



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 26, 2020 REPORT NO. HO-20-008

HEARING DATE: March 4, 2020

SUBJECT: ADULT DAY HEALTH CENTER CUP, Process Three Decision

PROJECT NUMBER: [643570](#)

OWNER/APPLICANT: The Convoy, LLC / Gary Polsky

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for an Adult Day Health Center in a tenant space within an existing building within the Kearny Mesa Community Plan Area?

#### Staff Recommendation:

1. **APPROVE** Conditional Use Permit No. 2326044.

Community Planning Group Recommendation: On September 18, 2019, the Kearny Mesa Planning Group voted 9-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 28, 2019, and the opportunity to appeal that determination ended November 12, 2019.

### BACKGROUND

The 2.93-acre project site is located at 4428 Convoy Street, Suite 288, in the IL-3-1 Zone. The project site is also located within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area – Review Area 1 (Montgomery Field) and Review Area 2 (MCAS Miramar), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Transit Priority Area within the Kearny Mesa Community Plan area.

The proposed Adult Day Health Center would be located in an 8,416 square-foot tenant space, previously occupied by a dance school, within an existing 54,480 square-foot building. Other uses within the building include restaurants and a billiards hall. The site is located within an urbanized community and is surrounded by commercial businesses including a gas station, smoke shop, retail establishments to the north. To the south is a commercial strip mall with retail establishments and restaurants. To the east, across Convoy street, is a commercial strip mall with restaurants. To the west are commercial establishments including a fitness center and restaurants and residential development.

The IL-3-1 Zone allows a mix of light industrial, office, and commercial uses. The IL Zones are intended to permit a range of uses, including nonindustrial uses such as office and commercial uses. Adult Day Health Center is not a use category identified in the San Diego Municipal Code (SDMC). The use category/subcategory identified in the SDMC with the most direct relationship to the proposed use with respect to facility needs and operational characteristics is Child Care Facilities/Child Care Centers. Similar to a child care facility, participants will be transported to and from the facility, and stay for a few hours during the day for care and enrichment activities. Services include musical therapy, bingo, vital signs monitoring, caregiver support, sensory stimulation, personalized exercise programs and counseling. Participants will be mostly senior citizens with an approved Medi-Cal plan for care. A Child Care Center is a separately regulated commercial services use that is allowed in the IL-3-1 Zone with a Conditional Use Permit and subject to the separately regulated use regulations set forth in SDMC Section 141.0606.

## DISCUSSION

### Project Description

The project proposes a Conditional Use Permit to allow the operation of an Adult Day Health Center in an existing 8,416 square-foot tenant space within an existing, one story 54,480 square-foot building at 4428 Convoy Street, Suite 288. The property does not require any modifications to the interior or exterior of the building. The proposed use requires a change of occupancy building permit. Proposed public improvements include the reconstruction of existing driveways adjacent to the site on Convoy Street and the curb ramp at Armour Street and Convoy Street to meet City standards. The project also proposes the restriping of the parking area to increase the number of parking spaces from 158 to 170 off-street parking spaces, which includes the 12 spaces required for the use, and the 158 spaces required for all other uses on site.

As stated above, the proposed Adult Day Health Center will bring participants, primarily senior citizens, to and from the location by a transport service. The proposed center will be open Monday through Friday from 8:00 am to 4:00 pm. The proposed services include musical therapy, bingo, vital signs monitoring, caregiver support, sensory stimulation, personalized exercise programs and counseling. The project complies with all applicable regulations of the IL-3-1 Zone, and the separately regulated use regulations set forth in SDMC Section 141.0606, including observing the minimum 1,000 foot required distance from businesses that handle or store hazardous material as specified in SDMC Section 141.0606(c).

### Community Plan Analysis.

The Kearny Mesa Community Plan designates the site for General Commercial use. The General Commercial land use designation allows a wide variety of office, retail, and other commercial uses

including automobile sales and repair, restaurants, fast food outlets, furniture stores, and commercial services establishments. In addition, the community plan identifies the major commercial corridors of Clairemont Mesa Boulevard and Convoy Street for General Commercial use in an effort to expand the commercial core. The general commercial uses are intended to attract clientele from inside and outside the community with minimal disturbance to neighboring industrial and office uses. The proposed Adult Day Health Center is a commercial service use consistent with the General Commercial land use designation and commercial corridor as identified in the Kearny Mesa Community Plan.


Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with applicable sections of the SDMC and the Kearny Mesa Community Plan. Staff has provided draft findings and conditions to support approval of the project (Attachment 4 and 5). Therefore, staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

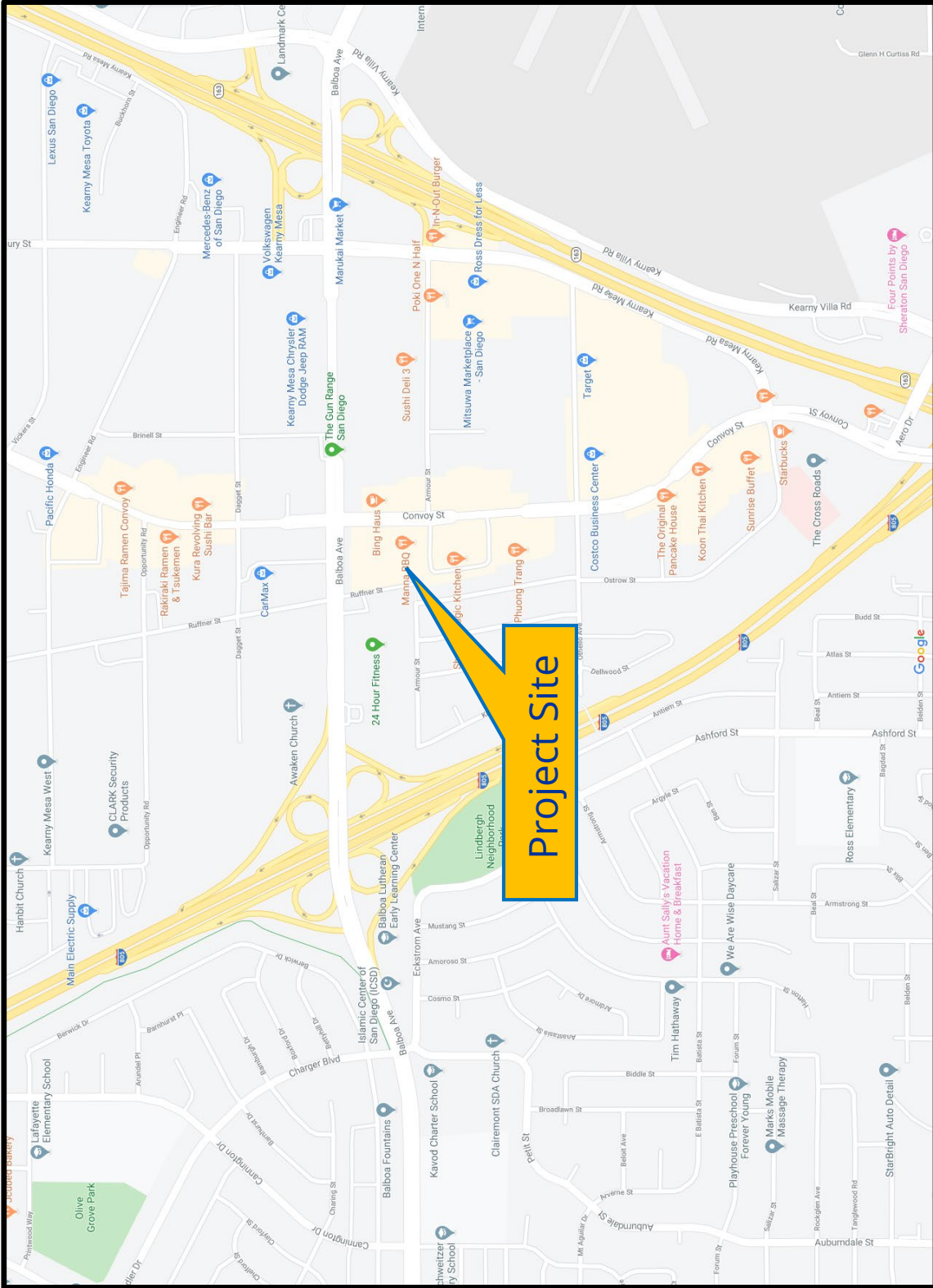
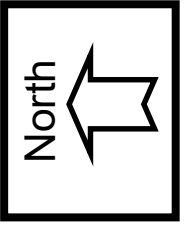
1. Approve Conditional Use Permit No. 2326044, with modifications.
2. Deny Conditional Use Permit No. 2326044, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
\_\_\_\_\_  
Jerry Sennett, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure
9. Project Plans

