



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 20, 2019 REPORT NO. HO-19-019

HEARING DATE: March 6, 2019

SUBJECT: San Carlos Village CUP, Process Three Decision

PROJECT NUMBER: [615707](#)

OWNER/APPLICANT: Monterey Property Associates Anaheim, LLC, Owner, and Athena Property Management, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for an existing fitness center to operate 24 hours a day, seven days a week in an existing shopping center located at 8876 Navajo Road in the Navajo Community Planning area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2237619.

Community Planning Group Recommendation: On October 11, 2018, the Navajo Community Planners voted 14-0-0 to recommend approval of the proposed project, without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 26, 2018 and the opportunity to appeal that determination ended December 12, 2018.

BACKGROUND

The existing 34,215 square-foot fitness center is a tenant within an existing 153,610 square-foot San Carlos Village Shopping Center. The 13.48-acre shopping center site is located at 8876 Navajo Road (Attachment 1) in the Commercial Community (CC-1-3) Base Zone, Airport Land Use Compatibility, Airport Influence Area, and FAA Part 77 Noticing for Gillespie Field Overlay Zones within the Navajo Community Plan area. The Navajo Community Plan Land Use designation for the site is Commercial (Attachment 2). The shopping center and fitness center was developed in conformance with the land use and zoning regulations in place at the time of construction.

The existing commercial space was previously a LA Fitness Center location with limited hours and will now be operated by 24 Hour Fitness. The site is bounded by State Route (SR) 125 to the east, Navajo Road to the south, and Lake Murray Boulevard to the west.

DISCUSSION

The project proposes a CUP to allow for a 24-hour seven day a week, operation of the fitness center. The Navajo Community Plan's Commercial Element objective identifies the development of commercial areas as centers for community activities. Such centers should include community facilities, such as cultural, recreational, entertainment, residential facilities, retail establishments, and professional offices. The continuation of a fitness center in an existing shopping center, in close proximity to residential land uses, is consistent with the community plan objective that recommends provisions for neighborhood convenience centers complementary to adjacent residential areas as well as continuing recreational opportunities in close proximity to residential and vehicular access.

Project Analysis

The underlying Commercial Community (CC-1-3) Zone is intended to accommodate development with an auto orientation and allows Assembly and Entertainment Uses as a "Limited Use" subject to regulations set forth in Commercial Services Use Category--Separately Regulated Uses, of the San Diego Municipal Code (SDMC) Section 141.0602. The Limited Use regulations govern Assembly and Entertainment uses adjacent to residentially zoned property, such that they shall not operate between 10:00 p.m. and 6:00 a.m., except that such facilities may operate until 11:00 p.m. on Fridays and Saturdays. Variations from the Limited Use regulations for hours of operations may be permitted with a CUP decided in accordance with Process Three decision by the Hearing Officer. The proposed fitness center at this location requires a CUP because the project is adjacent to residential land uses to the north of the commercial site with the nearest residences approximately 90 feet north of the project boundary and 46 feet above the ground level of the project site.

The project's potential to impact adjacent residential sites from the extended hours of operations was studied by Helix Environmental Planning in a site Noise Analysis, dated August 2018. The site is bounded by SR-125 to the east, Navajo Road to the south, and Lake Murray Boulevard to the west. Noise-sensitive land uses (NSLUs) are land uses that may be subject to stress and/or interference from excessive noise. NSLUs in the project vicinity are single residential units to the north, with the nearest residences approximately 90 feet north of the project boundary. The residential elevation is approximately 743 feet Average Mean Sea Level (AMSL), or 46 feet above the ground level of the project site. The adjacent residences are separated from the commercial site by a Concrete Masonry Block (CMU) wall with a minimum height of six feet. The CMU wall would provide noise shielding to the nearby residences as would the commercial building itself.

Additionally, no outdoor fitness activities are proposed as part of the project. Public parking for the fitness center use is provided at the projects front access, over 300 feet away from the residential uses, and would not exceed any applicable noise thresholds.

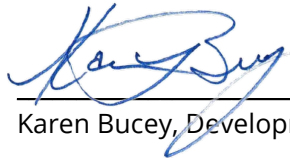
Conclusion

Staff has reviewed the CUP application for the facility's 24-hour, seven day a week, operation and has determined that the project is consistent with the recommended land use and the Commercial Services--Separately Regulated Use regulations for this site per the adopted Navajo Community Plan and the SDMC. City staff can make the findings required for the CUP and therefore recommends the Hearing Officer approve the CUP.

ALTERNATIVES

1. Approve CUP No. 2237619, with modifications.
2. Deny CUP No. 2237619, if the findings required to approve the project cannot be affirmed.

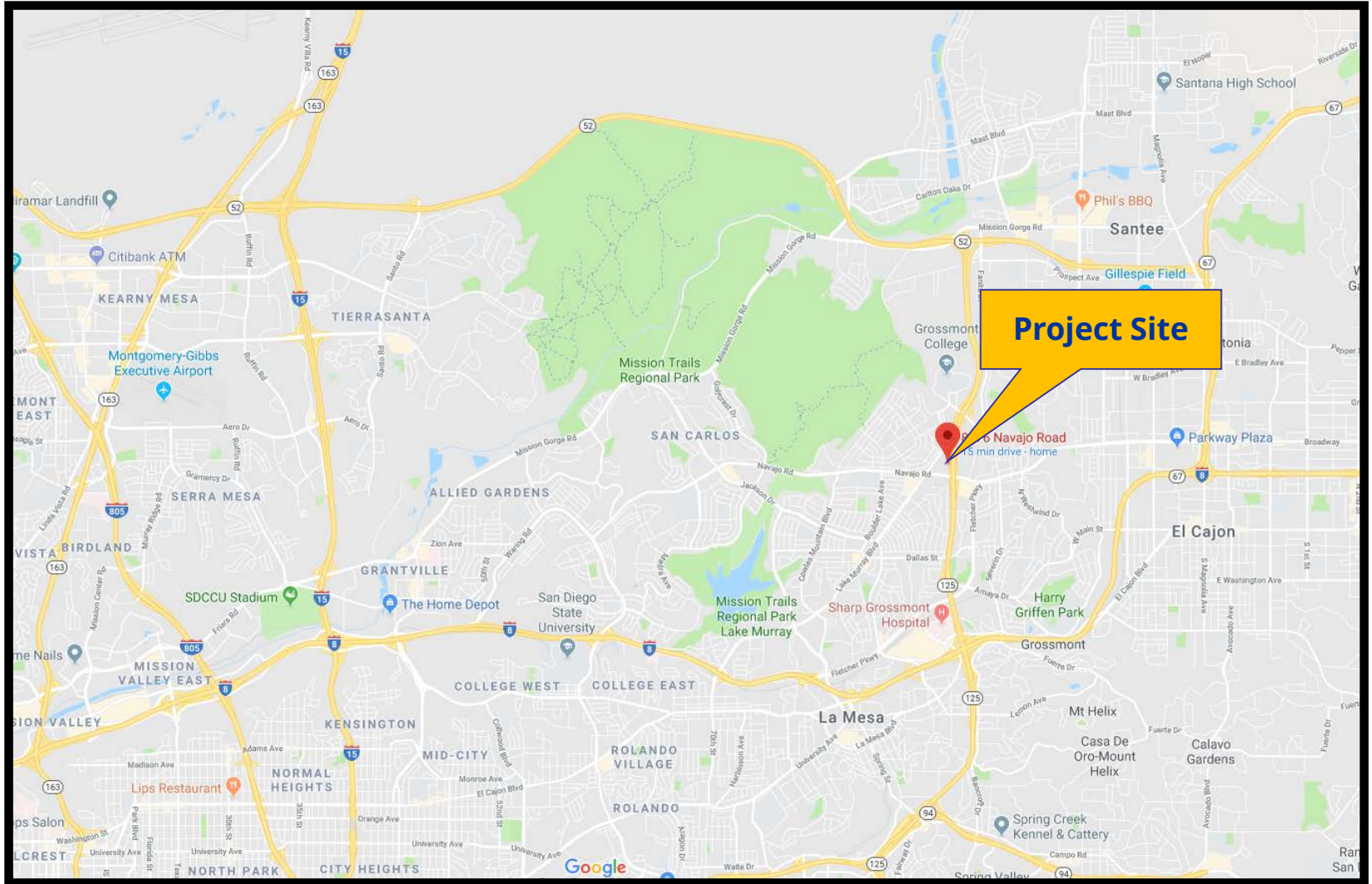
Respectfully submitted,



Karen Bucey, Development Project Manager

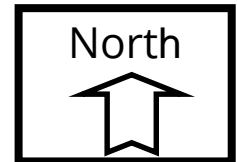
Attachments:

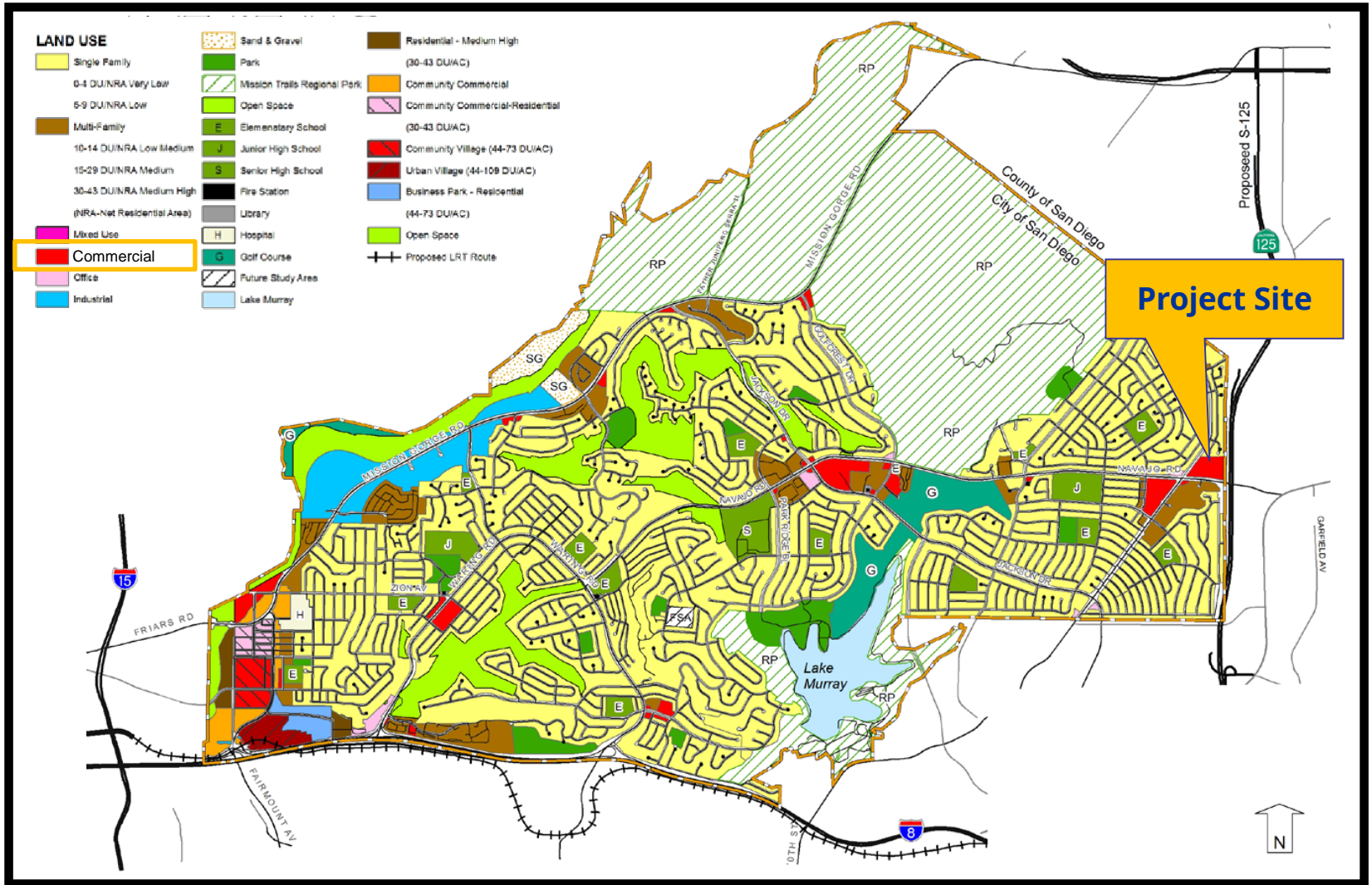
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

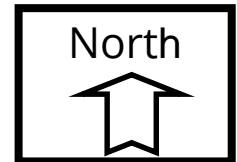
San Carlos Village - Project No. 615707
8876 Navajo Road





Community Plan Land Use Map

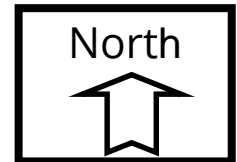
San Carlos Village - Project No. 615707
 8876 Navajo Road





Aerial Photo

San Carlos Village - Project No. 615707
8876 Navajo Road



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2237619
SAN CARLOS VILLAGE-PROJECT NO. 615707

WHEREAS, MONTEREY PROPERTY ASSOCIATES ANAHEIM, LLC, a California Limited Liability Company, Owner, and ATHENA PROPERTY MANAGEMENT, Permittee, filed an application with the City of San Diego for a Conditional Use Permit for the operation of an existing one-story, 34,215 square-foot fitness center, seven day a week, 24 hours each day (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2237619);

WHEREAS, the 13.48-acre site is located at 8876 Navajo Road in the Commercial Community (CC-1-3) Base Zone, Airport Land Use Compatibility (Gillespie Field), Airport Influence Area (Gillespie Field), and FAA Part 77 Noticing (Gillespie Field) Overlay Zones within the Navajo Community Plan area;

WHEREAS, the project site is legally described as Lot 1 of San Carlos Fed-Mart Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6114, filed in the Office of the County Recorder of San Diego County, May 27, 1968. Excepting therefrom that portion described in Final Order of Condemnation filed September 20, 2001 as file 2001-0679565 of Official Records;

WHEREAS, on December 12, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on March 6, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2237619 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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. 2237619:

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 is a Conditional Use Permit for an existing one-story, 34,215-square-foot fitness center for the extension of hours of operations to seven days a week, 24-hours daily for a commercial facility adjacent to a residentially zoned property. The fitness center is a tenant space within an existing 153,610 square-foot commercial shopping center on a 13.48-acre site located at 8876 Navajo Road.

The Navajo Community Plan Land Use designation for the site is Commercial and implemented through the Commercial Community (CC-1-3) Base Zone. The shopping center and fitness center was developed in conformance with the land use and zoning.

The Navajo Community Plan's Commercial Element objectives call for provision of neighborhood convenience centers that are complementary to adjacent residential areas and strategically located throughout the residential areas of the community, preferably near public facilities. These shops should be accessible to pedestrians and bicyclists and be in scale and character with the neighborhoods they serve. In addition, existing centers should be encouraged to add safe facilities for pedestrians and bicyclists. The fitness center will be a benefit to the community as it will allow for 24 hours, 7 days a week access to a health club with modern exercise equipment, trainers and aerobic areas.

The expansion of operational hours application does not adversely affect the applicable land use. The existing fitness center (LA Fitness) will remain a fitness center under a new tenant lease (24-Hour Fitness). Therefore, the finding can be made that the application will not adversely affect the applicable land use plan as the use is not changing.

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

The proposed project is a Conditional Use Permit for an existing one-story, 34,215-square-foot fitness center for the extension of hours of operations to seven days a week, 24-hours daily for a commercial facility adjacent to a residentially zoned property. The fitness center is a tenant space within an existing 153,610 square-foot commercial shopping center on a 13.48-acre site located at 8876 Navajo Road.

