



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 3, 2019 REPORT NO. HO-19-064

HEARING DATE: July 10, 2019

SUBJECT: FLC CUP, Process Three Decision

PROJECT NUMBER: [591479](#)

OWNER/APPLICANT: Scripps BRB, Scripps CMH, Owner  
Family Life Pentecostals of Poway, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve religious assembly use for a church to conduct operations within an existing light-industrial office building located at 10695 Trenea Street within the Scripps Miramar Ranch Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2086605 (Amending Conditional Use Permit No. 285177).

Community Planning Group Recommendation: On March 6, 2018, the Scripps Miramar Ranch Community Planning Group voted 17-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 13, 2019, and the opportunity to appeal that determination ended March 27, 2019.

### BACKGROUND

The site is located in a developed area currently served by existing public services and utilities. The project site is designated Industrial Park (IP) within the Scripps Miramar Ranch Community Plan (Attachment 2). The project site is in the IP-2-1 Zone, Airport FAA Part 77 Noticing Area (MCAS Miramar Airport), and within the Scripps Miramar Ranch Community Plan area. The Industrial Park

designation is intended for manufacturing, research and development, laboratories, offices, industrial services, incubator industry and business uses, and support commercial and retail uses. The IP Zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IP-2-1 Zone allows a mix of light industrial, office, and commercial uses. Surrounding properties are also zoned IP-2-1 and designated Industrial Park by the Scripps Miramar Ranch Pines Community Plan and developed with mix of industrial, wholesale, commercial, and light industrial office uses.

The building was constructed in 1985. On August 8, 2017, Conditional Use Permit No. 285177 was approved by the Hearing Officer to allow Family Life Christian (FLC) to operate a church and school within the 11,549 square-foot tenant space, Suite 101(Attachment 7).

## DISCUSSION

The project is a request to amend and extend Conditional Use Permit No. 285177 to operate a church with religious assembly use within 11,549 square feet, of an existing 44,293 square-foot, two-story building located on a 0.369-acre site at 10695 Treena Street, Suite 101 (Attachment 1).

The project proposes to continue to operate a church with religious assembly use within office suites totaling 11,549 square feet of interior floor area within an existing 44,293 square-foot, two-story building. This use has occupied this building since 2004, and this project does not propose any further tenant improvements to accommodate the proposed use. No exterior building alterations would occur.

FLC office is open from 9:00 AM to 5:00 PM Monday through Friday. FLCF intends to gather in religious assembly and religious educational classes on Sunday from 8:00 AM to 12:00 PM.

The project site has a total of 169 off-street parking spaces. The proposed Church Facility as an office use Monday thru Friday requires seven (7) parking spaces and the religious assembly and religious classes on Sunday requires a minimum of 73 off-street spaces. Since the peak parking demand occurs on Sundays when the other light industrial uses are closed the required off-street parking demand can be accommodated.

The previous Conditional Use Approval included a school use for grades second through twelfth, which operated between 7:30 AM to 4:00 PM Monday thru Friday, for up to 72 students. This school use is no longer a part of this Conditional Use Permit proposal. Besides the change to eliminate the school use from the Conditional Use Permit, the proposed use, hours of operation, and required off-street parking will remain

The amended and extended Conditional Use Permit will allow the Church to operate an additional ten years. The proposed Church Facility, is an allowed use through an approved Conditional Use Permit. This Conditional Use Permit limits the hours of operation in a manner to make this use function in harmony with neighboring uses, allowing it to function like other business and commercial uses allowed in the IP-2-1 Zone, and is consistent with the Industrial Park land use designation.

Process Approval

The project is a request to amend the previous Conditional Use Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0113, amending Conditional Use Permit No. 285177.

Community Plan Analysis

The Scripps Miramar Ranch Community (SMRC) plan designates this site as Industrial Park use. Existing uses surrounding the site are composed mainly of light industrial or office use, with several other educational or institutional uses dispersed throughout the vicinity. The building is located in a tenant mix of light industrial and professional office uses. The proposed project meets a number of the stated goals of the SMRC plan. This project helps contribute to the community by being part of the quality education and cultural opportunities through greater community interaction with local institutions. Also by utilizing the existing light-industrial office buildings, it contributes to ensure the optimal and most efficient social and economic use of human and physical resources. The proposed project meets the goals and policies outlined in the SMRC plan and therefore, the proposed project will not adversely affect the applicable land use plan.


Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted regulations of the Land Development Code. The project complies with all development regulations of the IP-2-1 Zone and no deviations are requested. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2086605 (Amending Conditional Use Permit No. 285177), with modifications.
2. Deny Conditional Use Permit No. 2086605, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn R. Gargas, Development Project Manager

Attachments:

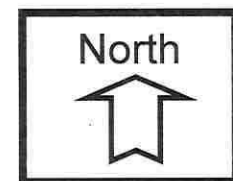
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions

6. Environmental Exemption
7. Copy of previously Approved/Recorded CUP No. 285177
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



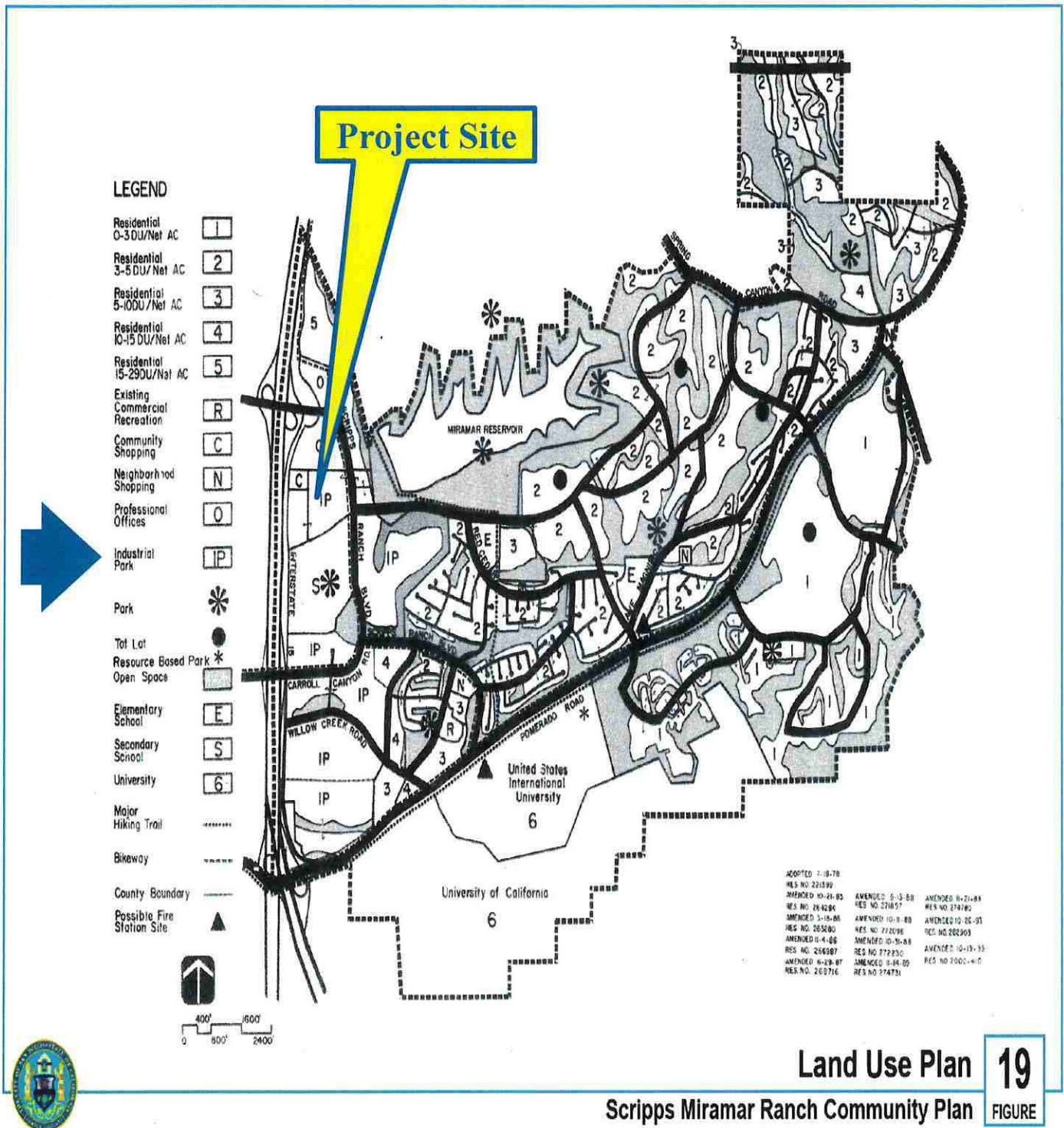
## Project Location Map

**FLC CUP - 10695 TREENA STREET**  
**PROJECT NO. 591479**



**ATTACHMENT 1**





## Land Use Map

FLC CUP 10695 TREENA STREET  
PROJECT NO. 591479

North

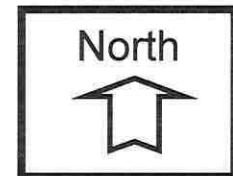






## Aerial Photo

FLC CUP 10695 TREENA STREET  
PROJECT NO. 591479



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2086605  
**FLC CUP - PROJECT NO. 591479**  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 285177

WHEREAS, Scripps BRB, Scripps CMH, Owner, and Family Life Pentecostals of Poway, Permittee, filed an application with the City of San Diego for a Conditional Use Permit Amendment to allow operation of an Church Facility with religious assembly use within an existing light industrial office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2086605), on portions of a 3.69-acre property;

WHEREAS, the project site is located at 10695 Treena Street, in the IP-2-1 Zone, Airport FAA Part 77 Noticing Area (MCAS Miramar) and within the Scripps Miramar Ranch Community Plan area;

WHEREAS, the project site is legally described as Lots 5 to 15, inclusive, Scripps Mesa Center Unit No. 3, according to Map No. 7484, City of San Diego, County of San Diego, State of California, Filed in the Office of County Recorder of San Diego County May 30, 1979;

WHEREAS, on March 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 Guideline Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), 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 July 10, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2086605, 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. 2086605:

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

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

The proposed project is located in an area where the community plan designates this site and the surrounding areas similarly zoned as Industrial Park use. Existing uses surrounding the site are composed mainly of light industrial or office use, with several other educational or institutional uses dispersed throughout the vicinity. The building containing the proposed use is located in a multi-tenant mix of light industrial and professional office uses.