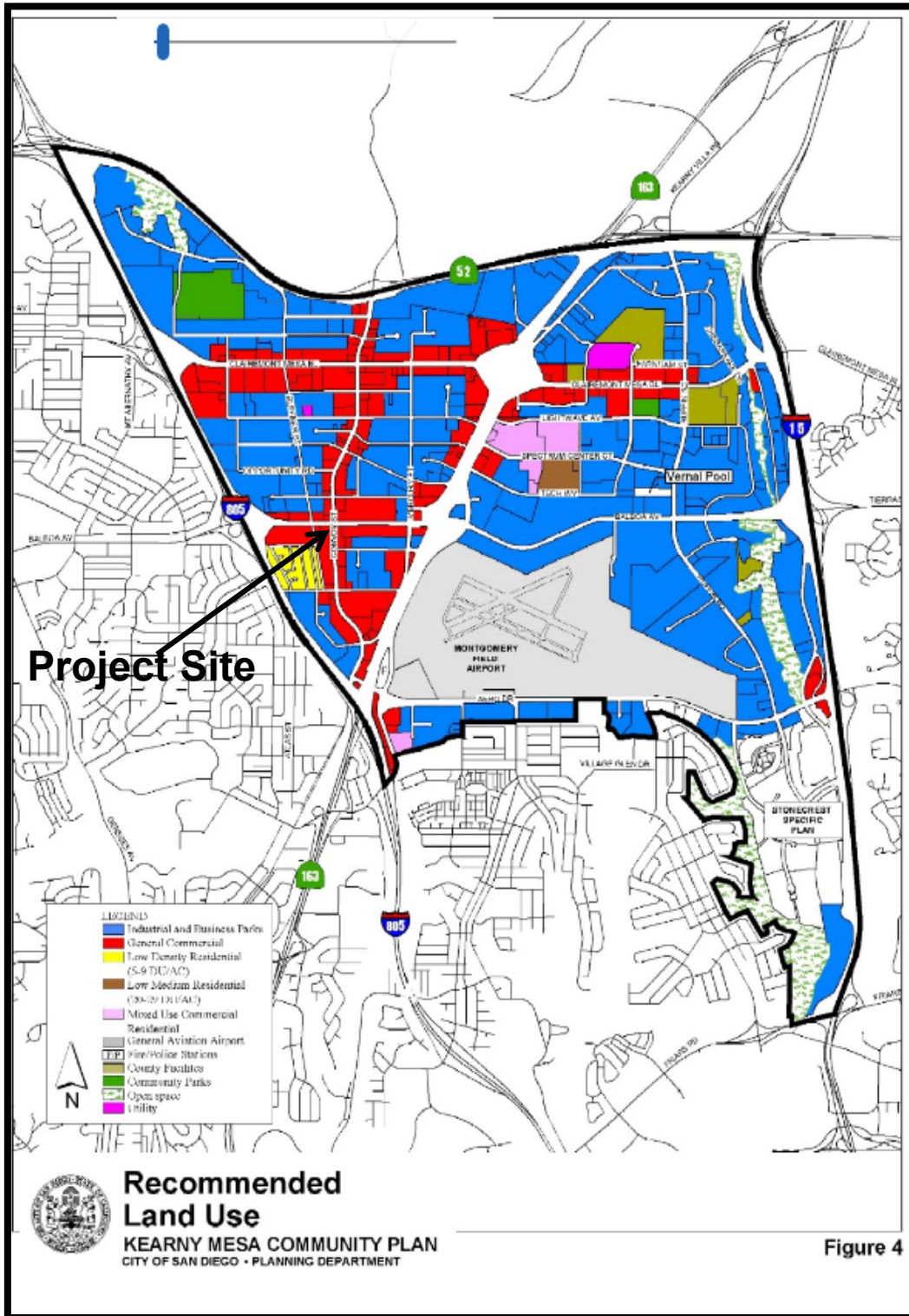


# Project Location Map

Adult Day Health Center CUP/ 4428 Convo Street, Suite 288  
PROJECT NO. 643570

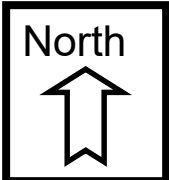


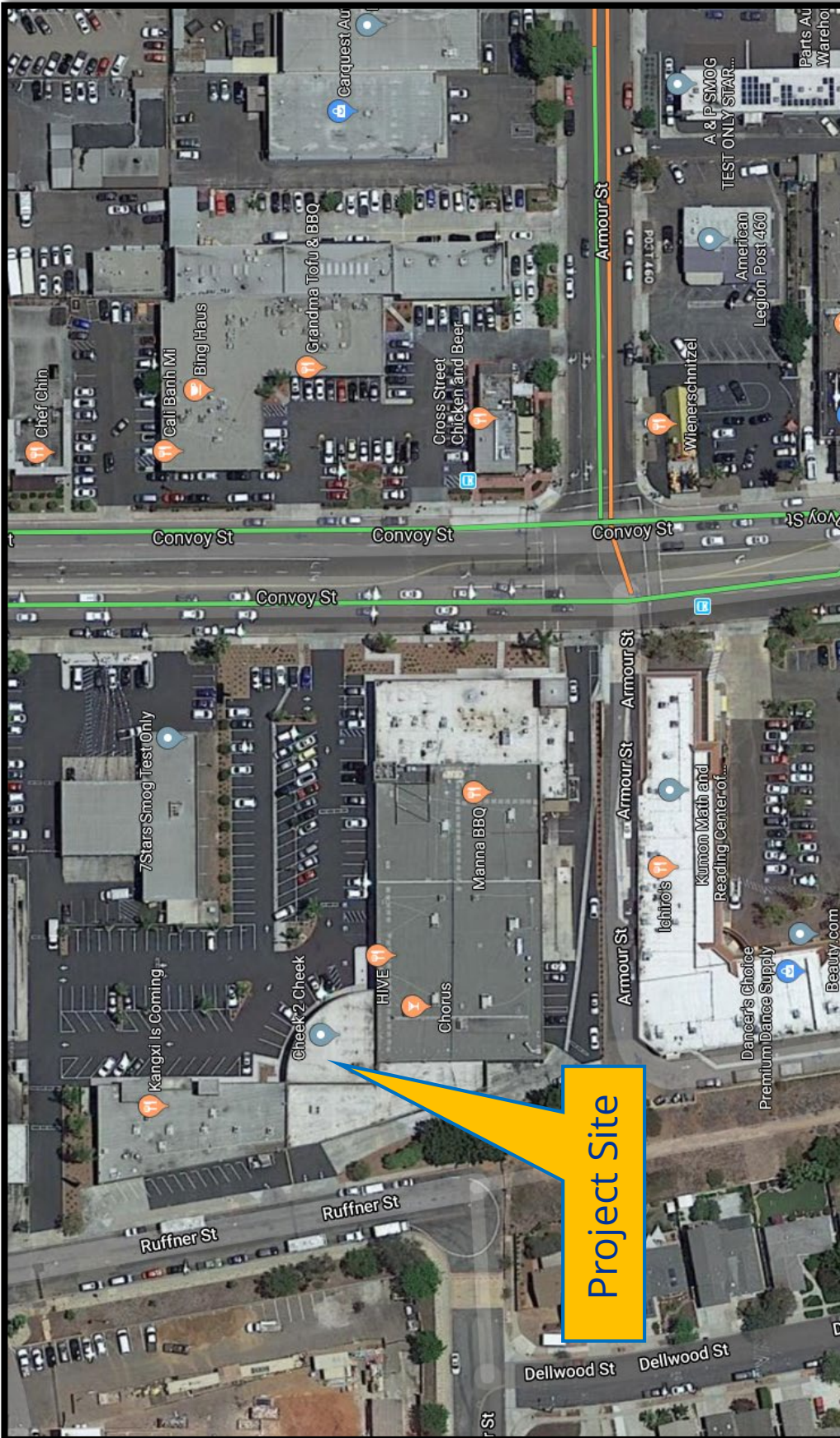
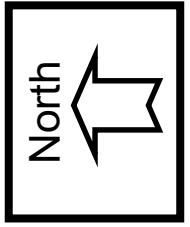




## Land Use Map

Adult Day Health Center CUP/4428 Convoy Street, Suite 288  
PROJECT NO. 643570





**Aerial Photo**  
Adult Day Health Center CUP / 4428 Convoy Street, Suite 288  
PROJECT NO. 643570



HEARING OFFICER RESOLUTION NO. xxxx  
CONDITIONAL USE PERMIT NO. 2326044  
**ADULT DAY HEALTH CENTER CUP PROJECT NO. 643570**

WHEREAS, The Convoy, LLC, a Limited Liability Company, Owner and Gary Polsky, Permittee, filed an application with the City of San Diego for a permit to operate an Adult Day Health Center in an 8,416 square-foot tenant space within an existing 54,480 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2326044) on portions of a 2.93-acre site;

WHEREAS, the project site is located at 4428 Convoy Street, Suite 288, in the IL-3-1 Zone, and the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area – Review Area 1 (Montgomery Field) and Review Area 2 (MCAS Miramar), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Transit Priority Area within Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as; Parcel 1: Parcel A of Parcel Map No. 696 in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, December 20, 1971, more particularly described in Grant Deed Recorded November 16, 2017 as Document No. 2017-0535888, of Official Records of the San Diego County Recorder's Office;

WHEREAS, on November 13, 2019 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines section 15301(Existing Facilities) and there was no



appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 4, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2326044 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2326044:

**A. CONDITIONAL USE PERMIT (SDMC Section 126.0305)**

**1. Findings for all Conditional Use Permits:**

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

The proposed project requests a Conditional Use Permit (CUP) to operate an Adult Day Health Center in an 8,416 square-foot tenant suite within an existing 54,480 square-foot building at 4428 Convoy Street, Suite 288. The 2.93-acre project site is located in the IL-3-1 Zone, and the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area – Review Area 1 (Montgomery Field) and Review Area 2 (MCAS Miramar), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Transit Priority Area within the Kearny Mesa Community Plan area.

The Kearny Mesa Community Plan designates the site for General Commercial use. The General Commercial land use designation allows a wide variety of office, retail, and other commercial uses including automobile sales and repair, restaurants, fast food outlets, furniture stores, and commercial services establishments. In addition, the community plan identifies the major commercial corridors of Clairemont Mesa Boulevard and Convoy Street for General Commercial use in an effort to expand the commercial core. The general commercial uses are intended to attract clientele from inside and outside the community with minimal disturbance to neighboring industrial and office uses.

Adult Day Health Center is not a use category identified in the San Diego Municipal Code (SDMC). The use category/subcategory identified in the SDMC with the most direct relationship to the proposed use with respect to facility needs and operational characteristics is Child Care Facilities/Child Care Centers. A Child Care Center is a separately regulated commercial services use that is allowed in the IL-3-1 Zone with a Conditional Use Permit. The proposed Adult Day Health Center, considered a commercial service use, is consistent with the General Commercial land use designation and commercial corridor as identified in the Kearny Mesa Community

Plan. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

The proposed project requests a CUP to operate an Adult Day Health Center in a tenant space within an existing 54,480 square-foot building located at 4428 Convoy Street, Suite 288. A dance school previously occupied the tenant suite. Other uses within the building consist of commercial restaurants and a billiards hall. The project does not propose any tenant improvements to the existing suite or building.