Helix Environmental Planning prepared a Noise Analysis, dated August 2018. The site is bounded by State Route (SR) 125 to the east, Navajo Road to the south, and Lake Murray Boulevard to the west. Noise-sensitive land uses (NSLUs) are land uses that may be subject to stress and/or interference from excessive noise. NSLUs in the project vicinity are single-family residences to the north, with the nearest residences approximately 90 feet north of the project boundary. The residential elevation is approximately 743 feet Average Mean Sea Level (AMSL), or 46 feet above the ground level of the project site. The adjacent residences have a Concrete Masonry Block (CMU) wall with a minimum height of six feet. The CMU wall would provide noise shielding to the nearby residences. Typical fitness facilities noise may include the following sources: facility access (Parking Lot), interior-to-exterior facility noise (through open doors or windows), interior-to-exterior facility noise (through the building walls or roof), human speech, car alarms, and car radios in the parking lot.

The existing fitness center is constructed of masonry block with a flat roof structure and raised parapet walls. No outdoor fitness areas are proposed as part of the project. The general noise level within the parking area would be slightly over 60 decibels. With the shielding provided by the building and the six-foot CMU wall along the top bluff edge leading the residential properties, the noise inside the residential property boundaries would be reduced to approximately 36 decibels. This would be less than the nighttime applicable limits of 50 decibels for the hours between 10:00 p.m. and 7:00 a.m. Car alarms may occasionally occur but rarely last more than a few seconds and are not likely to exceed allowable limits. The human voice measures approximately 60 to 65 decibels at three to five-feet from the speaker. At over 300-feet from the front parking lot to the residences, the sound of human speech would not exceed any applicable limits.

The project is not subject to the requirements of the SDMC Chapter 13, Article 2, Division 15, applicable to development within the Airport Land Use Compatibility Overlay Zone because the project is proposed within an existing commercial building, and will not increase the density, floor area, or height of the existing structure.

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 Conditional Use Permit for an existing one-story, 34,215-square-foot fitness center for the extension of hours of operations to seven days a week, 24-hours daily for a commercial facility adjacent to a residentially zoned property. The fitness center is a tenant space within an existing 153,610 square-foot commercial shopping center on a 13.48-acre site located at 8876 Navajo Road.

The underlying Commercial Community (CC-1-3) Zone is intended to accommodate development with an auto orientation and allows Assembly and Entertainment Uses as a Limited Use subject to regulations set forth in SDMC Section 141.0602. The Limited Use regulations govern Assembly and Entertainment facilities adjacent to residentially zoned property such that they shall not operate between 10:00 p.m. and 6:00 a.m., except that such facilities may operate until 11:00 p.m. on Fridays and Saturdays. Deviations from Section 141.0602(b) for seven-day a week, 24-hours of operation may be permitted with a Conditional Use Permit decided in accordance with Process Three.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking and maximum occupancy. These conditions will ensure the project would not have an adverse impact on the community. The project is proposed within an existing structure that is in compliance with all applicable development regulations including floor area ratio, height, and parking. The project does not propose to increase density, height, or floor area of the existing structure; therefore, it is exempt from the supplemental development regulations of the Gillespie Field Airport Land Use Compatibility Overlay Zone. No variance or structural 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 Conditional Use Permit for an existing one-story, 34,215-square-foot fitness center for the extension of hours of operations to seven days a week, 24-hours daily for a commercial facility adjacent to a residentially zoned property. The fitness center is a tenant space within an existing 153,610 square-foot commercial shopping center on a 13.48-acre site located at 8876 Navajo Road.

The Navajo Community Plan Land Use designation for the site is Commercial and implemented through the Commercial Community (CC-1-3) Base Zone. The shopping center and fitness center was developed in conformance with the land use and zoning.

The Navajo Community Plan Commercial Element objectives calls for provision of neighborhood convenience centers that are complementary to adjacent residential

areas and strategically located throughout the residential areas of the community, preferably near public facilities. These shops should be accessible to pedestrians and bicyclists and be in scale and character with the neighborhoods they serve. In addition, existing centers should be encouraged to add safe facilities for pedestrians and bicyclists. The fitness center will be a benefit to the community as it will allow for 24-hour, 7 days a week access to a health club with modern exercise equipment, trainers, and aerobic areas.

As noted in Finding 1b., a Noise Analysis, dated August 2018, was prepared by Helix Environmental Planning and determined the project would not impact the surrounding businesses or residential neighborhood. The approval of this application would allow the fitness facility extended hours of operation for an existing Assembly and Entertainment Use. The use of the site will remain the same and is consistent with the commercial designation. Therefore, a finding can be made that this 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. 2237619 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. 2237619, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: March 6, 2019

IO#: 24008012

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: 24008012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2237619
SAN CARLOS VILLAGE- PROJECT NO. 615707
HEARING OFFICER

This Conditional Use Permit No. 2237619 is granted by the Hearing Officer of the City of San Diego to Monterey Property Associates Anaheim, LLC, a California Limited Liability Company, Owner, and Athena Property Management, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0602. The 13.48-acre site is located at 8876 Navajo Road in the Commercial Community (CC-1-3) Base Zone, Airport Land Use Compatibility (Gillespie Field), Airport Influence Area (Gillespie Field), and FAA Part 77 Noticing (Gillespie Field) Overlay Zones within the Navajo Community Plan area. The project site is legally described as: Lot 1 of San Carlos Fed-Mart Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6114, filed in the Office of the County Recorder of San Diego County, May 27, 1968. Excepting therefrom that portion described in Final Order of Condemnation filed September 20, 2001 as file 2001-0679565 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Conditional Use Permit for the operation of an existing one-story, 34,215 square-foot fitness center, seven days a week, 24 hours each day, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 6, 2019, on file in the Development Services Department.

The project shall include:

- a. Seven days a week, 24-hour operation of an existing one-story, 34,215 square-foot fitness center;
- b. Off-street parking;

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

ATTACHMENT 5

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, 2022.

2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. 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.
8. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

9. 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.

PLANNING/DESIGN REQUIREMENTS:

10. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

11. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

12. 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.

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 6, 2019 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2237619
Date of Approval: March 6, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

MONTEREY PROPERTY ASSOCIATES ANAHEIM, LLC
Owner

By _____
NAME
TITLE

ATHENA PROPERTY MANAGEMENT
Permittee

By _____
Jeff Lochner
Vice President

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

NOTICE OF EXEMPTION

(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: San Carlos Village CUP / 615707

SCH No.: N/A

Project Location-Specific: 8876 Navajo Road, San Diego, CA 92119

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

Description of nature and purpose of the Project: CONDITIONAL USE PERMIT (CUP) for the 24-hour operation of an existing one-story 34,215 square foot fitness center at 8878 Navajo Road. The 1.96-acre site is in the CC-1-3 zone within the Navajo Community Plan area, Council District 7. The existing tenant of the proposed project site is LA Fitness. There is no change of use proposed. No construction is proposed for this project. Existing facilities including the pool, locker rooms, basketball court, group exercise room, and the main portion of the workout floor would all remain.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jeff Lochner, Athena Property Associates, 730 El Camino Way Ste. 200, Tustin, CA 92780, 949-398-8750

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
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301, Existing Facilities. Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project does not involve any expansion of use beyond the current permitted use, therefore, the exemption is appropriate.

Lead Agency Contact Person: 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



Senior Planner

Signature/Title

12/12/18

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: <i>San Carlos Village Cup</i>		Project Number: <i>615707</i>	Distribution Date: <i>9/19/18</i>
Project Scope/Location: <i>Conditional use permit for the 24-hour operation of an existing one-story, 34,125 sq-ft fitness center at 8876 Navajo Road.</i>			
Applicant Name: <i>Athena Property Management</i>		Applicant Phone Number: <i>949-398-8750</i>	
Project Manager: <i>Karen Bucey</i>	Phone #: <i>619 446 5049</i>	E-mail Address: <i>Kbucey@san-diego.gov</i>	
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes <i>14</i>	Members No <i>7</i>	Members Abstain <i>7</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS:			
NAME: <i>David Smith</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>10/11/18</i>	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

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

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

Project Title: San Carlos Village **Project No. For City Use Only:** 615 707

Project Address: 8876 Navajo Road, San Diego, CA. 92119

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 73-1677258
 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