The project implements the Scripps Miramar Ranch Community Plan, which is the adopted Community Plan for this area. The proposed project meets a number of the goals stated in the Community Plan. This project helps contribute to the community by being part of the quality education and cultural opportunities through greater community interaction with local institutions. Also by utilizing the existing light-industrial office buildings, it contributes to ensure the optimal and most efficient social and economic use of human and physical resources.

The church's hours of operation of office use are 9:00 AM to 5:00 PM Monday thru Friday. The church's hours of operation of religious assembly use and religious educational classes are 8:00 AM to 12:00 PM Sundays. The project site has a total of 169 off-street parking spaces. The proposed Church Facility as an office use Monday through Friday requires seven (7) parking spaces and the religious assembly and religious classes on Sunday's requires a minimum of 73-off-street spaces. Since the peak parking demand occurs on Sundays when the other neighboring light industrial uses are closed the required off-street parking demand can be accommodated. The church facility with religious assembly use, with the Conditional Use Permit approval as proposed will not adversely affect the Scripps Miramar Ranch Community Plan.

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

The proposed operation of an Church Facility with religious assembly use within an existing light industrial office complex has been designed to comply with all the applicable development regulations, including those of the IP-2-1 Zone. The Environmental Analysis Section conducted an environmental review of this site and determined that, in accordance with the California Environmental Quality Act

Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private). The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The proposed project will utilize the existing public sidewalks, internal walkways and driveways, which were found adequate for public health and safety. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare. Conditions of approval require the review and approval of all construction or public improvement plans, if needed now or in the future by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed project is a request for a Conditional Use Permit Amendment to continue to operate a Church Facility with religious assembly use within 11,549 square feet (Suite 101) of an existing 44,293 square-foot, two story light industrial building. The 3.69-acre project site is in the IP-2-1 Zone. The project does not propose any further construction or tenant improvements to accommodate operations. Because the light industrial office complex is existing, the complex has existing outdoor amenities for employees or visitors such as landscaped areas with benches and tables, refuse collection, and ample off-street parking. The church's hours of operation of office use are 9:00 AM to 5:00 PM Monday thru Friday. The church's hours of operation of religious assembly use and religious educational classes are 8:00 AM to 12:00 PM Sundays. The project site has a total of 169 off-street parking spaces. The proposed Church Facility as an office use Monday through Friday requires seven (7) parking spaces and the religious assembly and religious classes on Sunday's requires a minimum of 73-off-street spaces. Since the peak parking demand occurs on Sundays when the other light industrial uses are closed the required off-street parking demand can be accommodated and complies with San Diego Municipal Code requirements.

Church use is allowed in the IP-2-1 Zone with an approved Conditional Use Permit. The proposed Church Facility is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. Therefore, the proposed Educational Facility will comply with the regulations of the Land Development Code.

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

The Church Facility use is proposed within 11,549 square feet (Suite 101) of an existing 44,293 square-foot, two story building located at 10695 Treena Street. The project site is in the IL-2-1 Zone of the Scripps Miramar Ranch Community Plan. The project site is designated Industrial Park per the Scripps Miramar Ranch Community Plan. The Industrial designation is intended for manufacturing, research and development, laboratories, offices, industrial services, incubator industry and business uses, and support commercial and retail uses

The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. The purpose and intent of the IP-2-1 Zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. Specifically, the IP-2-1 Zone allows a mix of light industrial, office, and commercial uses.

The proposed Church Facility with religious assembly use, is a compatible use for this location with a Conditional Use Permit as proposed and is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed project is consistent with the Industrial Park designation of the Scripps Miramar Ranch Community Plan. Therefore, the proposed Church Facility 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. 2086605, 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. 2086605, a copy of which is attached hereto and made a part hereof.

---

Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: July 10, 2019

IO#: 24007670

fm 7-17-17



**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: 24007670

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2086605

**FLC CUP - PROJECT NO. 591479**

AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 285177

HEARING OFFICER

This Conditional Use Permit, an amendment to Conditional Use Permit No. 285177, is granted by the Hearing Officer of the City of San Diego to Scripps BRB, Scripps CMH, Owner, and Family Life Pentecostals of Poway, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303. The 3.69-acre site is located at 10695 Trenea Street, in the IP-2-1 Zone, Airport FAA Part 77 Noticing Area (MCAS Miramar) and within the Scripps Miramar Ranch Community Plan area. The project site is legally described as: Lots 5 to 15, inclusive, Scripps Mesa Center Unit No. 3, according to Map No. 7484, City of San Diego, County of San Diego, State of California, Filed in the Office of County Recorder of San Diego County May 30, 1979.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow operation of a Church Facility within an existing light industrial office building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2019, on file in the Development Services Department.