The project will not be detrimental to public health, safety, and welfare in that the Conditional Use Permit for this site contains specific conditions addressing compliance with City codes, policies, and regulations, as well as other regional, state, and federal regulations. Conditions of approval require a change of occupancy and the review and issuance permits for public improvements which must be completed through final inspection. Additionally, The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis, the proposed development would not be detrimental to the public's health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

The proposed project is a request for a CUP to operate an Adult Day Health Center in a tenant suite within an existing building at 4428 Convoy Street, Suite 288, in the IL-3-1 Zone, within the Kearny Mesa Community Plan area. The IL (light industrial) zones are intended to permit a range of uses, including nonindustrial uses such as office and commercial uses. The IL-3-1 Zone is a light industrial zone that allows a mix of light industrial, office, and commercial uses. Adult Day Health Center is not a use category identified in the San Diego Municipal Code (SDMC). The use category/subcategory identified in the SDMC with the most direct relationship to the proposed use with respect to facility needs and operational characteristics is Child Care Facilities/Child Care Centers. Similar to a child care facility, participants will be transported to and from the facility, and stay for a few hours during the day for care and enrichment activities. Services include musical therapy, bingo, vital signs monitoring, caregiver support, sensory stimulation, personalized exercise programs and counseling. Participants will be mostly senior citizens with an approved Medi-Cal plan for care. A Child Care Center is a separately regulated commercial services use that is allowed in the IL-3-1 Zone with a Conditional Use Permit and subject to the separately regulated use regulations set forth in SDMC Section 141.0606.

The proposed Adult Day Health Center is consistent with all land development regulations relevant for the site. The project complies with all applicable regulations of the IL-3-1 Zone, and the separately regulated use regulations set forth in SDMC Section 141.0606, including observing the minimum 1,000 foot required distance from businesses that handle or store hazardous material as specified in SDMC Section 141.0606(c). No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The proposed project is a request for a CUP to operate an Adult Day Health Center in a tenant suite within an existing building located at 4428 Convoy Street, Suite 288, in the IL-3-1 Zone within the Kearny Mesa Community Plan. The site is within an urbanized community, surrounded by a range of commercial establishments commercial businesses including a gas station, smoke shop, retail establishments, fitness center, restaurants and residential development.

The Kearny Mesa Community Plan designates the site for General Commercial use. The General Commercial land use designation allows a wide variety of office, retail, and other commercial uses including automobile sales and repair, restaurants, fast food outlets, furniture stores, and commercial services establishments. In addition, the community plan identifies the major commercial corridors of Clairemont Mesa Boulevard and Convoy Street for General Commercial use in an effort to expand the commercial core. The general commercial uses are intended to attract clientele from inside and outside the community with minimal disturbance to neighboring industrial and office uses. The proposed Adult Day Health Center is a commercial service use consistent with the General Commercial land use designation and commercial corridor as identified in the Kearny Mesa Community Plan.

The Adult Day Health Center is not a defined use category/subcategory in the San Diego Municipal Code (SDMC). The use category/subcategory identified in the SDMC with the most direct relationship to the proposed use with respect to facility needs and operational characteristics is Child Care Facilities/Child Care Centers. A Child Care Center is a separately regulated commercial services use that is allowed in the IL-3-1 Zone with a Conditional Use Permit. Similar to a child care facility, participants will be transported to and from the facility, and stay for a few hours during the day for care and enrichment activities. Services include musical therapy, bingo, vital signs monitoring, caregiver support, sensory stimulation, personalized exercise programs and counseling. Participants will be mostly senior citizens with an approved Medi-Cal plan for care. The proposed Adult Day Health Center, considered a commercial service use, is a compatible use at this location with a Conditional Use Permit. Additionally, the proposed development is consistent with all land development regulations relevant for the site and the use, and no deviations are requested or required. The project complies with all applicable regulations of the IL-3-1 Zone, and the separately regulated use regulations set forth in SDMC Section 141.0606, including observing the minimum 1,000 foot required distance from businesses that

handle or store hazardous material as specified in SDMC Section 141.0606(c). Furthermore, the proposed project is consistent with the General Commercial use designation of the Kearny Mesa Community Plan. Based on the commercial nature of the use, and compliance with all applicable development regulations and the Kearny Mesa Community Plan, the proposed Adult Day Health Center is an appropriate use at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CONDITIONAL USE PERMIT NO. 2326044 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2326044, a copy of which is attached hereto and made a part hereof.

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Jerry Sennett  
Development Project Manager  
Development Services

Adopted on: March 4, 2020

IO#: 24008350



**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**

INTERNAL ORDER NUMBER: 24008350

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 2326044  
**ADULT DAY HEALTH CENTER CUP PROJECT NO. 643570**  
HEARING OFFICER

This Conditional Use Permit is granted by the Hearing Officer of the City of San Diego to The Convoy, LLC, a Limited Liability Company, Owner, and Gary Polsky, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 2.93 -acre site is located at 4428 Convoy Street, Suite 288 in the IL-3-1 Zone, and the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area - Review Area 1 (Montgomery Field) and Review Area 2 (MCAS Miramar), Federal Aviation Administration (FAA) Part 77 Noticing Area, and the Transit Priority Area within the Kearny Mesa Community Plan area. The project site is legally described as: Parcel 1: Parcel A of Parcel Map No. 696 in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, December 20, 1971, more particularly described in Grant Deed Recorded November 16, 2017 as Document No. 2017-0535888, of Official Records of the San Diego County Recorder's Office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate an Adult Day Health Center described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 4, 2020, on file in the Development Services Department.

The project shall include:

- a. Operation of an Adult Day Health Center in an existing 8,416 square-foot tenant suite within an existing 54,480 square-foot building.
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 19, 2023.
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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The 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 Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**Building Official Requirements:**

12. Prior to commencement of operations granted by this permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California code and regulations in effect at the time of the building permit, satisfactory to the Building Official.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveways to current City standards, adjacent to the site on Convoy Street, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp to current City standards, at the northwest corner of Armour Street and Convoy street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

16. 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 Owner/Permittee.
17. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

19. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
20. The center shall provide transportation and/or assistance in arranging transportation services for participants.
21. No more than twelve staff shall be permitted on site at maximum shift.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

22. Owner/Permittee shall obtain a plumbing permit for the installation of appropriate private back flow prevention device (BFPD) on each water service (domestic, fire, and irrigation) in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service, and immediately adjacent to the public right-of-way.

23. No trees or shrubs exceeding three feet in height at maturity shall be installed or remain within ten feet of any public sewer facilities or five feet of any public water facilities.

24. Prior to any Certificate of Occupancy being issued, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

25. The Owner/Permittee shall design and construct any proposed water and sewer facilities within the public ROW, and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations or as otherwise approved by the Public Utilities Director and the City Engineer.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 4, 2020 and Resolution Number XXXXXX.

Permit Type/PTS Approval No.: 2319946

Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Jerry Sennett  
Development Project Manager

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

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

**The Convoy, LLC**  
Owner

By \_\_\_\_\_  
Patrick Geary

**Spectrum Adult Day Health Service Inc.**  
Permittee

By \_\_\_\_\_  
Gary Polsky

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

DRAFT



NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

TO:  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** Adult Health Center CUP / 643570

**SCH No.:** N.A.

**Project Location-Specific:** 4428 Convoy Street, San Diego, CA 92111

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) for an Adult Day Health Center within an existing building. The project site is located at 4428 Convoy Street in Suite #288. The 2.93-acre site is in the IL-3-1 zone within the Kearny Mesa Community Plan Area in the City of San Diego. There is no construction proposed with this application. The CUP is only to occupy an existing space that requires no tenant improvement.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Gary Polsky, Adult Day Health Center, 4428 Convoy Street, San Diego, CA 92111, 858-952-8531

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15301 (Existing Facilities) and Section 15303 (New Construction)
- Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review and determined that since the project would be located within a previously developed site lacking sensitive resources that environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to 15301 (Existing Facilities) which allows for the permitting of existing public or private structures involving negligible or no expansion of existing or former use. The project site lacks sensitive environmental resources and the exceptions listed in CEQA Section 15300.2 do not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

11/13/19



\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Minutes of the Monthly Meeting of the  
Kearny Mesa Planning Group  
September 18, 2019  
Serra Mesa/Kearny Mesa Public Library  
9005 Aero Drive, San Diego, CA 92123

**Planning Group Members in Attendance:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Derek Applbaum | <input checked="" type="checkbox"/> Juan Arriaga | <input checked="" type="checkbox"/> Robyn Badilla | <input checked="" type="checkbox"/> Dave Dilday  |
| <input checked="" type="checkbox"/> Buzz Gibbs     | <input checked="" type="checkbox"/> Dana Hooper  | <input checked="" type="checkbox"/> Mike Huntoon  | <input type="checkbox"/> Tana Lorah              |
| <input type="checkbox"/> Meridith Marquis          | <input type="checkbox"/> John Mulvihill          | <input type="checkbox"/> Tim Nguyen               | <input checked="" type="checkbox"/> Ray Richmond |
| <input type="checkbox"/> Karen Ruggels             | <input type="checkbox"/> Jeff Sallen             | <input type="checkbox"/> Isaac Wang               | <input type="checkbox"/> Paul Yung               |

**Community Members in Attendance:**

Rabbi Weiser, Jairo Vargas and Jonathan Shiner.

1. **Call to Order:** The Meeting was brought to order at 11:38 AM by Jeff Sallen, chair of the Kearny Mesa Planning Group.
2. **Meeting Minutes:** Copies of the Minutes of the June 2019 meeting were distributed. The minutes were reviewed during the meeting. A motion to approve the minutes was given and the minutes were approved (6-0-3).
3. **Non-Agenda Public Comments:**
  - Representative from Friends of the San Diego Public Library asked for donations to the corporation to take care of the Library maintenance needs. Envelopes with instruction on how to donate were provided to all attendees.
4. **Information Item(s):**
  - Jeff Sallen introduced Jonathan Shiner as the new Community Representative for Kearney Mesa. His email address is [jshiner@sandiego.gov](mailto:jshiner@sandiego.gov)
5. **Action Item(s):**
  - Marijuana Production Facility Conditional Use Permit / 4425 Convoy Street / PTS 616814. City Staff asked applicant to present their project to the KMPG. Applicant realizes that 40 permits have already been issued; however, they still intend to meet with the hearing officer. Gina Austin with Austin Legal Group presented on behalf of the applicant. Facility is currently under operation. Applicant requested conditional approval only if there is a permit available. Board and community member expressed concern with parking requirements and availability for this facility. Jeff Sallen called for members to vote on the approval of the project. Request was approved (5-4-0).
  - Jim Phillips (General Manager) of the Studio Diner is requesting to remove three (3) two 2-Hour parking signs located on the east side of Ruffin Road and immediately north of Spectrum Blvd. The KMPG previously voted in favor (9-0-0) of the installation of 2-Hour parking signs on this road. The parking signs not directly in front of the Diner are causing a negative impact for employee parking. Jeff Sallen called for members to vote on the removal of the 2-Hour parking

signs installed by the City in Ruffin Road not directly in front of the Studio Diner. Request was approved (9-0-0).