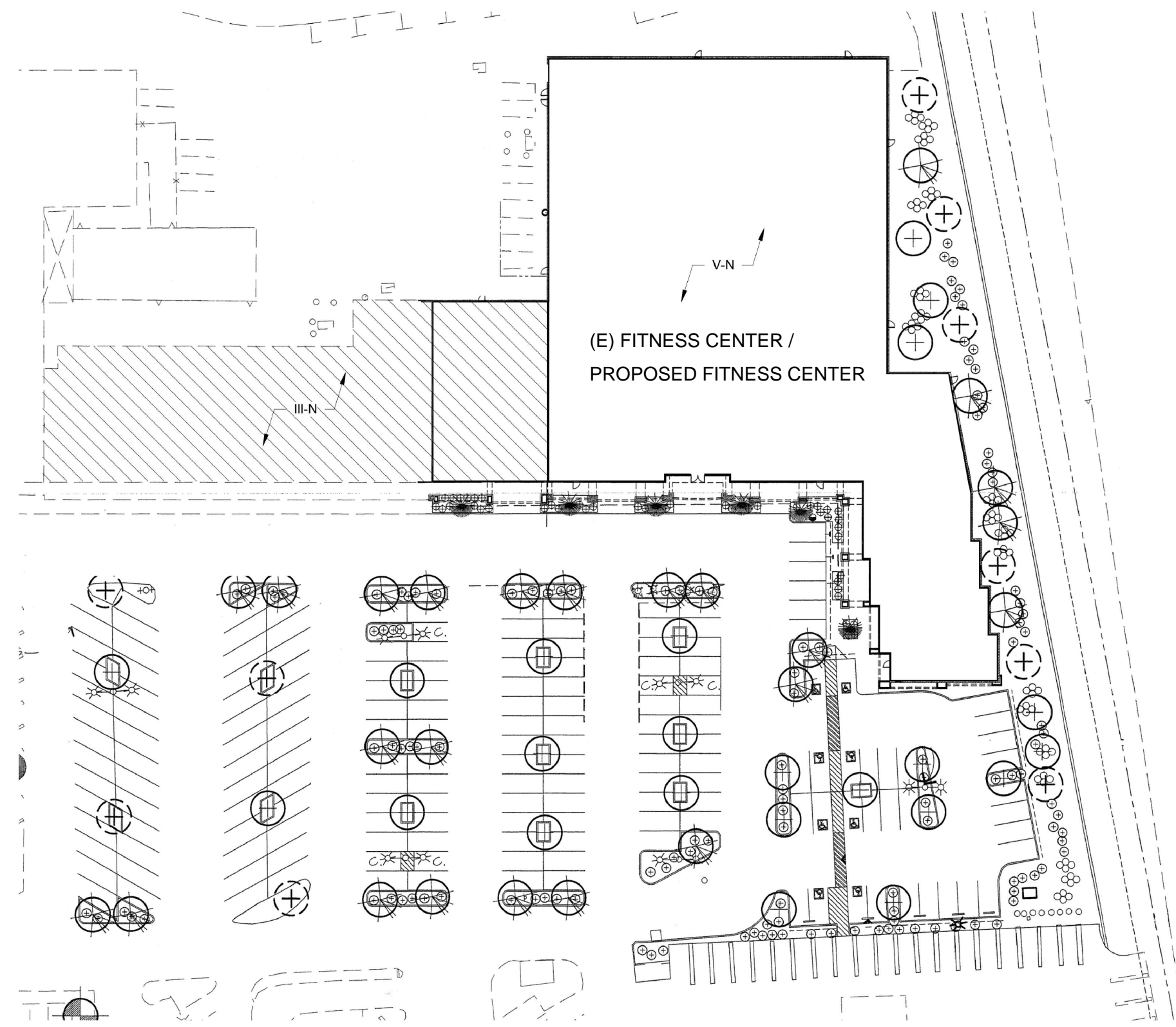
Name of Individual: Monterey Property Associates Anaheim, LLC Owner Tenant/Lessee Successor Agency
 Street Address: c/o Athena Property Management, 730 El Camino Way, Ste 200
 City: Tustin State: CA Zip: 92780
 Phone No.: 949-398-8750 Fax No.: 949-398-8755 Email: jlochner@athena-pm.com
 Signature: _____ Date: 8/20/18
 Additional pages Attached: Yes No

Applicant

Name of Individual: Athena Property Management Owner Tenant/Lessee Successor Agency
 Street Address: 730 El Camino Way, Ste 200
 City: Tustin State: CA Zip: 92780
 Phone No.: 949-398-8750 Fax No.: 949-398-8755 Email: jlochner@athena-pm.com
 Signature: _____ Date: 8/20/18
 Additional pages Attached: Yes No

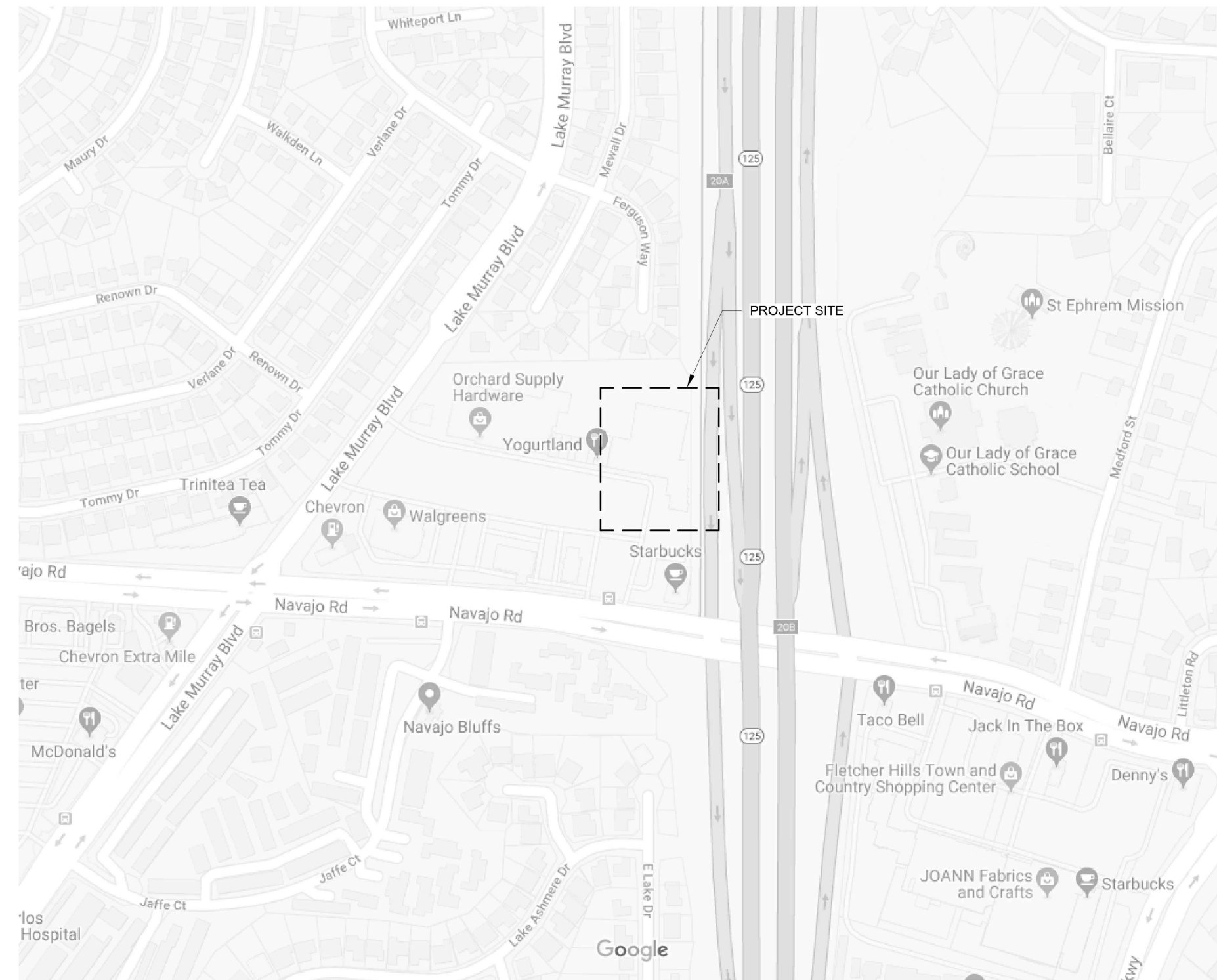
Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



FOCUS SITE PLAN EXISTING

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

24-HOUR FITNESS CENTER CONDITIONAL USE PERMIT

8876 NAVAJO RD., SAN DIEGO, CA 92119

LEGAL DESCRIPTION

006114 LOT 1*(EX HWY)
APN NUMBER
 457-800-20-00

PROJECT SUMMARY

- LOCATION: 8876 NAVAJO RD, SAN DIEGO, CA 92119
- BUILDING CODE: 2016 CBC, CEC, CMC, CPC, CFC, SEC PREVIOUS LA FITNESS WAS REVIEWED UNDER 1998 CBC
- OCCUPANCY: A-3, B, M, S-1 PREVIOUS LA FITNESS WAS M, B, AND A-3
- TOTAL OCCUPANTS: 632 PREVIOUS LA FITNESS WAS 660 TOTAL OCCUPANTS
- CONSTRUCTION TYPE: V-N AND III-N BASED ON PREVIOUS

SHEET INDEX

- A0 COVER SHEET
- A1 EXISTING OVERALL SITE PLAN
- A2 EXISTING FLOOR PLAN
- A3 EXISTING ROOF PLAN
- A4 BUILDING BACK SITE SECTION
- A5 PHOTOGRAPHIC KEY MAP
- A6 PHOTOGRAPHS

PROJECT SCOPE (EXISTING DEVELOPMENT)

THIS PROJECT IS A REMODEL OF AN EXISTING LA FITNESS TO A 24 HOUR FITNESS. PER SECTION CBC 102.2 PREVIOUSLY OCCUPIED BUILDINGS SHALL BE PERMITTED TO CONTINUE WITHOUT CHANGE.

THE PROJECT DOES NOT ENTAIL ANY CHANGES TO THE PRIMARY FUNCTION OF THE BUILDING. THE POOL AND LOCKER ROOMS, BASKETBALL COURT, GROUP EXERCISE ROOM, AND THE MAIN PORTION OF THE WORKOUT FLOOR ARE ALL REMAINING. THE WALL SEPARATING THE FREE WEIGHT AREA, THE JUICE BAR, AND 3 OF THE 4 RACQUETBALL COURTS ARE BEING DEMOLISHED. VARIOUS ACCESSORY SPACES ARE BEING ADDED INCLUDING A RETAIL AREA, TECH ROOM, EMPLOYEE ROOM, AND ACCESSIBLE UNISEX LOCKER ROOM.

THE PROJECT IS A REQUEST FOR A CUP FOR 24-HOUR OPERATION. THE EXISTING LA FITNESS IS BEING CONVERTED TO A 24-HOUR FITNESS. SAME USE IN THE SAME BUILDING WITH NO EXPANSION OF THE EXISTING BUILDING. THE SOLE ISSUE IS THE 24-HOUR OPERATION. THERE IS NO INCREASE IN TRAFFIC VOLUME, SIMPLY THE TIMING OF THE ACTIVITY. NO IMPACT TO AIR QUALITY, GREENHOUSE GASES, BIOLOGY, PALEONTOLOGY, ARCHAEOLOGY, LAND USE OR VISUAL IMPACTS. THERE IS NO IMPACT TO GRADING OR STORM WATER (ENGINEERING) OR PUBLIC UTILITIES OR LANDSCAPING OR FIRE. A NOISE STUDY HAS BEEN SUBMITTED TO ADDRESS THE LOCATION NEAR THE RESIDENTIAL. THE CONCLUSION WAS NO SIGNIFICANT IMPACT. THE SITE IS LOCATED NEAR THE FREEWAY WHICH CURRENTLY CREATES AMBIENT NOISE. THE RESIDENTIAL IS LOCATED UP THE HILL TO THE REAR OF THE FACILITY. THERE IS CURRENTLY A NOISE SCREEN WALL ALONG THE RESIDENTIAL TO ADDRESS THE FREEWAY NOISE. THE FACILITY HAS NO ACTIVITY AT THE REAR DURING THE NIGHT TIME HOURS. SINCE THE ISSUE IS STRICTLY THE 24-HOUR OPERATION, THE DEPARTMENTS NEEDING TO REVIEW THE PROJECT SHOULD BE ABLE TO BE LIMITED TO STRICTLY THOSE DEPARTMENTS IMPACTED SUCH AS PLANNING AND ENVIRONMENTAL.

THE TABLE OF CONTENTS BELOW IDENTIFIES THE ITEMS BEING SUBMITTED. THE EXISTING SITE PLAN, FLOOR PLAN, AND ROOF PLAN ARE BEING SUBMITTED. THESE ARE FROM THE EXISTING PERMITTED BUILDING. SOME HVAC UNITS WILL BE RELOCATED BUT THEY ARE SCREENED VISUALLY AND ACOUSTICALLY BY PARAPET WALLS.

ZAAP WILL BE THE POINT OF CONTACT. PLEASE CONTACT AARON RODRIGUEZ (AARON@ZAAP.BIZ) AT 619-233-6450 WITH ANY QUESTIONS.

24H-FITNESS

8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT

730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

COVER SHEET



2900 Fourth Avenue #204
 San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zaap.biz

PROJECT NO:	18310
DATE:	08/30/2018
REVISED:	09/18/2018
A0	
FILE NAME: 07-03-18 - San Carlos Village_ZAAP.dwg	



- 1 WILKINS ZURN 975XL BACKFLOW (1") SIZE, EXISTING
- 2 WATTS BACKFLOW (1") SIZE, EXISTING
- 3 TRANSIT BUS STOP, EXISTING
- 4 FIRE HYDRANT, EXISTING

RM-3-7

SITE PLAN



24H-FITNESS

8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT

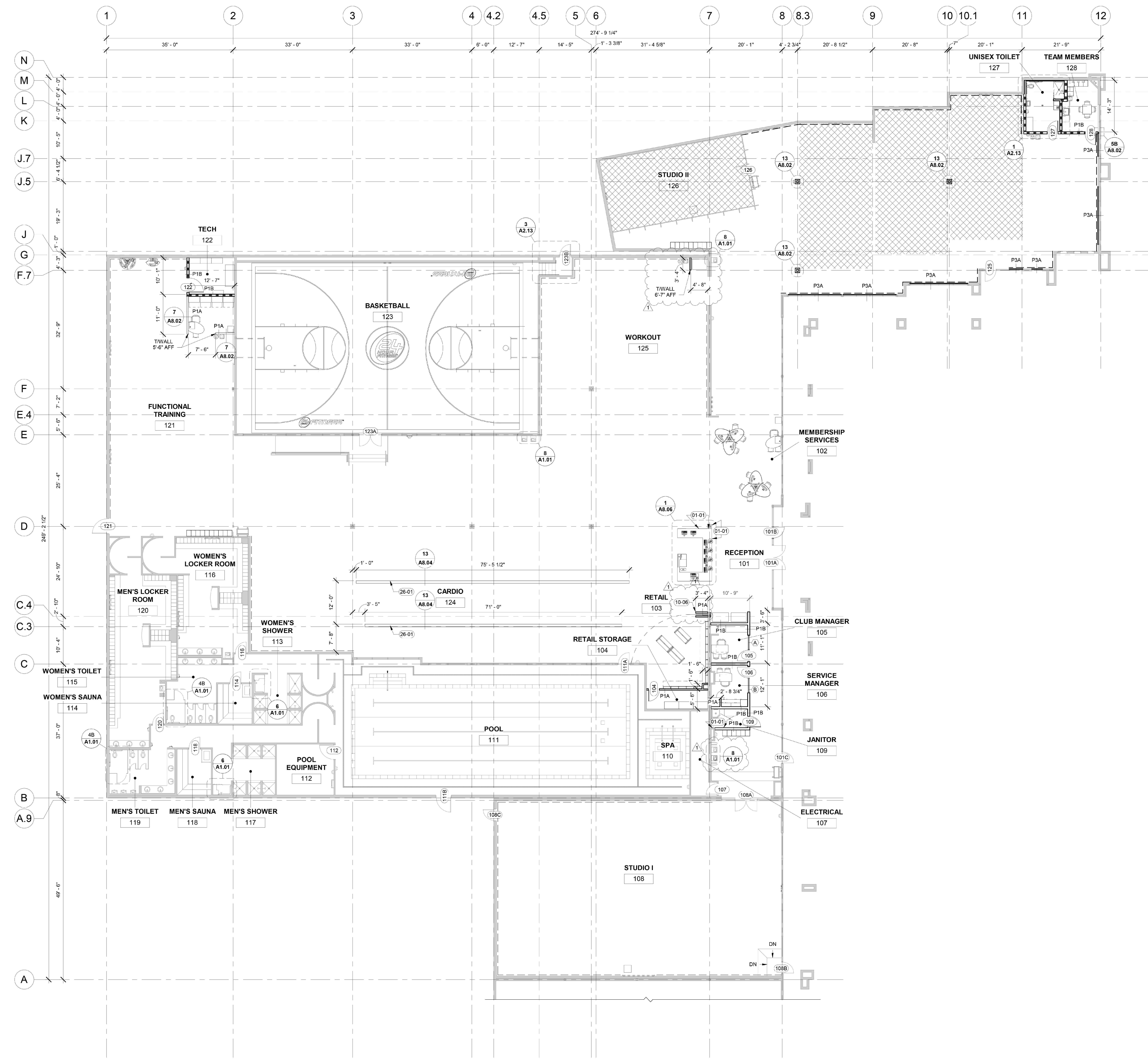
730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

EXISTING OVERALL SITE PLAN



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REVISED:	09/18/2018
A1	
FILE NAME: 07-03-18 - San Carlos Village_ZAAP.dwg	



FLOOR PLAN GENERAL NOTES:

- A. THE EXISTING FLOOR PLAN IS FOR REFERENCE ONLY.
- B. THE PROJECT APPLICATION FOR A CONDITIONAL USE PERMIT DOES NOT INCLUDE ANY NEW CONSTRUCTION.
- C. INTERIOR FLOOR PLAN MAY CHANGE; TENANT IMPROVEMENT NOT RELEVANT TO CUP APPLICATION.

24H-FITNESS

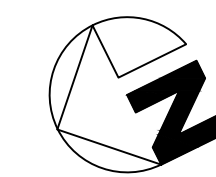
8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT

730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

EXISTING FLOOR PLAN

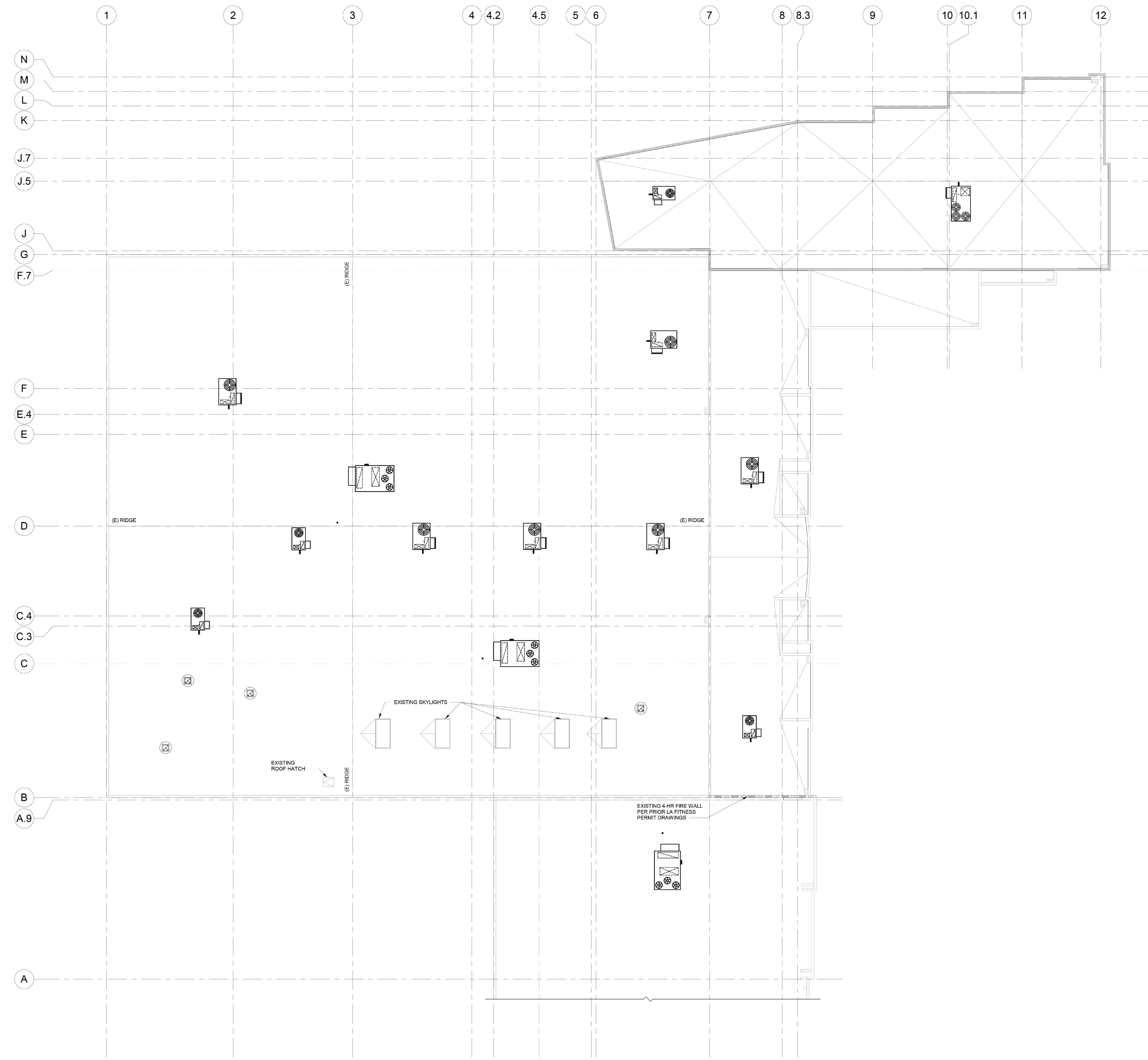
NTS



2900 Fourth Avenue #204
 San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zaap.biz

PROJECT NO:	18310
DATE:	08/30/2018
REVISED:	09/18/2018
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FILE NAME: 07-03-18 - San Carlos Village_ZAAP.dwg	

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FLOOR PLAN GENERAL NOTES:
 A. THE EXISTING FLOOR PLAN IS FOR REFERENCE ONLY.
 B. THE PROJECT APPLICATION FOR A CONDITIONAL USE PERMIT DOES NOT INCLUDE ANY NEW CONSTRUCTION.

24H-FITNESS
 8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT
 730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

EXISTING ROOF PLAN
 NTS



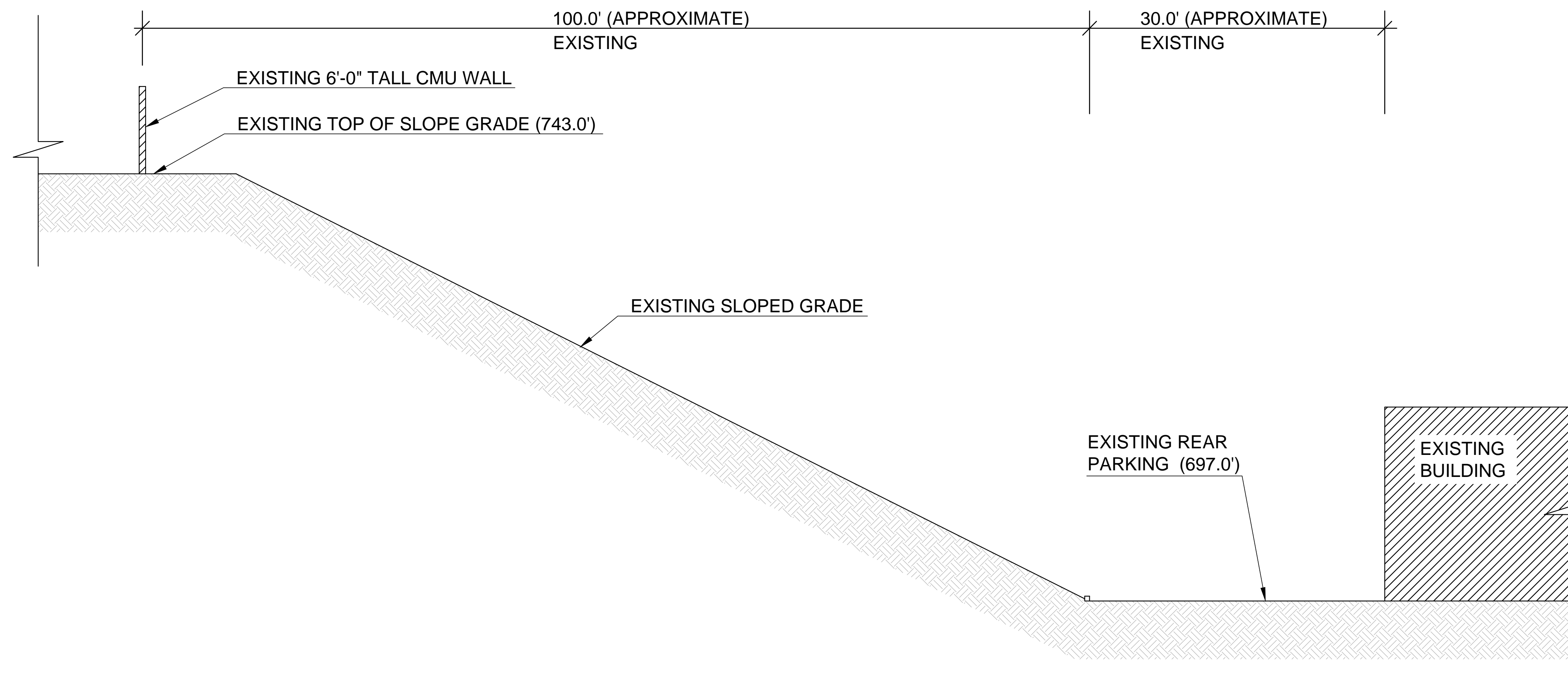
2900 Fourth Avenue #204
 San Diego, CA 92103
Phone: 619.233.6450
Fax: 619.233.6449
Web: www.zaap.biz

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SITE SECTION GENERAL NOTES:

- A. THE STRUCTURES/BUILDINGS ON THIS SECTION ARE EXISTING. NO ADDITIONAL SQUARE FOOTAGE CONSTRUCTION IS PROPOSED.
- B. ALL BUILDING HEIGHTS AND DIMENSIONS ARE APPROXIMATE.
- C. FOR MORE INFORMATION SEE SAN CARLOS VILLAGE 24-HOUR FITNESS CONDITIONAL USE PERMIT "NOISE STUDY" DATED AUGUST 10, 2018.



24H-FITNESS

8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT

730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

BUILDING BACK SITE SECTION

NTS



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 San Diego, CA 92103
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Fax: 619.233.6449
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PROJECT NO:	18310
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REVISED:	09/18/2018
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FILE NAME: 07-03-18 - San Carlos Village_ZAAP.dwg	

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SITE PLAN GENERAL NOTES:

- A. THE STRUCTURES/BUILDINGS ON THIS KEY PLAN ARE EXISTING. NO ADDITIONAL SQUARE FOOTAGE CONSTRUCTION IS PROPOSED.
- B. ALL PARKING AND SITE PATHS OF TRAVEL ARE EXISTING. NO ADDITIONAL PARKING OR PATHS OF TRAVEL ARE PROPOSED.
- C. FOR MORE INFORMATION SEE 24 HOUR FITNESS CONSTRUCTION DOCUMENTS, PERMIT SET DATED: 05/16/18.

SITE PLAN LEGEND

- EXISTING TRASH ENCLOSURE
- EXISTING ACCESSIBLE PARKING
- PROPOSED 24H-FITNESS WITHIN EXISTING BUILDING
- PHOTO DIRECTION
PHOTO REFERENCE TAG
PHOTO NUMBER
- PROPERTY LINE
- EXISTING STREET CENTER LINE
- LIMIT OF WORK LINE

24H-FITNESS
8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT
730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

PHOTOGRAPHIC KEY MAP
NTS



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A5	
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FIGURE 2.3



FIGURE 2.0



FIGURE 1.6

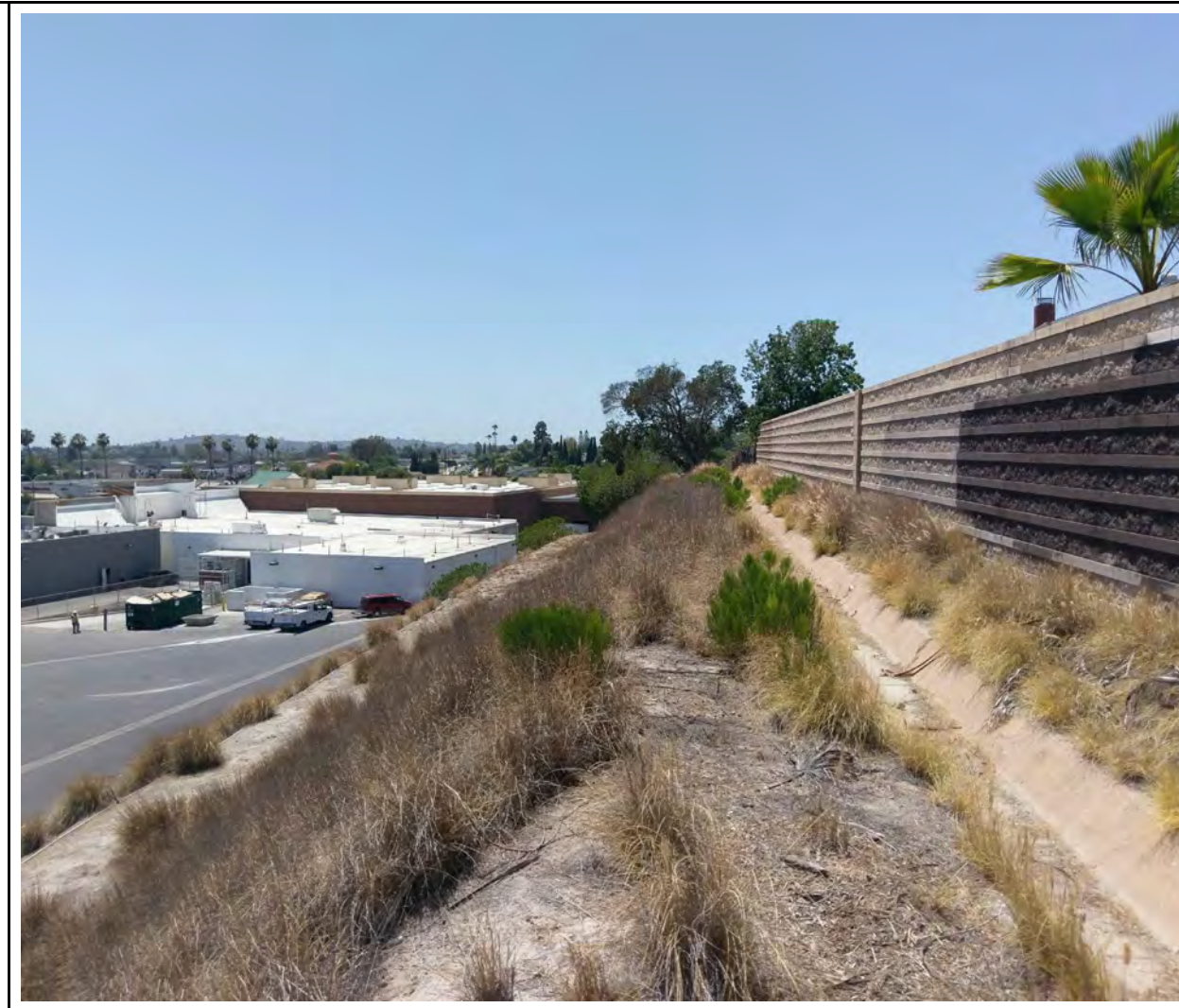


FIGURE 1.3

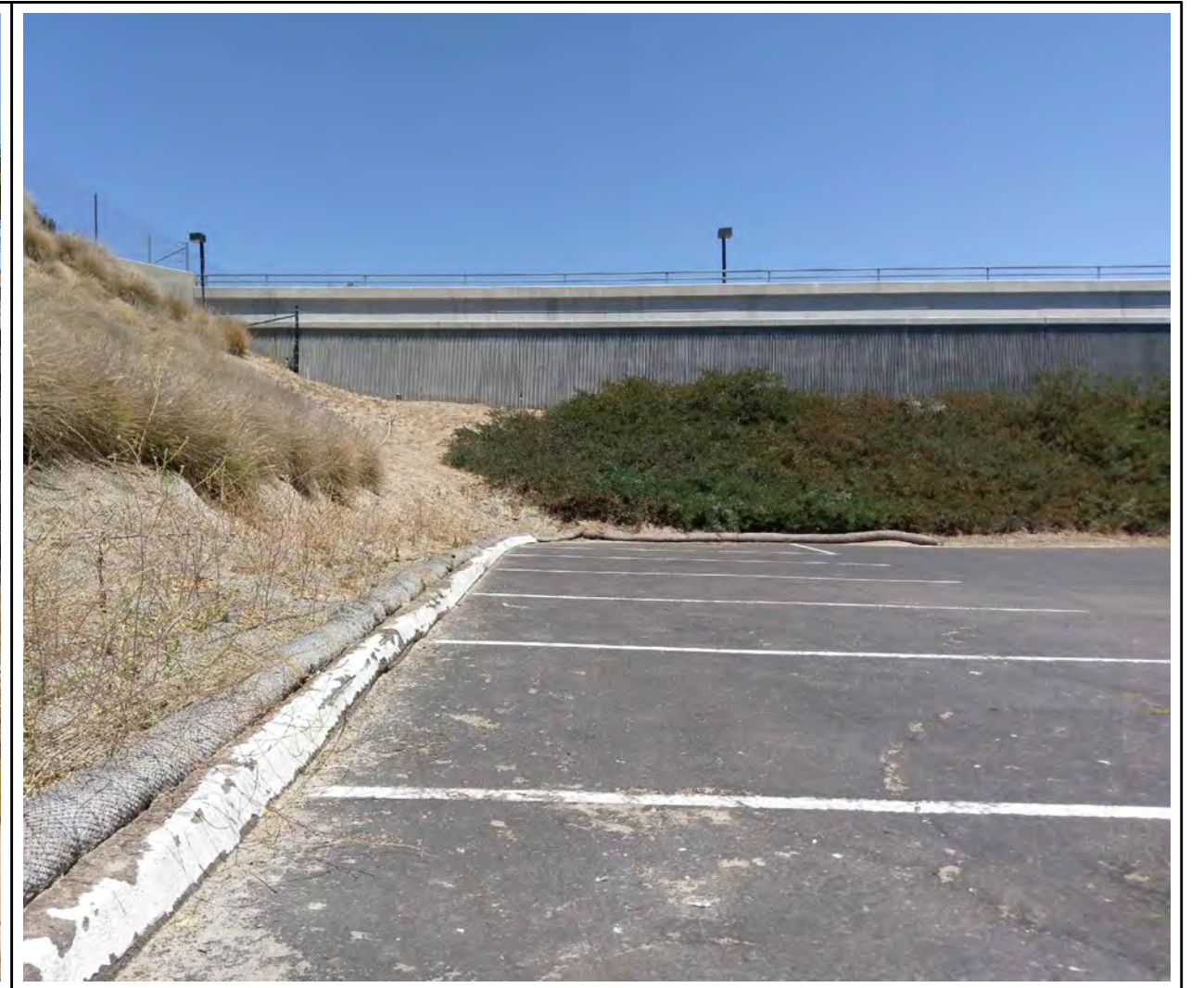


FIGURE 1.0



FIGURE 2.4



FIGURE 2.1



FIGURE 1.7



FIGURE 1.4



FIGURE 1.1



FIGURE 2.5



FIGURE 2.2



FIGURE 1.8

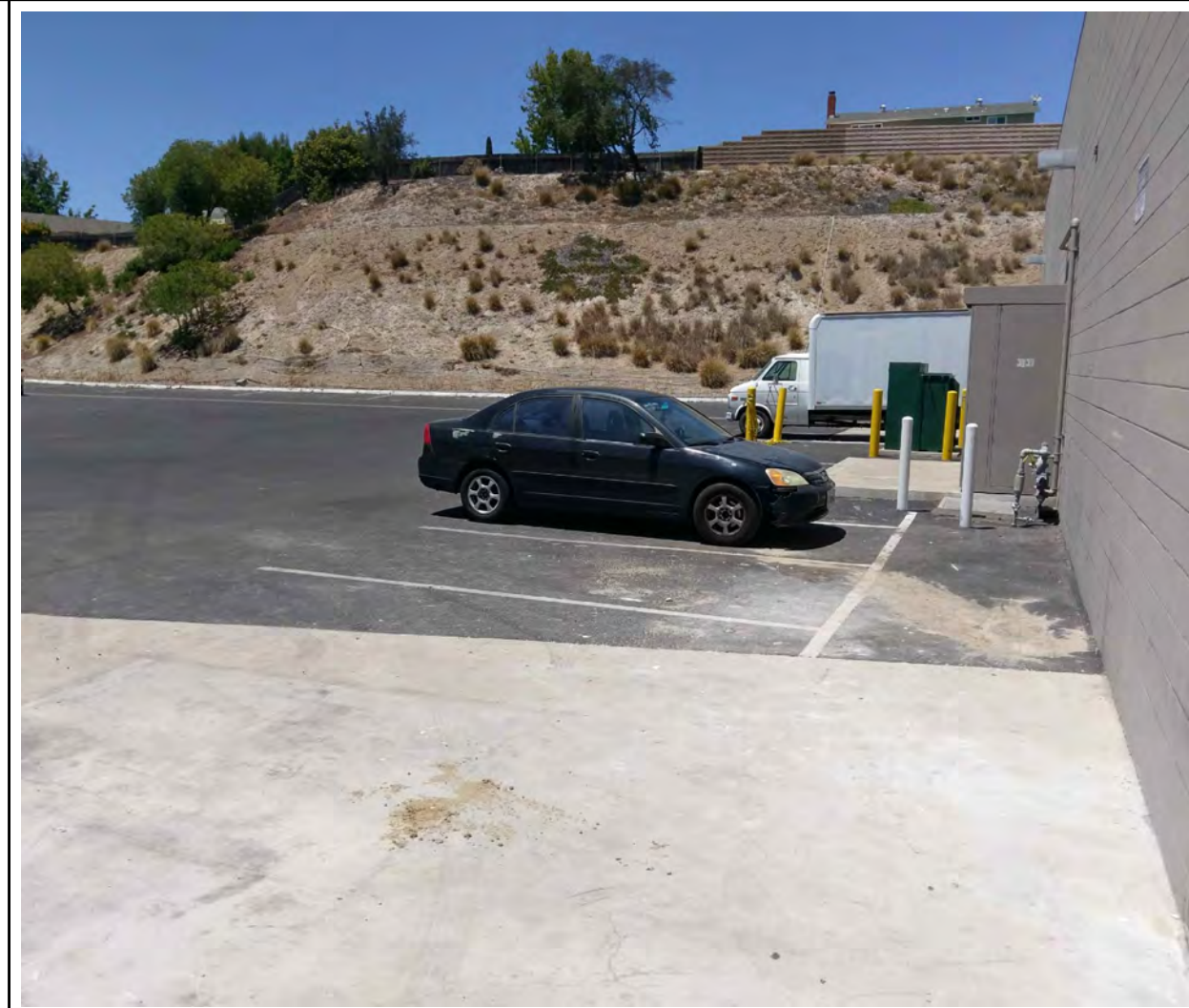


FIGURE 1.5



FIGURE 1.2

24H-FITNESS

8876 NAVAJO ROAD, SAN DIEGO, CA. 92119

ATHENA PROPERTY MANAGEMENT

730 EL CAMINO WAY, STE: 200, TUSTIN, CA. 92780

PHOTOGRAPHS



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FILE NAME: 07-03-18 - San Carlos Village_ZAAP.dwg	

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