The project shall include:

- a. Allow the operation of a 11,549-square-foot church facility with religious assembly use within an existing 44,293-square foot, two-story building. The church office hours of operation are 9:00 AM to 5:00 PM Monday thru Friday. The hours of operation for church religious assembly services and religious educational classes is 8:00 AM to 12:00 PM on Sundays;
- b. Existing Off-street parking;
- c. Existing walkways and exterior lighting; and
- d. 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 July 24, 2022.
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.

**PLANNING/DESIGN REQUIREMENTS:**

12. This Conditional Use Permit and corresponding use of this site shall expire in ten years from this permit's effective date. Prior to expiration, the Owner/Permittee may submit an application for an Amendment to this Conditional Use Permit for consideration of the continued use at this location.

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

14. 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**

15. The 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 authorized by the appropriate City decision maker in accordance with the SDMC.

16. The church religious assembly use shall be restricted to the following hours of operation: 8:00AM-12:00PM on Sundays.

**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 July 10, 2019, by Resolution No. \_\_\_\_\_.



**ATTACHMENT 5**

Permit Type/PTS Approval No.: CUP No. 2086605

Date of Approval: July 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Glenn R. Gargas  
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.

Scripps BRB, Scripps CMH  
Owner

By \_\_\_\_\_  
Ryan Denk

Family Life Pentecostals of Poway  
Permittee

By \_\_\_\_\_  
Robert Nygro

**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:** FLC CUP / 591479

**SCH No.:** N/A

**Project Location-Specific:** 10695 Treena Street, Unit 101, San Diego, CA 92131

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

**Description of nature and purpose of the Project:** The project requests a Conditional Use Permit (CUP) to extend CUP No. 89240 to allow an existing church to continue operating within Suite 101, comprising of an operational area of 11,549-square-feet. This would be contained within an existing two-story 44,293-square-foot building located at 10695 Treena Street. The 3.69-acre site is designated Industrial Park per the Scripps Miramar Ranch Community Plan and is subject to the IP-2-1 zoning requirements. The project is also subject to Airport Influence Area - MCAS Miramar (Review Area 2), Airport FAA Part 77 Noticing Area (MCAS Miramar), Transit Priority Area, and Council District 5.

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

**Name of Person or Agency Carrying Out Project:** Robert Nigro

9899 Hilbert St, Ste C  
 San Diego, CA 92131  
 (858) 663-4170

**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: CEQA State Guidelines Section 15301, *Existing Facilities*

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use. The proposed project, as included in the Project Description of this notice, is not an expansion of use for the church is currently existing. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**Lead Agency Contact Person:** Rachael Lindquist

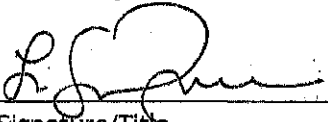
**Telephone:** (619) 446-5129

## ATTACHMENT 6

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

 Sr. Planner  
Signature/Title

June 24, 2019  
Date

Check One:

- ☒ Signed By Lead Agency  
☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

THE ORIGINAL OF THIS DOCUMENT  
 WAS RECORDED ON AUG 24, 2007  
 DOCUMENT NUMBER 2007-0564181  
 GREGORY J. SMITH, COUNTY RECORDER  
 SAN DIEGO COUNTY RECORDER'S OFFICE  
 TIME: 12:08 PM

**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-5597

**CONDITIONAL USE PERMIT NO. 285177**  
**SIERRA ACADEMY - PROJECT NO. 89240**  
**HEARING OFFICER**

This Conditional Use Permit No. 285177 is granted by the Hearing Officer of the City of San Diego to CAL-MIRA MESA LIMITED, A CALIFORNIA LIMITED LIABILITY PARTNERSHIP, Owner and SIERRA ACADEMY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301. The 3.69 acre site is located at 10695 Treena Street in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan. The project site is legally described as Lots 5 to 15, inclusive, Scripps Mesa Center Unit No. 3, Map No. 7484.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to operate an 11,549 square-foot, school use and church use within an existing two-story, 44,293 square-foot building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 8, 2007, on file in the Development Services Department.

The project shall include:

- a. An 11,549 square-foot school facility, grades 2-12, with hours of operation from 7:30AM to 4:00 PM (Monday through Friday);
- b. Church facility, within 2,422 square-feet of the 11,549 square-foot space, with hours of operation from 7:00PM to 9:00PM (Fridays) and 8:00AM to 6:00 PM on weekends;
- c. A maximum student capacity of 72 students and 20 faculty, Monday through Friday;
- d. Maintaining existing landscaping (planting, irrigation and landscape related improvements);
- e. Maintaining existing off-street parking facilities;

**ORIGINAL**



- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. Construction, demolition or operation must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
2. This Conditional Use Permit and corresponding use of this site shall expire on August 8, 2017. Prior to expiration, the Owner/Permittee may submit an application for an Amendment to this Conditional Use Permit for consideration of the continued use at this location.
3. 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.
4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

#### **PLANNING/DESIGN REQUIREMENTS:**

9. No fewer than 173 off-street parking spaces shall be maintained 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 Development Services Department.