- Doug Toleno with MD7 is the acquisition agent for Crown Castle; operator of a wireless facility located at 9565 Yolanda Avenue in Kearny Mesa. Doug seeks a vote of approval to renew an existing CUP of a wireless station and turn it into what's known as a "stealth site". Jeff Sallen called for members to vote on the approval of the project. Request was approved (9-0-0).

- Jairo Vargas with Mitchell J Architecture, Inc. seeks approval to a five year Condition Use Permit in order to open an adult day health center located at 4428 Convoy Street, Suite 288. The property will be primarily be occupied by seniors during the hours of 9am and 2pm. Seniors will be shuttled in from a senior's home to the site and shuttled back. Services on site include musical therapy, bingo, vital signs monitoring, caregiver support, sensory stimulation, personalized exercise programs, counseling, living skills and many more. Jeff Sallen called for members to vote on the approval of the project. Request was approved (9-0-0).

6. **Adjournment to next regular meeting:** October 16, 2019. Jeff Sallen thanked everyone for coming and concluded the meeting.



	<p><b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p><b>FORM DS-318</b></p> <p>October 2017</p>
---	---	---	---

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** Spectrum Adult Day Health Service Inc. DBA San Diego Project No. For City Use Only: \_\_\_\_\_  
**Project Address:** 4428 Convoy St., #288, San Diego, CA 92111

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. 36-4912524  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**  
 Name of Individual: The Convoy, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 8033 Linda Vista Rd. Ste. 100  
 City: San Diego State: CA Zip: 92111  
 Phone No. (858) 737-9837 Fax No.: \_\_\_\_\_ Email: pgeary@cegadvisors.com  
 Signature: Pat Geary Date: 8/9/2019  
 Additional pages Attached:  Yes  No

**Applicant**  
 Name of Individual: Gary Polsky  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 4428 Convoy St., #288  
 City: San Diego State: CA Zip: 92111  
 Phone No. 858-952-8531 Fax No.: \_\_\_\_\_ Email: gelvis7@yahoo.com  
 Signature: Pat Geary Gary W Polsky Date: 8/13/19  
 Additional pages Attached:  Yes  No

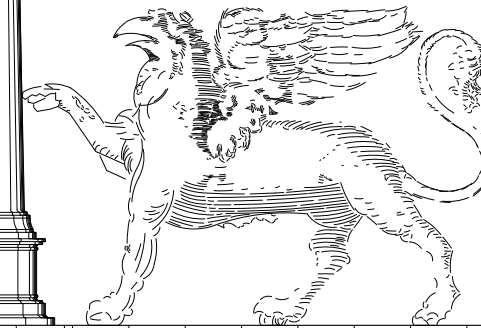
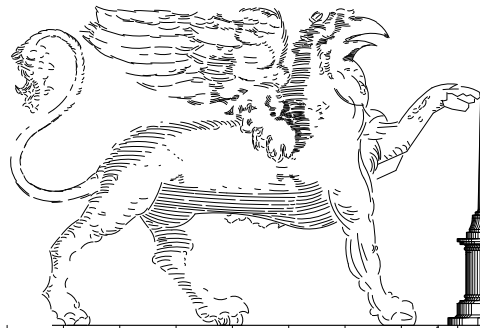
**Other Financially Interested Persons**  
 Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No. \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: Pat Geary Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No





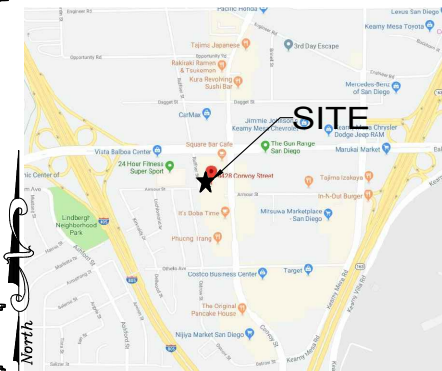
# ADULT DAY HEALTH CENTER

4428 CONVOY STREET, SUITE 288  
SAN DIEGO, CA 92111



**DIRECTIONS TO SITE**

- FROM SAN DIEGO INTERNATIONAL AIRPORT, CA:
1. HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD
  2. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST
  3. USE THE RIGHT LANE TO TAKE THE INTERSTATE 5 S RAMP
  4. USE THE RIGHT 2 LANES TO EXIT 16 TO MERGE ONTO CA-163 N TOWARD ESCONDIDO
  5. USE THE RIGHT 2 LANES TO TAKE EXIT 7A TO MERGE ONTO I-805 N TOWARD LOS ANGELES
  6. TAKE EXIT 21 FOR BALBOA AVE TOWARD CA-274
  7. KEEP RIGHT TO STAY ON EXIT 21, FOLLOW SIGNS FOR CA-274 E/BALBOA AVE E AND MERGE ONTO BALBOA AVE
  8. MERGE ONTO BALBOA AVE
  9. TURN RIGHT ONTO CONVOY ST
  10. TURN RIGHT DESTINATION WILL BE ON LEFT



**HOURS OF OPERATION**

MONDAY THROUGH FRIDAY  
OFFICE STAFF HOURS: 8AM TO 4PM  
PARTICIPANTS HOURS: 9AM TO 2PM  
PATIENTS WILL BE BROUGHT IN THROUGH A SHUTTLE BUS EVERYDAY.  
PARKING WILL ONLY BE REQUIRED BY EMPLOYEES DURING HOURS OF OPERATION.

**NUMBER OF STAFF**  
12 STAFF MEMBERS PRESENT ON SITE DURING MAXIMUM SHIFT

**PROJECT NOTES**

1. CUP FOR ADULT DAY HEALTH CENTER
2. CHANGE OF OCCUPANCY FROM E-3/B TO I-4
3. ADDING 9 NEW SHORT TERM BICYCLE SPACES TO MEET PARKING REQUIREMENTS.
4. ADDING 3 NEW MOTORCYCLE SPACES TO MEET PARKING REQUIREMENTS.
5. ADDING 2 NEW 'DO NOT ENTER' SIGNS
6. REMOVING 1 DIRECTIONAL ARROW FROM PARKING LOT
7. NO CHILDREN WITHIN THE UNIT
8. NO ELECTRICAL CHANGES
9. NO PLUMBING CHANGES
10. NO STRUCTURAL CHANGES
11. NO CONSTRUCTION TO BE DONE

**DIRECTIONS TO SITE**

**VICINITY MAP**

**CLIENT APPROVALS**

**LEGAL DESCRIPTION:**

PARCEL A OF PARCEL MAP No. 696,  
CITY OF SAN DIEGO PM00696PAR A

**APPLICABLE CODES**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES: INCLUDING BUT NOT LIMITED TO:
1. 2016 CALIFORNIA BUILDING CODE (CBC) / 2012 INTERNATIONAL BUILDING CODE (IBC)
  2. 2016 CALIFORNIA RESIDENTIAL CODE (CRC) / 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
  3. 2016 CALIFORNIA ELECTRICAL CODE (CEC) / 2011 NATIONAL ELECTRICAL CODE (NEC)
  4. 2016 CALIFORNIA MECHANICAL CODE (CMC) / 2012 UNIFORM MECHANICAL CODE (UMC)
  5. 2016 CALIFORNIA PLUMBING CODE (CPC) / 2012 UNIFORM PLUMBING CODE (UPC)
  6. 2016 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
  7. 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
  8. 2016 BUILDING ENERGY EFFICIENCY STANDARDS

**SITE NAME**  
ADULT DAY HEALTH CENTER

**PROJECT NUMBER**  
643570

**SITE ADDRESS**  
4428 CONVOY STREET, SUITE 288  
SAN DIEGO, CALIFORNIA 92111

**APPLICANT**  
GARY POLSKY

**ASSESSORS PARCEL NUMBER**  
356-240-43-00

**NUMBER OF STORIES**  
ONE

**TOTAL S.F. OF UNIT**  
8,416 SF

**TOTAL BUILDING AREA**  
54,480 SF

**LOT SIZE**  
127,558 SF

**CURRENT ZONING:**  
IL-3-1

**(E) OCCUPANCY:**  
E-3/B

**(E) TYPE OF CONSTRUCTION:**  
TYPE V-B-SPRINKLERED

**(E) USE:**  
DANCE STUDIO

**(P) USE:**  
ADULT DAY HEALTH CENTER

**JURISDICTION**  
CITY OF SAN DIEGO

**SPRINKLERED BLDG**  
YES

**YEAR BUILT**  
1973

**TRANSIT PRIORITY AREA:**  
YES

**PROJECT DESCRIPTION:**  
1. CHANGE OF OCCUPANCY FROM E-3/B TO I-4

LATITUDE: N 32.820435 LONGITUDE: W -117.156033

**ARCHITECTS**

MITCHELL J. ARCHITECTURE  
4883 RONSON COURT, SUITE N  
SAN DIEGO, CA 92111  
TEL: (858) 650-3130  
FAX: (858) 650-3140

**CONTACT :** JAIRO VARGAS (JOB CAPTAIN)

**APPLICANT CONTACT**

GARY POLSKY  
4428 CONVOY STREET SUITE 288  
SAN DIEGO, CALIFORNIA 92031  
TEL: (858) 952-8531

**ZONING/PLANNING INITIALS:**

DATE

#	SHEET NO.	DESCRIPTION	REV. NO.
1	G-001	TITLE SHEET, PROJECT INFORMATION & VICINITY MAP	
2	A-101	SITE PLAN	
3	A-102	FLOOR PLAN	
4	A-103	NEW PARKING PLAN	
5	A-104	MEANS OF EGRESS PLAN	
6	A-105	ELEVATIONS	
7	A-106	SITE PHOTOS	
8	A-107	REFERENCES	

**NOT FOR CONSTRUCTION**

Title Sheet, Project Information & Vicinity Map

ADULT DAY HEALTH CENTER  
4428 CONVOY ST. UNIT #288  
SAN DIEGO CA 92111



Project	
Date	12/16/2019
Drawn By	jv
Checked By	mjc
Scale	NO SCALE

Mitchell J. Architecture

G-001

MCMXCVII

APPLICABLE CODES

MCMXCVII

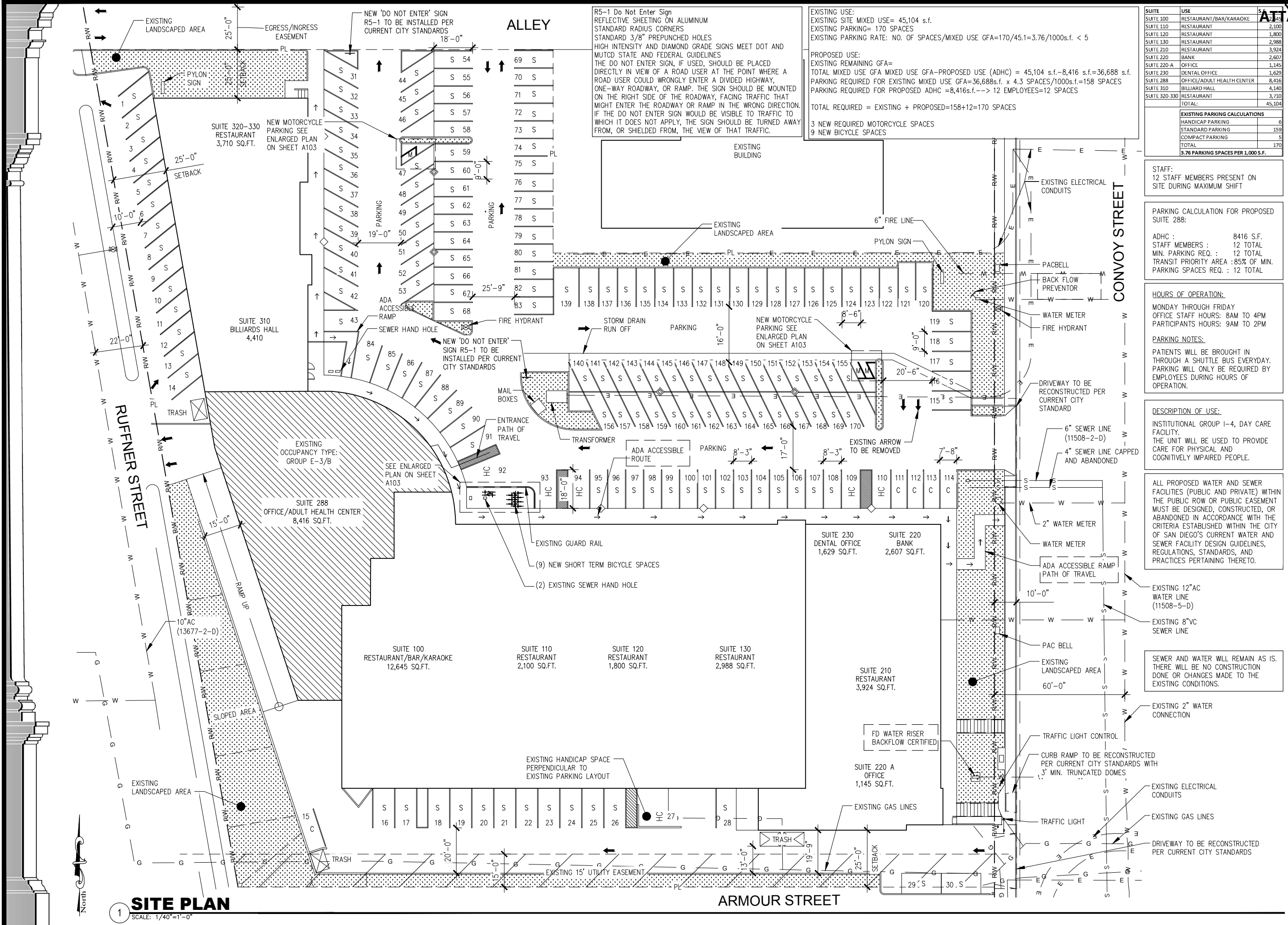
PROJECT SUMMARY

MCMXCVII

CONSULTANT TEAM

MCMXCVII

SHEET INDEX



**R5-1 Do Not Enter Sign**  
 REFLECTIVE SHEETING ON ALUMINUM  
 STANDARD RADIUS CORNERS  
 STANDARD 3/8" PREPUNCHED HOLES  
 HIGH INTENSITY AND DIAMOND GRADE SIGNS MEET DOT AND  
 MUTCD STATE AND FEDERAL GUIDELINES  
 THE DO NOT ENTER SIGN, IF USED, SHOULD BE PLACED  
 DIRECTLY IN VIEW OF A ROAD USER AT THE POINT WHERE A  
 ROAD USER COULD WRONGLY ENTER A DIVIDED HIGHWAY,  
 ONE-WAY ROADWAY, OR RAMP. THE SIGN SHOULD BE MOUNTED  
 ON THE RIGHT SIDE OF THE ROADWAY, FACING TRAFFIC THAT  
 MIGHT ENTER THE ROADWAY OR RAMP IN THE WRONG DIRECTION.  
 IF THE DO NOT ENTER SIGN WOULD BE VISIBLE TO TRAFFIC TO  
 WHICH IT DOES NOT APPLY, THE SIGN SHOULD BE TURNED AWAY  
 FROM, OR SHIELDED FROM, THE VIEW OF THAT TRAFFIC.

**EXISTING USE:**  
 EXISTING SITE MIXED USE= 45,104 s.f.  
 EXISTING PARKING= 170 SPACES  
 EXISTING PARKING RATE: NO. OF SPACES/MIXED USE GFA=170/45.1=3.76/1000s.f. < 5

**PROPOSED USE:**  
 EXISTING REMAINING GFA=  
 TOTAL MIXED USE GFA MIXED USE GFA-PROPOSED USE (ADHC) = 45,104 s.f.-8,416 s.f.=36,688 s.f.  
 PARKING REQUIRED FOR EXISTING MIXED USE GFA=36,688s.f. x 4.3 SPACES/1000s.f.=158 SPACES  
 PARKING REQUIRED FOR PROPOSED ADHC =8,416s.f.--> 12 EMPLOYEES=12 SPACES  
 TOTAL REQUIRED = EXISTING + PROPOSED=158+12=170 SPACES

3 NEW REQUIRED MOTORCYCLE SPACES  
 9 NEW BICYCLE SPACES

SUITE	USE	SQ. FT.
SUITE 100	RESTAURANT/BAR/KARAOKE	2,100
SUITE 110	RESTAURANT	1,800
SUITE 120	RESTAURANT	2,988
SUITE 130	RESTAURANT	3,924
SUITE 210	BANK	2,607
SUITE 220	OFFICE	1,145
SUITE 220 A	DENTAL OFFICE	1,629
SUITE 288	OFFICE/ADULT HEALTH CENTER	8,416
SUITE 310	BILLIARD HALL	4,410
SUITE 320-330	RESTAURANT	3,710
TOTAL		45,104

EXISTING PARKING CALCULATIONS	
HANDICAP PARKING	6
STANDARD PARKING	159
COMPACT PARKING	5
TOTAL	170

3.76 PARKING SPACES PER 1,000 S.F.

**STAFF:**  
 12 STAFF MEMBERS PRESENT ON  
 SITE DURING MAXIMUM SHIFT

**PARKING CALCULATION FOR PROPOSED  
 SUITE 288:**

ADHC : 8416 S.F.  
 STAFF MEMBERS : 12 TOTAL  
 MIN. PARKING REQ. : 12 TOTAL  
 TRANSIT PRIORITY AREA : 85% OF MIN.  
 PARKING SPACES REQ. : 12 TOTAL

**HOURS OF OPERATION:**  
 MONDAY THROUGH FRIDAY  
 OFFICE STAFF HOURS: 8AM TO 4PM  
 PARTICIPANTS HOURS: 9AM TO 2PM

**PARKING NOTES:**  
 PATIENTS WILL BE BROUGHT IN  
 THROUGH A SHUTTLE BUS EVERYDAY.  
 PARKING WILL ONLY BE REQUIRED BY  
 EMPLOYEES DURING HOURS OF  
 OPERATION.

**DESCRIPTION OF USE:**  
 INSTITUTIONAL GROUP I-4, DAY CARE  
 FACILITY.  
 THE UNIT WILL BE USED TO PROVIDE  
 CARE FOR PHYSICAL AND  
 COGNITIVELY IMPAIRED PEOPLE.

ALL PROPOSED WATER AND SEWER  
 FACILITIES (PUBLIC AND PRIVATE) WITHIN  
 THE PUBLIC ROW OR PUBLIC EASEMENT  
 MUST BE DESIGNED, CONSTRUCTED, OR  
 ABANDONED IN ACCORDANCE WITH THE  
 CRITERIA ESTABLISHED WITHIN THE CITY  
 OF SAN DIEGO'S CURRENT WATER AND  
 SEWER FACILITY DESIGN GUIDELINES,  
 REGULATIONS, STANDARDS, AND  
 PRACTICES PERTAINING THERETO.

SEWER AND WATER WILL REMAIN AS IS.  
 THERE WILL BE NO CONSTRUCTION  
 DONE OR CHANGES MADE TO THE  
 EXISTING CONDITIONS.

EXISTING 12" AC  
 WATER LINE  
 (11508-5-D)  
 EXISTING 8" VC  
 SEWER LINE

EXISTING 2" WATER  
 CONNECTION

TRAFFIC LIGHT CONTROL  
 CURB RAMP TO BE RECONSTRUCTED  
 PER CURRENT CITY STANDARDS WITH  
 3' MIN. TRUNCATED DOMES

EXISTING ELECTRICAL  
 CONDUITS  
 EXISTING GAS LINES  
 DRIVEWAY TO BE RECONSTRUCTED  
 PER CURRENT CITY STANDARDS

No.	Revision / Issue	Date
1	CUP	8/13/19
2	CUP REV 1	10/10/19
3	CUP REV 2	11/15/19
4	CUP REV 3	12/16/19

**MITCHELL J. ARCHITECTURE, INC.**  
 4884 Ronon Court, Suite N  
 San Diego, CA 92111  
 619.550.3140 (ph) / 619.550.3140 (fax)

**ADULT DAY HEALTH CENTER**  
 4428 CONVOY ST. UNIT #288  
 SAN DIEGO CA 92111



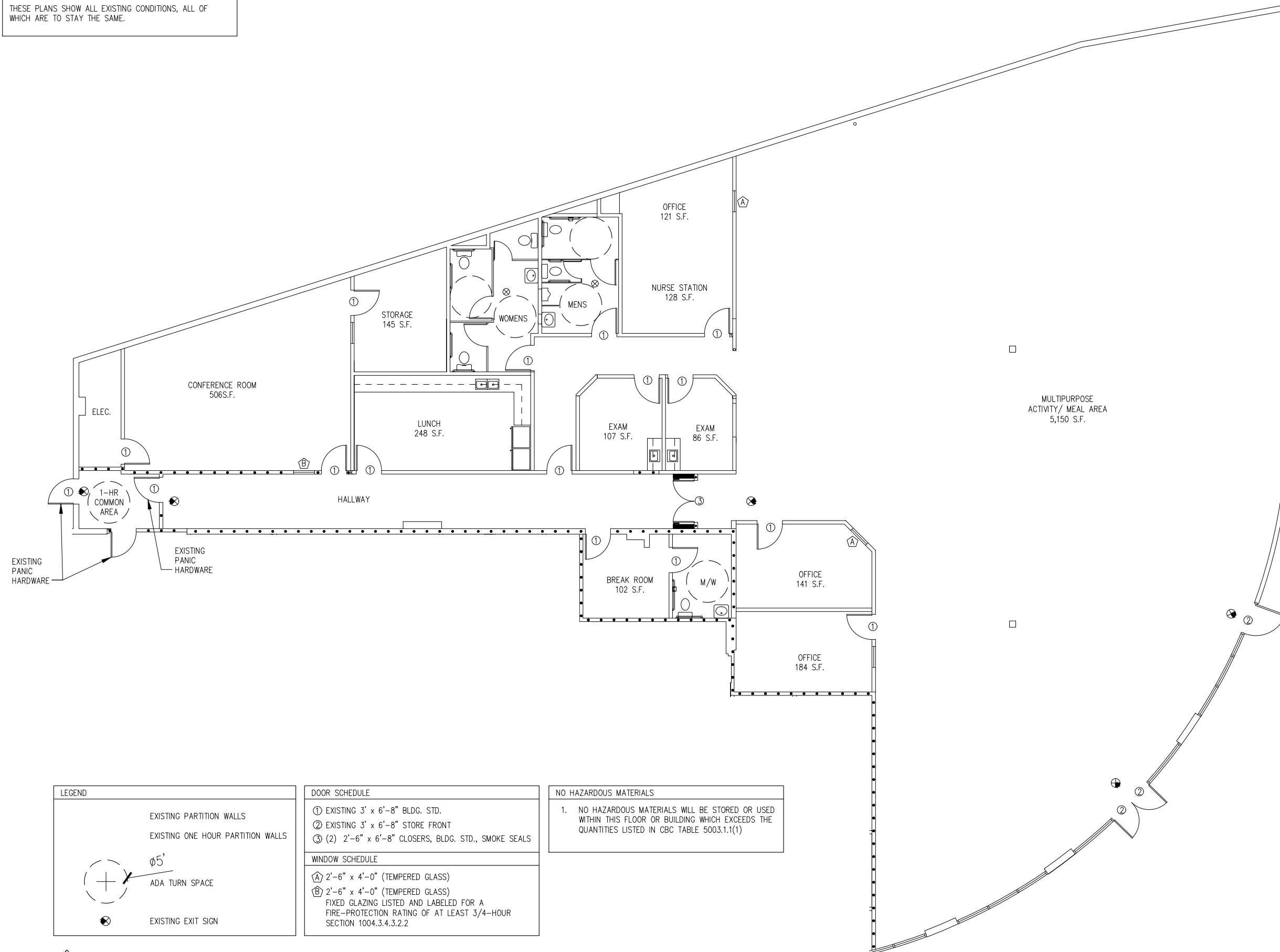
Project	
Date	12/16/2019
Drawn By	jv
Checked By	mjc
Scale	1/40"=1'-0"

**Mitchell J. Architecture**



NOTES  
 NO CONSTRUCTION WILL BE PERFORMED WITHIN THE UNIT.  
 THESE PLANS SHOW ALL EXISTING CONDITIONS, ALL OF WHICH ARE TO STAY THE SAME.

No.	Revision / Issue	Date
1	CUP	8/13/19
2	CUP REV 1	10/10/19
3	CUP REV 2	11/15/19
4	CUP REV 3	12/16/19



LEGEND	
	EXISTING PARTITION WALLS
	EXISTING ONE HOUR PARTITION WALLS
	Ø5' ADA TURN SPACE
	EXISTING EXIT SIGN

DOOR SCHEDULE	
①	EXISTING 3' x 6'-8" BLDG. STD.
②	EXISTING 3' x 6'-8" STORE FRONT
③ (2)	2'-6" x 6'-8" CLOSERS, BLDG. STD., SMOKE SEALS
WINDOW SCHEDULE	
A	2'-6" x 4'-0" (TEMPERED GLASS) FIXED GLAZING LISTED AND LABELED FOR A FIRE-PROTECTION RATING OF AT LEAST 3/4-HOUR SECTION 1004.3.4.3.2.2
B	2'-6" x 4'-0" (TEMPERED GLASS) FIXED GLAZING LISTED AND LABELED FOR A FIRE-PROTECTION RATING OF AT LEAST 3/4-HOUR SECTION 1004.3.4.3.2.2

NO HAZARDOUS MATERIALS

1. NO HAZARDOUS MATERIALS WILL BE STORED OR USED WITHIN THIS FLOOR OR BUILDING WHICH EXCEEDS THE QUANTITIES LISTED IN CBC TABLE 5003.1.1(1)

North  
**FLOOR PLAN**  
 1 SCALE: 1/12" = 1'

MITCHELL J. ARCHITECTURE, INC.  
 4885 Ronson Court, Suite N  
 San Diego, CA 92111  
 619.550.3140 (ph) / 619.550.3140 (fax)

ADULT DAY HEALTH CENTER  
 4428 CONVOY ST. UNIT #288  
 SAN DIEGO CA 92111



Project	
Date	12/16/2019
Drawn By	jv
Checked By	mjc
Scale	1/12"=1-0"

Mitchell J. Architecture

No.	Revision / Issue	Date
1	CUP	8/13/19
2	CUP REV 1	10/10/19
3	CUP REV 2	11/15/19
4	CUP REV 3	12/16/19

MITCHELL J ARCHITECTURE, INC.  
 4885 Ronson Court, Suite N  
 San Diego, CA 92111  
 659.650.3140 (ph) / 659.650.3140 (fax)  
 659.650.3130 (cell)  
 www.mitchelljarchitecture.com  
 License No. 13574  
 Architectural, a professional seal is required for all drawings. This seal is not valid unless accompanied by the appropriate professional seal of the State of California.

ADULT DAY HEALTH CENTER  
 4428 CONVOY ST. UNIT #288  
 SAN DIEGO CA 92111



Project	
Date	12/16/2019
Drawn By	jv
Checked By	mjc
Scale	1/12"=1'-0"

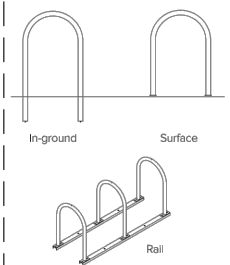
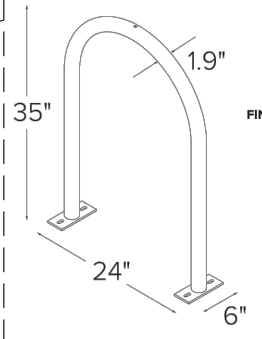
Mitchell J. Architecture

NEW PARKING PLAN

architecture Mitchell J architecture

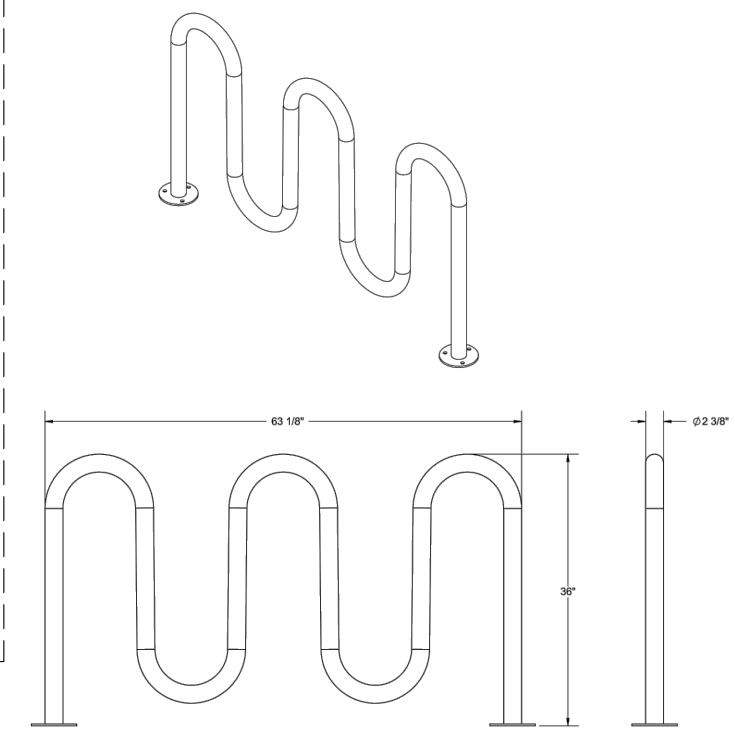
NEW (2) BIKE U RACK

- CAPACITY** 2 Bikes
- MATERIALS**
- Standard**  
1.5" schedule 40 pipe (1.9" OD)
  - Lightweight**  
1.5" schedule 10 pipe (1.9" OD)
- FINISHES**
- Galvanized**  
An after fabrication hot dipped galvanized finish is our standard option.
  - Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
  - Thermoplastic**  
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
  - PVC Dip (plastisol)**  
Other colors available by special order (minimum orders apply)
  - Stainless**  
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS**
- In-ground**  
In ground mount is embedded into concrete base. Specify in ground mount for this option.
  - Surface**  
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
  - Rail**  
Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

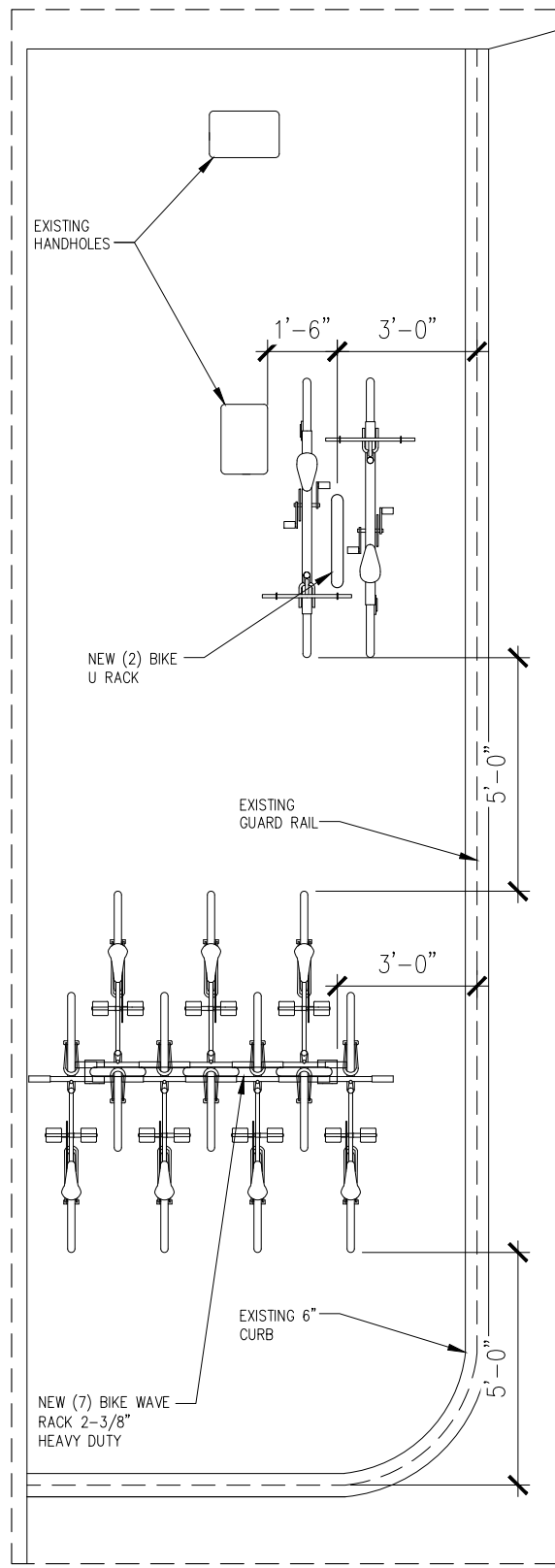


NEW (7) BIKE WAVE RACK

Overall dimensions shall be 36" high x 2-3/8" wide x 63" approximately. Framework shall be fabricated from 2-3/8" O.D. 10 gauge galvanized pipe. Made to hold 7 bikes. Surface mount plate is 6" diameter x 1/4" thick steel, electrically MIG welded. Available powder coated or hot dipped galvanized.

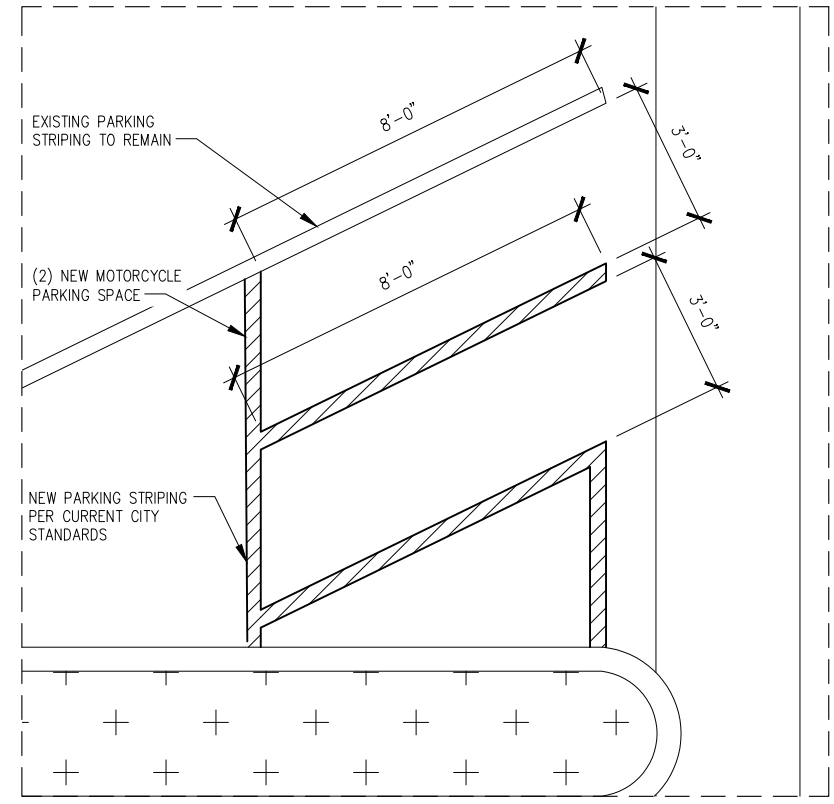
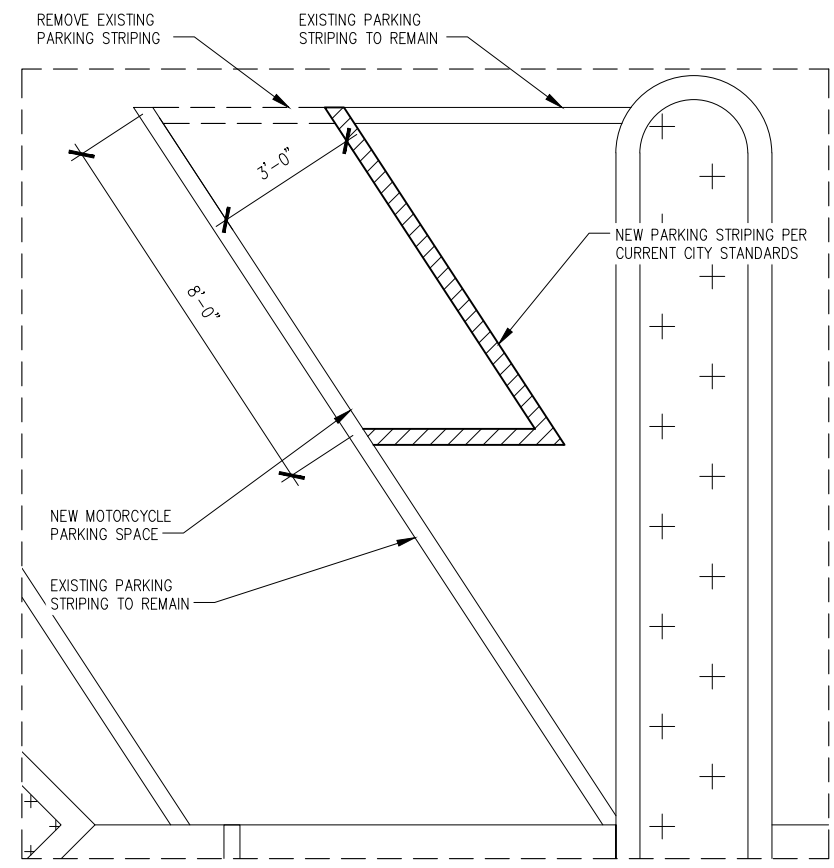


Recommended Surface Mount Hardware:  
 3/8" x 3-1/2" Concrete Expansion Anchor Bolts



1 NEW SHORT TERM BICYCLE SPACES

SCALE: 1/4" = 1'

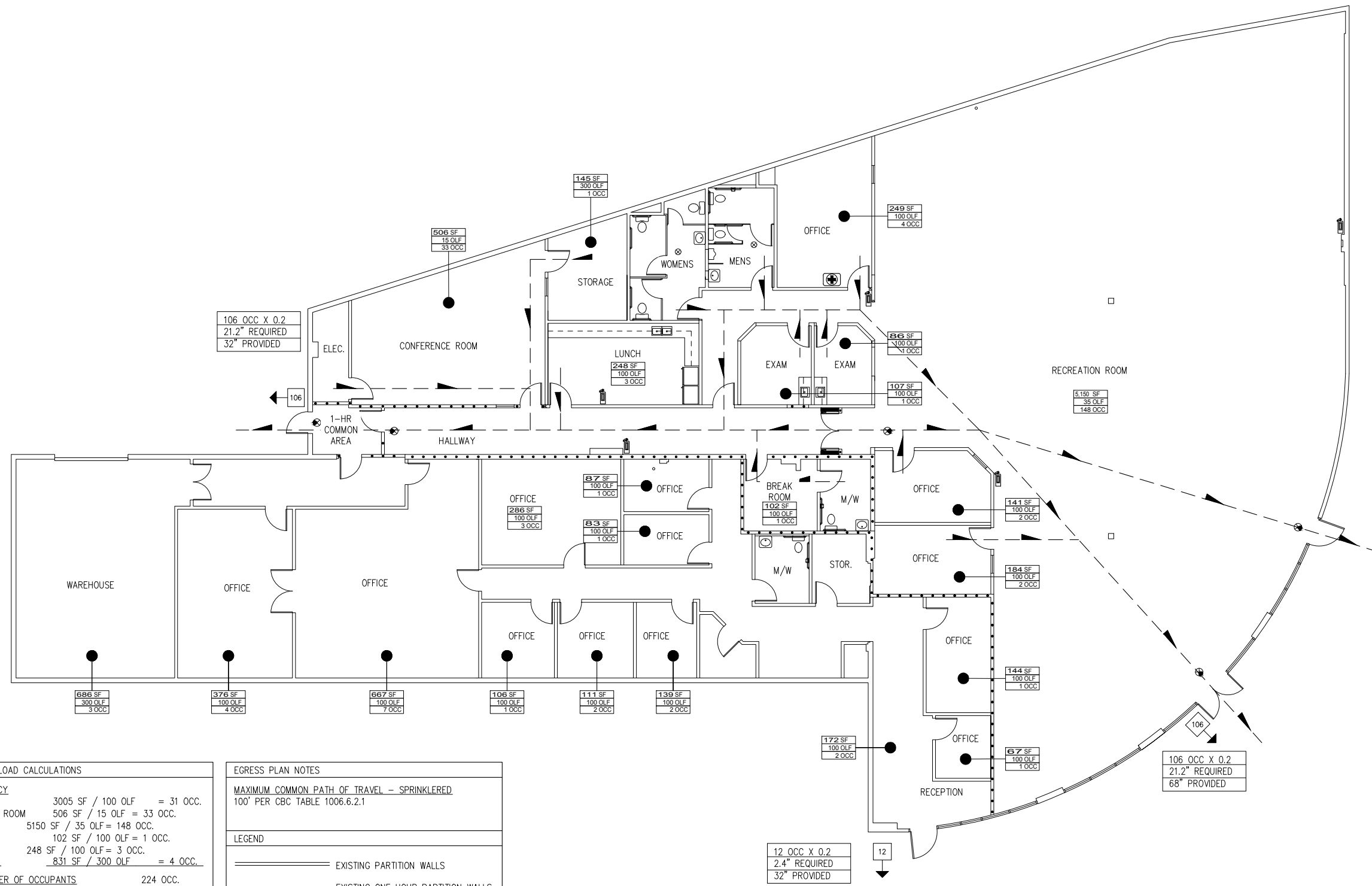


2 NEW MOTORCYCLE SPACES

SCALE: 1/4" = 1'



No.	Revision / Issue	Date
1	CUP	8/13/19
2	CUP REV 1	10/10/19
3	CUP REV 2	11/15/19
4	CUP REV 3	12/16/19



OCCUPANCY LOAD CALCULATIONS		
<b>B-OCCUPANCY</b>		
OFFICE	3005 SF / 100 OLF	= 31 OCC.
CONFERENCE ROOM	506 SF / 15 OLF	= 33 OCC.
DAY CARE	5150 SF / 35 OLF	= 148 OCC.
BREAK ROOM	102 SF / 100 OLF	= 1 OCC.
LUNCH	248 SF / 100 OLF	= 3 OCC.
STORAGE	831 SF / 300 OLF	= 4 OCC.
<b>TOTAL NUMBER OF OCCUPANTS</b>		<b>224 OCC.</b>
<b>EGRESS DOOR CALCULATION</b>		
224 OCC X 0.2	= 45" REQUIRED	
	= 132" PROVIDED	

EGRESS PLAN NOTES	
<b>MAXIMUM COMMON PATH OF TRAVEL - SPRINKLERED</b>	
100' PER CBC TABLE 1006.6.2.1	
LEGEND	
	EXISTING PARTITION WALLS
	EXISTING ONE HOUR PARTITION WALLS
	EXISTING EXIT SIGN
	EVACUATION ROUTE
	FIRST AID KIT
	FIRE EXTINGUISHER



**MEANS OF EGRESS PLAN**  
SCALE: 1/16" = 1'

MEANS OF EGRESS PLAN

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ADULT DAY HEALTH CENTER  
4428 CONVOY ST. UNIT #288  
SAN DIEGO CA 92111



Project	
Date	12/16/2019
Drawn By	jv
Checked By	mjc
Scale	1/16"=1-0"

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STUCCO

**1 WEST ELEVATION**

SCALE: NTS



STUCCO

**2 SOUTH ELEVATION**

SCALE: NTS

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architect

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Project	
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Scale	NO SCALE

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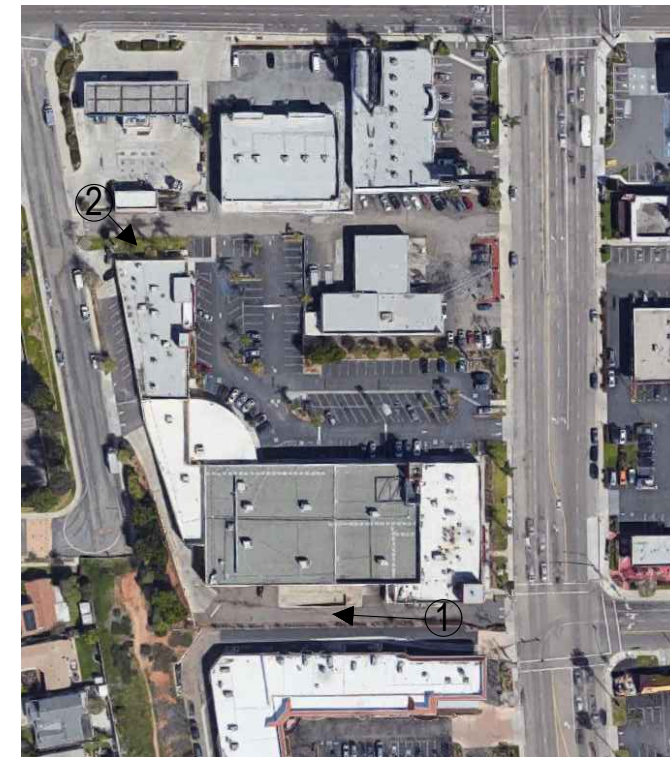




1 **VIEW 1**  
SCALE: NTS



2 **VIEW 2**  
SCALE: NTS



3 **VICINITY MAP**  
SCALE: NTS

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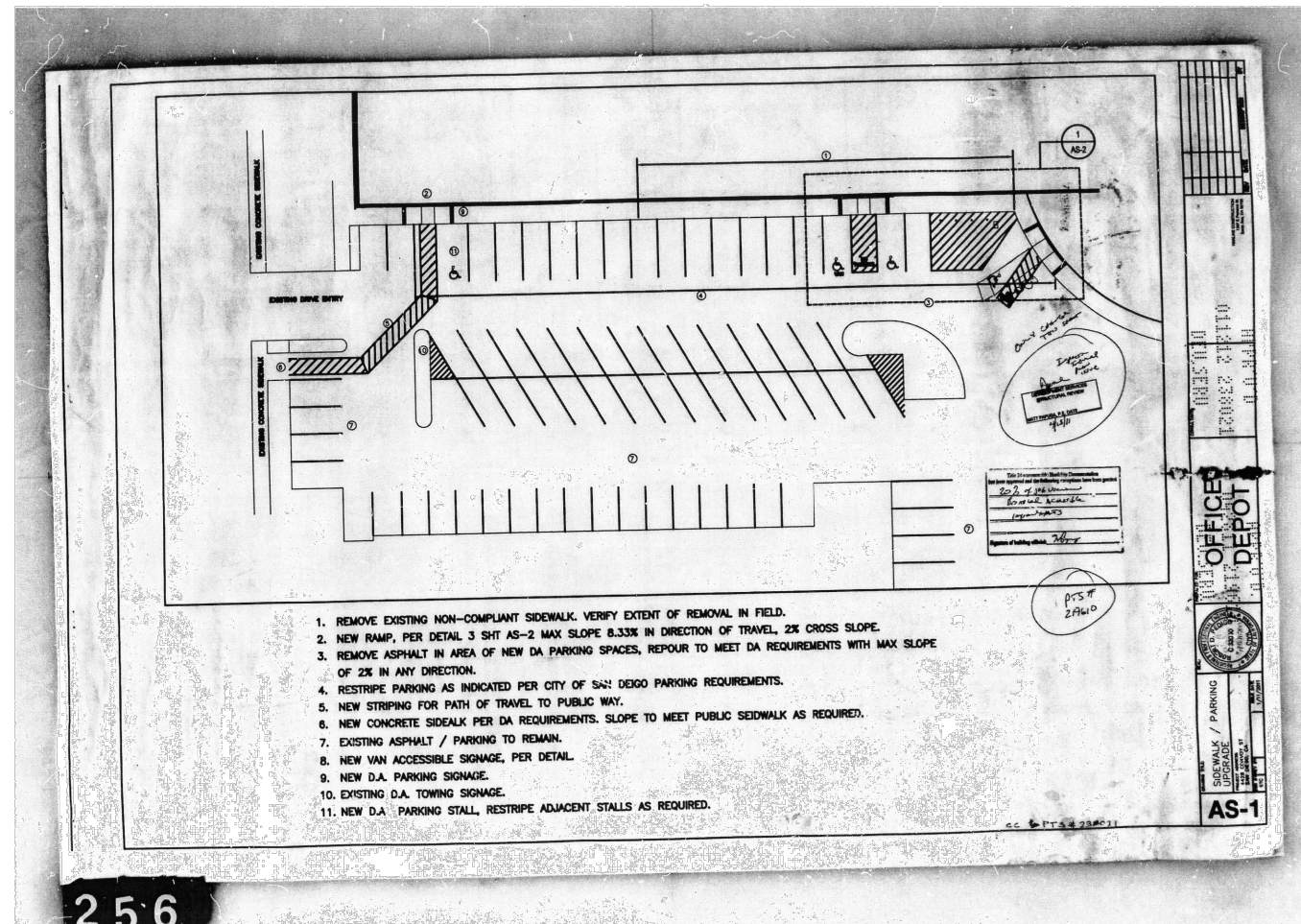
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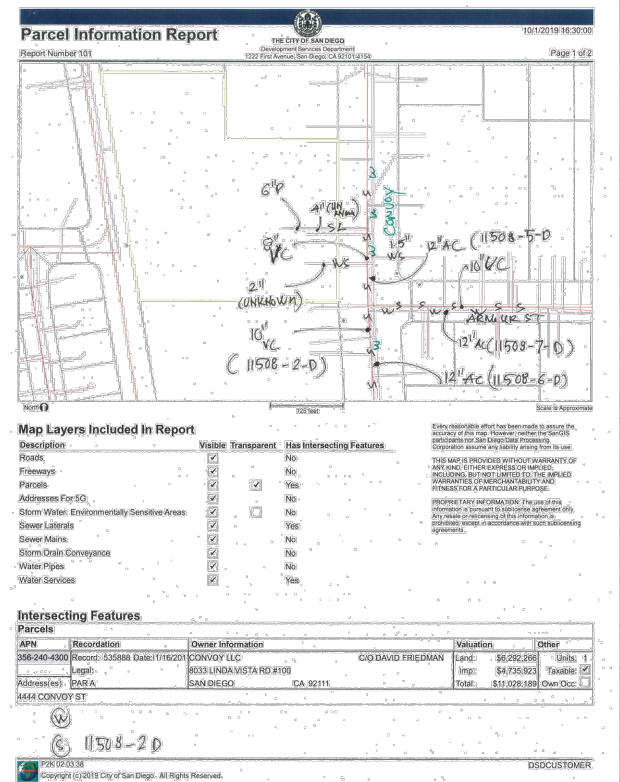
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1 OFFICE DEPOT 2011 PARKING PLAN

SCALE: NTS



2 PARCEL INFORMATION REPORT CITY OF SD RECORDS RESEARCH

SCALE: NTS

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SITE PHOTOS

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