSTONE
BRIAN MIZELL
JOHN COWDEN
ANDRIY J. SEMOTIUK *
JULIE M. FLEMING
KRISTEN A. LEDGARD
ROBERT E. MURPHY *
NINA RICCI FRANCISCO
PARI K. SCROGGIN *†
CHRISTOPHER R. ALLISON
DONALD R. BECK
CANDACE E. KALLBERG
DAVID R. REEDER *
TOBY D. BUCHANAN
VICTOR ROCHA
THOMAS Y. LUCERO
JOSHUA B. SHAYNE
LADELL H. MUILESTEIN
MARK H. HERSKOVITZ *

MANNING & KASS ELLROD, RAMIREZ, TRESTER LLP

ATTORNEYS AT LAW



550 WEST C STREET
SUITE 1900
SAN DIEGO, CALIFORNIA 92101
TELEPHONE: (619) 515-0269
FACSIMILE: (619) 515-0268
WEB SITE: WWW.MANNINGLLP.COM

JOHN P. COGGER
PETER C. CATALANOTTI
MADONNA A. HERMAN
PAUL HANNA
KENNETH S. KAWABATA
LARRY S. DUSHKES
SEVAN GOBEL
JASON L. FISHER
JAMIE L. FUGERE
IGOR KOPILENKO
ANNEMARIE McDOVELL
JENNIFER SUPMAN
MINAS SAMUELIAN
TONY M. SAIN
CHRISTOPHER KANJO
MICHELLE GHALTCHI
MATTHEW SOLEIMANPOUR
LORI B. WADE
JAMI I. COPELAND
MICHELLE T. LUC
SCOTT D. LONG
LALO GARCIA
PETER B. RUSTIN*
RICHARD G. GARCIA
CHRISTOPHER D. NISSEN
RAVI K. LALLY
CHARLIE FU
RONALD J. SELGRATH
DIANE FLORES
FRANK M. LAFLAUR
CIRRUS A. ALPERT
LI SU YI LAI
LAURA M. SPEAKMAN
ROBYN PARK FRIESEN
DAVID M. GRUEN
ROBERT P. WARGO*
SCOTT A. ALLES †
MARGARET A. KLUG
REBECA VALENZUELA
ALEJANDRO CARAVEO
MICHELE M. TUMAN
SUMMER BRIDGES
DEBORAH DORNY
MARILYN R. VICTOR
DAVID V. ROTH
STEVEN AMUNDSON
OMAR T. PASSONS
ANTHONY OROPALLO III
ELANA A. KANTER
MATTHEW P.C. NOEL
MAHASTI KASHEFI
SARAH E. DONALD
FRANK CHANG
JONATHAN J. LABRUM
KRIS J. MOTSCHENBACHER
JASON W. SCHIESSL
PATEEL BOYAJIAN
GENE W. LEE
CHAD M. MANDELL *
C. ERNEST GREGORY
DANIEL R. STEVENS
LISA WONG
THOMAS R. NEUMANN
KAREN LUH
PALOMA PERACCHIO
SHANNON MEADE
MICHAEL R. HICKMAN
MARTIN HOLLY
MICHAEL PREIS
JOHN KIM

February 23, 2012

OF COUNSEL
DONALD S. SMITH*
THOMAS R. WAGNER

* Admitted in Multiple Jurisdictions
† Admitted in Practice Law in
Arizona only

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Re: Catholic Charities/Rachel's Women's Center's CUP # 2004-37

Dear Ms Contreras,

I am writing to encourage CCDC to renew the Conditional Use Permit for the operation of Rachel's Women's Center in East Village for the full twenty years sought.

As the recent success the United Way's Project 25 plan to end chronic homelessness demonstrates, this is both an economic and a social issue. Homeless women are extremely vulnerable on the streets and Rachel's Women's Center provides a safe alternative. Rachel's offers showers, rest room & laundry facilities and helps women get into shelter and housing. The facility also enables women to address medical & mental health needs that often go ignored, making a challenging issue even worse.

As a member of downtown's economic community, I also see the need to work with social service providers like Rachel's Women's Center to confront quality of life issues that exist for downtown's businesses and growing residential communities. At Manning & Kass, there is a long tradition of community participation. Placing an Attorney on the Board of Catholic Charities Homeless Women's Services is a further step to help leverage the business and social service communities to tackle these difficult issues that homeless women face. I also recently met with representatives of the Downtown San Diego Partnership to further open dialogue around bringing

Centre City
Development Corp.

FEB 27 2012

Orig. To:
Copy To:

LOS ANGELES
801 S. Figueroa St., 15th Floor • Los Angeles, CA 90017
Phone (213) 624-6900 • Fax (213) 624-6999

ORANGE COUNTY
19800 MacArthur Blvd., Suite 900 • Irvine, CA 92612
Phone (949) 440-6690 • Fax (949) 474-6991

SAN FRANCISCO
One California Street, Suite 1100 • San Francisco, CA 94105
Phone (415) 217-6990 • Fax (415) 217-6999

SCOTTSDALE
6909 East Greenway Parkway, Suite 200 • Scottsdale, AZ 85254
Phone (480) 477-5269 • Fax (480) 477-5268

Ms. Lucy Contreras
Re: Rachel's Women's Center - CUP Application
February 23, 2012
Page 2

MANNING & KASS
ELLROD, RAMIREZ, TRESTER LLP

the business and social service communities together around this issue. This effort is a strong signal of the support by the business community for a working relationship to address homelessness downtown. This letter of support for approving Rachel's Conditional Use Permit application is another important step to helping forge a new and constructive relationship between the business and social service communities in downtown.

Please do not hesitate to contact me with any questions or follow up that you may have.

Sincerely,

MANNING & KASS
ELLROD, RAMIREZ, TRESTER LLP



Omar T. Passons

OTP:jls

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

February 24, 2012

Re: Catholic Charities/Rachel's Women's Center's CUP # 2004-37

Dear Ms Contreras,

I am writing to encourage CCDC to renew the Conditional Use Permit for the operation of Rachel's Women's Center in East Village.

Our adult daughter (41 years of age) has a minor mental illness and the therapist for my wife and I tell us that we cannot give her money or do anything like taking care of her. That would take away from her own self responsibility. It is a very difficult situation for us. Rachel House seems to be a middle pathway that will fulfill both the requirements of us keeping hands off and keeping her off the street until she can save enough money to find a place to live. In this situation of her being responsible for herself, she has found work, and is maintaining it. We are hopeful. Rachel House is an essential part of this budding recovery.

I encourage you to renew the Conditional Use permit for Rachel's Women's Center.

Sincerely,

Marshall & Pamela Saunders



Centre City
Development Corp.

MAR 12 2012

Orig. To
Copy To

Olins Riviere Coates and Bagula

2214 SECOND AVENUE • SAN DIEGO, CA 92101 • PHONE (619) 272-4235 • FACSIMILE (619) 272-4309

February 23, 2012

VIA REGULAR MAIL

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, California 92101

RE: *Catholic Charities/Rachel's Women's Center's CUP #2004-37*

Dear Ms. Contreras:

I am writing to encourage CCDC to renew the extant Conditional Use Permit for the operation of Rachel's Women's Center on Eighth Avenue in East Village.

Rachel's is an absolutely indispensable institution to the health of downtown. Homeless women are very vulnerable on the streets. Rachel's Women's Center provides an alternative for homeless women in our neighborhood. Rachel's offers showers, restrooms, and laundry facilities and helps women get into shelter and housing, address medical and mental health needs, and provides women with resources and information.

During the past 25 years I have referred many persons to Rachel's as a Superior Court Judge. Catholic Charities' management and program staff are always responsive to my concerns. They appear committed to being considerate, responsible neighbors. For example, they clear the sidewalk each day and program participants are discouraged from gathering or storing their belongings outside of Rachel's both during and after business hours.

An example of the ongoing problem solving that goes on at Rachel's is the **Homeless Women Task Force** which I chair, and which is creating an "intake system" to actually get the most disabled of the mentally ill homeless women into mental health evaluation, treatment, and eventually, supportive housing.

I strongly encourage you to renew the Conditional Use Permit for Rachel's Women's Center. Without this program, many more women would be on our streets. Further, I suggest that the CUP be for a longer term, like ten years.

Sincerely,



Judge Robert Coates

Residence: 555 Front Street, #505
San Diego, California 92101

Centre City
Development Corp.

MAR 12, 2012

Orig. To:
Copy To:



Date 03/29/2012

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Re: Catholic Charities/Rachel's Women's Center's CUP # 2004-37

Dear Ms Contreras,

I am writing to encourage CCDC to renew the Conditional Use Permit for the operation of Rachel's Women's Center in East Village.

Homeless women are very vulnerable on the streets. Rachel's Women's Center provides an alternative for homeless women in our neighborhood. Rachel's offers showers, rest room & laundry facilities and helps women get into shelter and housing, address medical & mental health needs and provides the women with resource information.

Our restaurant recently opened adjacent to the side exit from Rachel's Women's Center. Since opening in January 2012 I have found the Program's management and program staff responsive to my concerns. They appear committed to being considerate, responsible neighbors and program participants are discouraged from gathering or storing their belongings outside of Rachel's both during and after business hours.

I encourage you to renew the Conditional Use permit for Rachel's Women's Center. Without this program, many more women would be out our streets.

Sincerely,

A handwritten signature in black ink, appearing to read "Tuba Kazan Ibrahim", written over a faint circular stamp.

Centre City
Development
Tuba Kazan Ibrahim, CEO

APR 02 2012

Copy To
Copy To

Style Restaurant Group
1445 India Street
San Diego, CA 92101

March 28, 2012

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Re: Catholic Charities/Rachel's Women's Center's CUP # 2004-37

Dear Ms Contreras,


I am writing to encourage CCDC to renew the Conditional Use Permit for the operation of Rachel's Women's Center in East Village.

Homeless women are very vulnerable on the streets. Rachel's Women's Center provides an alternative for homeless women in our neighborhood. Rachel's offers showers, rest room & laundry facilities and helps women get into shelter and housing, address medical & mental health needs and provides the women with resource information.

Salad Style Restaurant, 807 F Street, has been operating at this location for the past 6 years. During this time I have found Catholic Charities management and program staff responsive to my concerns. They appear committed to being considerate, responsible neighbors; for example, each morning participants sweep the sidewalk on this block and program participants are discouraged from gathering or storing their belongings outside of Rachel's both during and after business hours.

I encourage you to renew the Conditional Use permit for Rachel's Women's Center. Without this program, many more women would be out our streets.

Sincerely,



Gy Kirk
Vice-President of Operations
Style Restaurant Group LLC

JAMES E. HUGHES
621 Fourth Avenue
San Diego, California 92101
(619) 239-1639 x 101 or Fax 239-7693

May 21, 2012

Lucy Contreras, Senior Planner
Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Re: Rachel's Women's Center's
CUP # 2004-37

Dear Ms Contreras,

A few days ago I saw a long time friend of mine, Martha Ranson, who told me that the Conditional Use Permit for the operation of Rachel's Women's Center was up for renewal. I volunteered to write a letter in support of this program.

I have been their neighbor since 1987, about 25 years. It is a well run operation and I have the highest praise for their staff and supervision. They provide a much needed service for downtown San Diego by giving homeless women access to restrooms, showers and laundry facilities. Where else could they go?

Homeless women often need protection from predators and abusers, and, without Rachel's, they would not have a sanctuary from the streets. In addition, they help women leave the street and get into shelters and find permanent housing.

Catholic Charities management and Rachel's staff are to be commended for the fine job they have been doing. This is a well run and much needed program to help women in need and the city with its need.

Sincerely yours,

James E. Hughes
HUGHES MANAGEMENT