10. The school use shall be restricted to the following hours of operation: Monday through Friday 7:30 AM to 4:00 PM, with a maximum student enrollment of 72 students and 20 faculty.

11. The church use shall be restricted to the following hours of operation: 7:00PM to 9:00PM Fridays and 8:00AM to 6:00 PM on weekends.

12. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

#### **INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Hearing Office of the City of San Diego on August 8, 2007, Resolution No. HO-5814.

Conditional Use Permit No. 285177  
Date of Approval: August 8, 2007

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

  
Laura C. Black  
Development Project Manager

NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 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.

Cal Mira Mesa, Ltd.  
Owner

By   
Anne C. Coleman  
General Partner

Sierra Academy  
Permittee

By   
Kimberly Grall  
Community Outreach Director

NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.



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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> FLC CUP		<b>Project Number:</b> 591479	<b>Distribution Date:</b> 02/09/2018
<b>Project Scope/Location:</b> SCRIPPS MIRAMAR RANCH (PROCESS 3) Conditional Use Permit to extend CUP No. 89240 to allow an existing church to operate within an 11,549 sq ft suite of an existing 44,293 Two stories building at 10695 Trenea Street, Suite 101. The 3.69 acre site in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan. Council District 5.			
<b>Applicant Name:</b> LOONEY, JAMIE		<b>Applicant Phone Number:</b> (760) 201-6524	
<b>Project Manager:</b> Glen Gargas	<b>Phone Number:</b> (619) 446-5142	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> ggargas@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 17	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve</b> With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve</b> With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> WALLACE H. WILFORD		<b>TITLE:</b> CHAIR SRPG	
<b>SIGNATURE:</b> <i>[Signature]</i>		<b>DATE:</b> 3-6-2018	
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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . 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

## Community Planning Committee Distribution Form Part 1

<b>Project Name:</b> FLC CUP		<b>Project Number:</b> 591479	<b>Distribution Date:</b> 02/09/2018
<b>Project Scope/Location:</b> SCRIPPS MIRAMAR RANCH (PROCESS 3) Conditional Use Permit to extend CUP No. 89240 to allow an existing church to operate within an 11,549 sq ft suite of an existing 44,293 Two stories building at 10695 Treena Street, Suite 101. The 3.69 acre site in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan, Council District 5.			
<b>Applicant Name:</b> LOONEY, JAMIE		<b>Applicant Phone Number:</b> (760) 201-6524	
<b>Project Manager:</b> Glen Gargas	<b>Phone Number:</b> (619) 446-5142	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> ggargas@sandiego.gov
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b> <div style="font-size: 1.2em; margin-top: 10px;">No issues.</div>			
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> 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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

## Ownership Disclosure Statement

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 Walver ☐ Land Use Plan Amendment ☐ Other \_\_\_\_\_

Project Title

Project No. For City Use Only

Family Life Pentecostals of Poway

Project Address:

10695 Treena Street Suite 101, San Diego, Ca 92131

### Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☐ Corporation    ☒ Limited Liability -or- ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**    ☐ Yes    ☒ No

Corporate/Partnership Name (type or print): Scripps BRB, Scripps CMH <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 8120 E Cactus Rd. #100 City/State/Zip: Scottsdale, Az 85260 Phone No: _____ Fax No: _____ (480) 874-2600 Name of Corporate Officer/Partner (type or print): Ryan Pent Title (type or print): Ryan Pent Signature: _____ Date: 10/2/17	Corporate/Partnership Name (type or print): Family Life Pentecostals of Poway <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 10695 Trenea St., Suite 101 City/State/Zip: San Diego, Ca. 92131 Phone No: _____ Fax No: _____ (480) 874-2600 Name of Corporate Officer/Partner (type or print): Robert Nygro Title (type or print): Robert Nygro Signature: _____ Date: 9/11/17
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date:



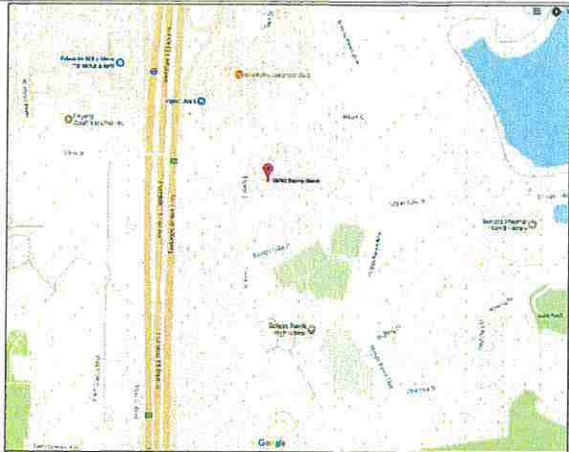
PROPOSED  
CONDITIONAL USE PERMIT

FAMILY LIFE PENTECOSTALS OF POWAY, INC.  
10695 TREENA STREET  
SUITE 101  
SAN DIEGO, CA 92131

ABBREVIATIONS:

AC	ASPHALT CONCRETE	EXT	EXTERIOR	PL	PLATE/PROPERTY LINE
ACT	ACOUSTICAL CEILING TILE	FD	FLOOR DRAIN	PL LAM	PLASTIC LAMINATE
ALUM	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	PLWD	PLYWOOD
ALT	ALTERNATE	FHC	FIRE HOSE CABINET	POL	POLISHED
AP	ACCESS PANEL	FIN	FINISH	PR	PAIR
ARCH	ARCHITECT	FKT	FIXTURE	PT	PRESSURE TREATED
BD	BOARD	FLR	FLOOR	PNT	PAINTED
BLDG	BUILDING	FT	FEET	QTY	QUANTITY
BLKG	BLOCKING	FURR	FURRING	R	RADIUS
BM	BEAM	GA	GAUGE	RD	ROOF DRAIN
BOT	BOTTOM	GALV	GALVANIZED	REF	REFERENCE
CAB	CABINET	GB	GRAB BAR	REINF	REINFORCING
CAR	CARPET	GL	GLASS	ROOM	ROOM
CEM	CEMENT	GSM	GALVANIZED SHT. METAL	RO	ROUGH OPENING
<	CENTERLINE	GYP	GYPSUM	RUB	RUBBER
CLG	CEILING	HDR	HEADER	SC	SOLID CORE
CLR	CLEAR	HOWD	HARDWOOD	SCHED	SCHEDULE
CT	CERAMIC TILE	HDWR	HARDWARE	SHR	SHOWER
CTR	COUNTER	HGT	HEIGHT	SHT	SHEET
COL	COLUMN	HORIZ	HORIZONTAL	SH	SIMILAR
CONSTR	CONSTRUCTION	ID	INSIDE DIAMETER	SPEC	SPECIFICATIONS
CONT	CONTINUOUS	INSUL	INSULATION	SQ	SQUARE
CORR	CORRIDOR	INT	INTERIOR	ST STL	STAINLESS STEEL
DBL	DOUBLE	JAN	JANITOR	STD	STANDARD
DEPT	DEPARTMENT	LAM	LAMINATE	STOR	STORAGE
DF	DRINKING FOUNTAIN	LLH	LONG LEG HORIZONTAL	STL	STEEL
DIA-	DIAMETER	LLV	LONG LEG VERTICAL	STRUCT	STRUCTURE
DIM	DIMENSION	LOT WGT	LOT WEIGHT	SUSP	SUSPENDED
DISP	DISPENSER	MAX	MAXIMUM	TELE	TELEPHONE
DN	DOWN	MECH	MECHANICAL	TEMP	TEMPORARY
DR	DRAIN	MIN	MINIMUM	THK	THICK
DET	DETAIL	MISC	MISCELLANEOUS	TYP	TYPICAL
DWG	DRAWING	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE NOTED
DWR	DRAWER	NO#	NUMBER	VCT	VINYL COMPOSITION TILE
EA	EACH	NTS	NOT TO SCALE	VERT	VERTICAL
EJ	EXPANSION JOINT	OC	ON CENTER	VEST	VESTIBULE
ELECT	ELECTRICAL	OD	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
ENCL	ENCLOSURE	OPCI	OWNER FURNISHED/ CONTRACTOR INSTALLED	W	WITH
EQ	EQUAL	OPNG	OPENING	WD	WOOD
EW	EACH WAY	OPP	OPPOSITE	W/O	WITHOUT
EWC	ELECT WATER COOLER			WGT	WEIGHT
EXG	EXISTING				

VICINITY MAP:



PROJECT SUMMARY

OCCUPANCY TYPE: A2.1/B  
TYPE OF CONSTRUCTION: III NON-RATED/ SPRINKLERED

FIRE PROTECTION: SPRINKLERED  
STORIES: 2  
BUILDING GROSS SQUARE FOOTAGE: 44,293 SF  
OPERATING IN SUITE 101: 11,549 SF

BUILDING HEIGHT: 11,549 SF  
PROJECT SITE ADDRESS: 10695 TREENA STREET, SUITE 101  
SAN DIEGO, CA 92131

APN: 319-190-15  
ZONING DESIGNATION: IP-2-1, MAP 32

YEAR CONSTRUCTED: 1985  
GEOLOGIC HAZARDS: NONE

LANDSCAPE AREA: SEE SITE PLAN/ EXISTING  
EXISTING USE: RELIGIOUS ASSEMBLY

PROPOSED USE: RELIGIOUS ASSEMBLY

PROPOSED SCOPE:

- NO NEW CONSTRUCTION PROPOSED
- AMEND EXISTING PERMIT
- HOURS OF OPERATION: 9AM TO 5PM MONDAY - FRIDAY (STAFF 5)  
8AM TO 12PM SUNDAY

LEGAL DISCRPTION:

LOTS 5 OF 15 INCLUSIVE, SCRIPPS MESA CTR UNIT 3 MAP #7484  
SEE ATTACHED ALTA/NSPS LAND TITLE SURVEY DATED 07/01/2016

PARKING REQUIREMENTS:

PARKING REQUIREMENT PER CITY OF SAN DIEGO (STANDARD CALCULATION FOR ASSEMBLY SEATING)  
AFFIXED SEATING  
1 PER 3 SEATS OR 1 PER 60 INCHES OF BENCH OR PEW SEATING, WHICHEVER IS GREATER.  
217 AFFIXED SEATS / 3 = 73 PARKING SPACES  
REQUIREMENT 9AM TO 5PM MONDAY - FRIDAY (STAFF 5) REQUIRED PARKING 7 SPACES  
BY TIME 8AM TO 12PM SUNDAY REQUIRED PARKING 73 SPACES  
SEE SHEET A1.0 FOR ADDITIONAL INFO

PROJECT DIRECTORY:

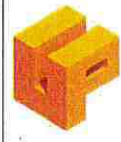
PROPERTY OWNER: ENGINEER OR SURVEY:  
SCRIPPS BRB, SCRIPPS CMH  
8120 E CACTUS RD.  
#100  
SCOTTSDALE, AZ 85260  
(480)874-2600  
PROJECT MANAGEMENT GROUP: PROPOSED TENANT:  
UNITE PACIFIC FAMILY LIFE PENTECOSTALS OF POWAY, INC.  
550 LAGUNA DRIVE 10695 TREENA STREET  
SUITE A SUITE 101  
CARLSBAD, CA 92008 SAN DIEGO, CA 92131  
(760)201-6524 (858)663-4170

DRAWING INDEX

KEY	ISSUE / DATE
<input checked="" type="checkbox"/> SHEETS INCLUDED IN SET (GROUP PACIFIC)	SUBMITTAL 08/08/2017
<input checked="" type="checkbox"/> SHEETS INCLUDED IN SET (ISSUED WITH CORRECTIONS/CHANGES)	
<input checked="" type="checkbox"/> SHEETS INCLUDED IN SET (ISSUED FROM CONSULTANT)	

ARCHITECTURAL

A0.1	PROJECT DATA								
A1.0	SITE PLAN								
A2.0	PROPOSED FLOOR PLAN								



UNITE PACIFIC  
550 LAGUNA DR.  
Suite A  
Carlsbad, CA 92008

PROJECT:  
FAMILY LIFE PENTECOSTALS  
OF POWAY, INC.  
10695 TREENA STREET  
SUITE 101  
SAN DIEGO, CA 92131

SHEET TITLE:  
PROJECT DATA

REVISIONS	DATE
08/30/2017	
04/30/2017	
07/20/2018	
10/24/2018	
12/04/2018	
06/01/2019	

PROJECT MANAGER:  
JAME LOONEY  
DRAWN BY:  
PAUL ROBBINS  
SHEET:



**FAMILY LIFE PENTECOSTALS  
OF POWAY, INC.**  
10695 TREENA STREET  
SUITE 101  
SAN DIEGO, CA 92131

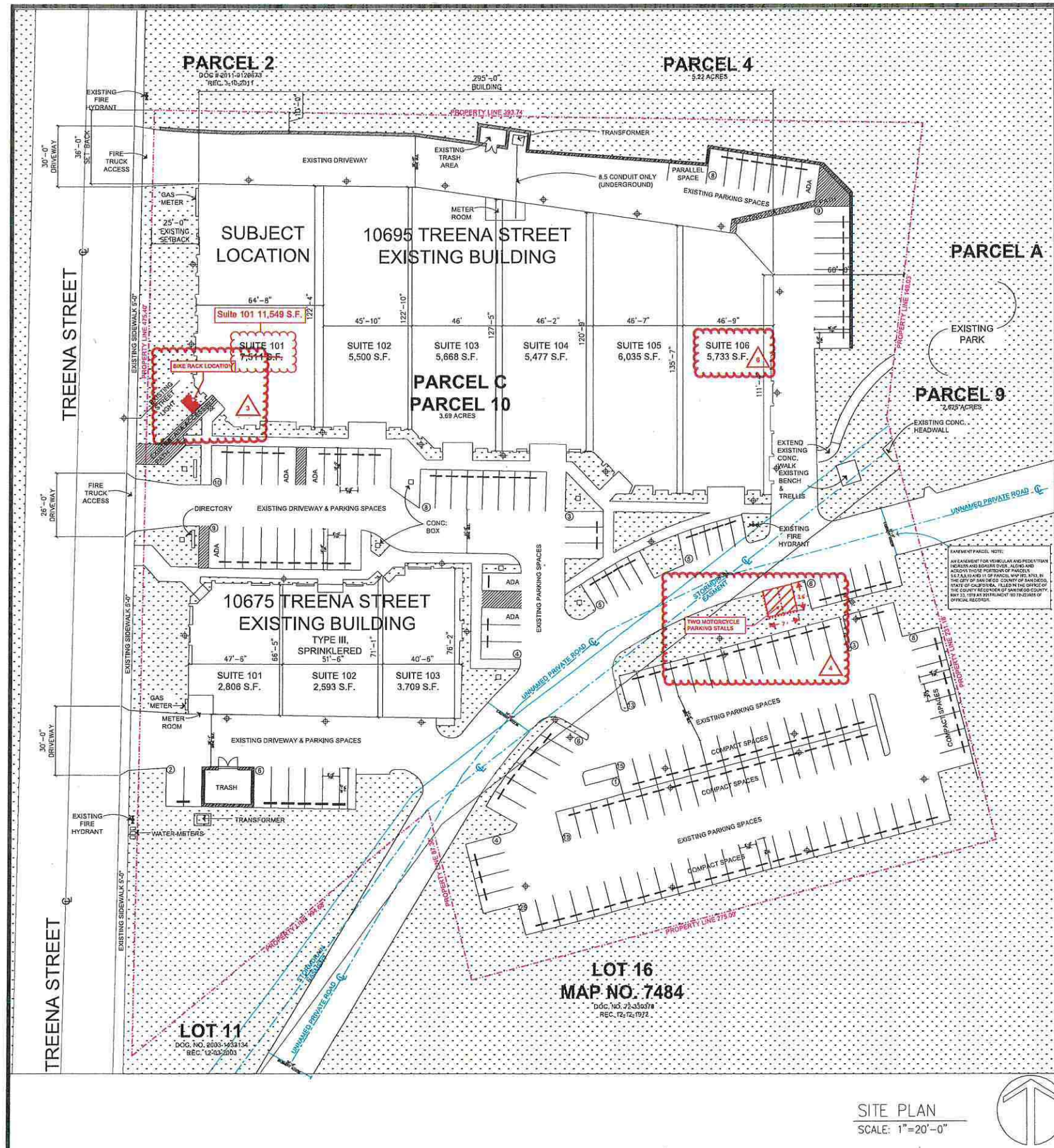
## SITE PLAN

REVISIONS	
DATE	BY
08/30/2017	
04/30/2017	
07/20/2018	
10/24/2018	
12/04/2018	
05/01/2019	

PROJECT MANAGER:  
JAME LOONEY

DRAWN BY:  
PAUL ROBBINS

## A1.0



SITE PLAN  
SCALE: 1"=20'-0"

PARKING RATIO FOR OFFICE SPACE IS 3.3 PER 1,000 S.F.  
PARKING RATIO FOR WAREHOUSE IS (DISTRIBUTION & STORAGE) 1.0 PER 1,000 S.F.

100R5 Trenga Street							
Suite Number	Use Type (1)	Current Occupancy	Percentage of Space	Parking Ratio	Parking (Lot Allocation by Use Type)	Parking (Lot Allocation based on % of space)	TOTAL AVAILABLE PARKING (LOT) 150
Suite 101	Office	171	41%	171/1000=0.17:1 S.A.	5.4	5	13
	Warehouse	439	100%	100/1000=0.10:1 S.A.	3.0		
Suite 102	Office	611	12%	311/1000=0.31:1 S.A.	1.0	1	13
	Warehouse	282	59%	222/1000=0.18:1 S.A.	3.9		
Suite 103	Office	1039	100%	2580/1000=2.57:1 S.A.	12.4	11	13

100R5 Trenga Street							
Suite Number	Use Type (1)	Current Occupancy	Percentage of Space	Parking Ratio	Parking (Lot Allocation by Use Type)	Parking (Lot Allocation based on % of space)	TOTAL AVAILABLE PARKING (LOT) 150
Suite 101	Office	171	41%	171/1000=0.17:1 S.A.	5.4	5	13
	Warehouse	439	100%	100/1000=0.10:1 S.A.	3.0		
Suite 102	Office	611	12%	311/1000=0.31:1 S.A.	1.0	1	13
	Warehouse	282	59%	222/1000=0.18:1 S.A.	3.9		
Suite 103	Office	1039	100%	2580/1000=2.57:1 S.A.	12.4	11	13
	Warehouse	430	10%	430/1000=0.43:1 S.A.	4.5	5	24
Suite 104	Office	1039	20%	1039/5000=0.18:1 S.A.	5.1	5	31
	Warehouse	397	8%	397/1000=0.38:1 S.A.	3.8		
Suite 106-108	Office	7164	81%	3140/5000=0.71:1 S.A.	21.7	20	31
	Warehouse	454	24%	454/1000=0.45:1 S.A.	4.5		





UNITE PACIFIC  
550 LAGUNA DR.  
Suite A  
Carlsbad, CA 92008

PROJECT:  
FAMILY LIFE PENTECOSTALS  
OF POWAY, INC.  
10895 TREENA STREET  
SUITE 101  
SAN DIEGO, CA 92131

SHEET TITLE:

EXISTING  
FLOOR PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
01	08/30/2017	
02	04/30/2017	
03	07/20/2018	
04	10/24/2018	
05	05/01/2019	

PROJECT MANAGER:  
JAMES LOCKNEY  
DRAWN BY:  
PAUL ROBBINS  
SHEET:

