

**DATE ISSUED:** November 23, 2005                      REPORT NO. PC-05-308

**ATTENTION:** Planning Commission, Agenda of December 1, 2005

**SUBJECT:** GREATER APOSTOLIC CHURCH – PROJECT NO. 20694  
PROCESS 4

**OWNER/  
APPLICANT:** Greater Apostolic Church Inc

**SUMMARY**

**Issue(s):** Should the Planning Commission approve an application for a Conditional Use Permit, Site Development Permit and Planned Development Permit to allow improvements to an existing, previously conforming religious facility consisting of an office building and two parking lots, with deviations to setback and yard area requirements?

**Staff Recommendations:**

1. **CERTIFY** Negative Declaration No. 20694; and
2. **APPROVE** Conditional Use Permit No. 60084, Site Development Permit No. 60086, and Planned Development Permit No. 60085, with conditions (Attachment 8)

**Community Planning Group Recommendation:** On October 10, 2005, the Southeastern San Diego Community Planning Committee voted 10-0-0 to approve the project with suggestions (Reference the Discussion section of the report).

**Environmental Review:** Negative Declaration No. 20694 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

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

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

**Housing Impact Statement:** None associated with this project.

## **BACKGROUND**

The Greater Apostolic Church project consists of improvements to an existing, previously conforming religious facility located at 138 28<sup>th</sup> Street. The proposed improvements include two new parking lots and an office building. Each of these proposed and existing uses would be located on four separate parcels with frontage on four streets as described in the Discussion section of the report. All of the parcels are owned by the Greater Apostolic Church LLC. For identification purposes, the sites are described with lot numbers as follows:

Lot 14 - existing church site  
Lot 15 - 28-space parking lot  
Lot 8 -4-space parking lot  
Lot 5 - office building

One of the parking lot sites (lot 15) and the office building site (lot 5) are currently vacant. The other parking lot site (lot 8) is developed with a residence which would be removed. No improvements are proposed to the church site.

The church site and both parking lot sites are zoned MF-3000 and the office building site is zoned CSR-2 within the Southeastern San Diego Planned District. The properties are designated for either residential or multiple use development within the Grant Hill neighborhood of the Southeastern San Diego Community Plan (Attachment 2). Surrounding properties include residential and commercial developments.

The existing church site is previously conforming in that a Conditional Use Permit is now required for a church use in the MF-3000 zone. The property also maintains previously conforming rights with respect to parking. The use was established about 1925. Zone Variance C-16641 approved by the Zoning Administrator in 1980 and amended in 1990, allowed improvements to the church site with a reduction in parking spaces: Twenty-eight parking spaces were approved where 60 were required (Attachment 13).

The project approvals include the requirement for a Conditional Use Permit (CUP) for a religious facility as improvements are proposed to the previously conforming use. Additionally, the CUP will place all of the parcels under one entitlement, binding the church use, office building and parking lots together for the exclusive operation of the religious facility. A Planned Development Permit has been requested to address a minor deviation for the front and street side yard setback and yard areas for a trellis and for parking spaces.

## **DISCUSSION**

### **Project Description:**

The specific project components are noted below and shown on the Project Site Plan Attachment 5:

Existing church site:	Lot 14, located at 138 28 <sup>th</sup> Street, (28 <sup>th</sup> and “L” St.), .48 acres
28-Space Parking Lot:	Lot 15, located at 2810 “L Street” (28 <sup>th</sup> and “L” St.), .26 acres
4-Space Parking Lot:	Lot 8 located at 118 28 <sup>th</sup> Street, totaling .05 acres
Office Building:	Lot 5, located at 2754 Imperial Ave. (Imperial Ave. and Hensley St.), .13 acres

The proposed 4,272-square-foot office building will be used as administrative space for the church. The office building complies with all zoning requirements with respect to the size, scale, and massing. The external elements of the structure will consist of stucco, redwood shutters, stone arch lintels, ceramic tile sills, and a red tile roof. During project review, staff determined that the office building would be deficient in parking spaces (required to be located on lot 5) providing seven spaces where 12 are required. Therefore, a shared parking agreement is required as a condition of approval to allow the shared use of five parking spaces within the proposed parking lot on Lot 15.

### **Community Plan Analysis:**

The project implements specific provisions of the community plan relating to the provision of pedestrian walkways. The plan recommends walkways that are clearly identified and made safe and attractive through the use of hardscape design, landscaping and lighting. A pedestrian walkway is provided from the Lot 5 parking lot to the proposed office building. Also, to further facilitate pedestrian access, an opening is provided mid-block along 28th Street at the lot 15 parking lot. The proposed project will not have an adverse impact on the community plan.

### **Project-Related Issues:**

#### *Parking/Access:*

As mentioned above, the existing church site contains a total of 28 parking spaces as granted by zone variance. The proposed parking lots will bring the existing parking deficiency closer to compliance with current standards. The proposed parking lots will increase the availability of off-street parking by 28 spaces exclusively for the existing church use, creating more on-street parking availability for the surrounding neighbors. The total number of off-street parking for the church services will increase from 28 spaces to 63 spaces.

#### *Planned Development Permit/Deviations Analysis:*

The Planned Development Permit allows flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. Staff supports the proposed deviations as they have been determined to be minor in scope, the project conforms to all other requirements and implements community plan recommendations through sensitive design practices. The project also provides for community benefits.

The project design has incorporated a deviation to the setback areas to allow trellises and one parking space within the front and street side yard and to allow a reduction in required yard area. The site specific deviations are described below.

28-Space Parking Lot (Lot 15): Ten-foot high trellis in the front yard (FY) (28<sup>th</sup> Street) and street side yard (SSY)(“L” Street), observing a 5’-0” setback where 10’-0” and 8’-0” are respectively required.

1,006 square feet of front yard area along 28<sup>th</sup> Street where 1,258 square feet is required and, 838 square feet of street yard area along “L” Street where 1,677 square feet is required.

4-Space Parking Lot (Lot 8) Ten-foot high trellis and one parking space observing an approximate 2’-0” FY setback on “L” Street where 10’-0” is required.

500 square feet of front yard area along 28<sup>th</sup> Street where 1,000 square feet is required.

Office Building Site (Lot 5): Ten foot high trellis observing a 2’-0” setback on Hensley Street where 10’-0” is required.

The proposed trellis will serve to screen the surface parking lots and will help create a common community theme centered around the church. The trellises also will create shade for the parking lot and will reduce heat islands. A 6’-0” high wrought iron fence will be constructed in front of the trellis on lot 15 and behind the trellises on lots 5 and 8. Vines planted in front and behind the wrought iron fence and trellis are anticipated to grow on these appurtenances. The proposed trellises are similar to those constructed along Imperial Avenue.

The project will provide several benefits to the community including additional off-site parking for the church and increasing the availability of on-street parking for the surrounding neighborhood. The project will implement the Southeastern San Diego Community Plan by providing decorative trellises along the perimeter of the parking lots and the office building. The trellis will provide a pedestrian theme to the neighborhood and painted to match the existing church building. The project is anticipated to visually enhance the neighborhood by designing the trellises to be consistent with others along Imperial Avenue. In addition, the project would

result in landscape that is in excess to what is required and create a development on lots which are currently vacant and contain debris.

Community Planning Group Recommendation:

On October 10, 2005 the Southeastern San Diego Community Planning Committee voted 10-0-0 to approve the project with several “concerns and suggestions.” Staff enumerated those items in Attachment 10. The applicant has stated that he will comply with recommendations 4, 7, 10-14 and 16. The applicant stated that recommendation no. 9 was an opinion in which the Planning Group declared the parking was inadequate. Recommendation no. 8 regarding the installation of surveillance cameras will be included provided funding is available after construction is completed and, that recommendation no. 15, incorporating wood framed windows, was not part of the master design.

**CONCLUSION:**

Staff has reviewed the proposed project and has determined the project is in conformance with all applicable sections of the San Diego Municipal Code Sections. Staff has concluded that the proposed deviations will not adversely affect the Progress Guide, the General Plan, and the Southeastern San Diego Community Plan. Staff has determined the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating commercial developments.

**ALTERNATIVES**

1. Approve Conditional Use Permit No. 60084, Planned Development Permit No. 60085 and Site Development Permit No. 60086, with modifications.
2. Deny Conditional Use Permit No. 60084, Planned Development Permit No. 60085 and Site Development Permit No. 60086 if the findings required to approve the project cannot be affirmed.

**Respectfully submitted,**

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**Jeff Strohming**  
**Assistant Deputy Director, Customer Support and**  
**Information Division**  
**Development Services Department**

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**William Zounes**  
**Customer Support and**  
**Information Division**  
**Development Services Department**

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Office Building Elevations
7. Trellis Elevation
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Zone Variance C-16641 Amendment dated 1990 (includes a description of the orig. action).
14. Lot 15 site plan
15. Lot 14 and 8 site plan
16. Lot 5 site plan