



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 14, 2019 REPORT NO. HO-19-069

HEARING DATE: August 21, 2019

SUBJECT: KIPP ACADEMY CUP - Process Three Decision

PROJECT NUMBER: [632187](#)

OWNER/APPLICANT: KIPP San Diego, Owner/Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for an increase in student enrollment, from 300 to 500 students and expand to grades K-9, at an under-construction charter school located at 426 Euclid Avenue, in the Encanto Neighborhoods Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2319946.

Community Planning Group Recommendation: On March 18, 2019, the Chollas Valley Community Planning Group voted 8-2-1 to recommend approval of the proposed project without recommendations (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15332 (In-Fill Development) (Attachment 5). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 20, 2019, and the opportunity to appeal that determination ended July 5, 2018.

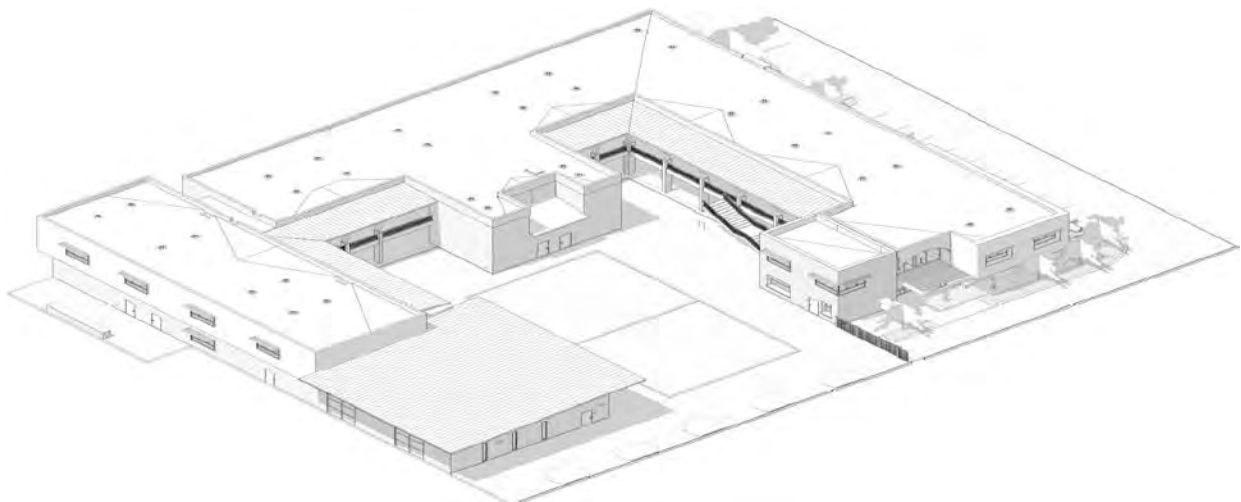
BACKGROUND

The 1.54-acre project site is located at 426 Euclid Avenue and developed within Lot 2 in the Market Creek Plaza development, included in the original Southeastern San Diego Planned District Permit/Resource Protection Ordinance No. 99-0156 which permitted the construction of a neighborhood shopping center and associated mixed-use transit-oriented development approved by City Council in 1999. The site is accessed from driveways along Euclid Avenue and Market Street. The site is in the CC-3-6 zone, which allows for educational facilities. The Encanto Neighborhoods Community Plan and the Euclid and Market Land Use and Mobility Plan designates the site for commercial development (Attachment 1-3).



The site is also governed by several approvals including the original Southeastern San Diego Planned District Permit/Resource Protection Ordinance No. 99-0156, the Trolley Residential Planned Development Permit (PDP) / Site Development Permit (SDP) No. 179950 (PDP No. 648152/SDP No. 649661) and the approved Substantial Conformance Review No. 627862.

In 2018, approval of Substantial Conformance Review No. 627862 was granted to construct an educational facility with a maximum enrollment of 300 students in grades 5-8. The school consists of a 27,110-square foot, two-story building with 20 classrooms, administration offices, and cafeteria support facilities. Grading and Building permits were approved by the City in February 2019, for the construction of the facility.



DISCUSSION

Project Description

The applicant is requesting the approval of a Conditional Use Permit (CUP) for an increase in student enrollment, from 300 to 500 students and expand to grades K – 9. The under-construction charter school occupies 27,110-square foot building located at 426 Euclid Avenue. No building expansion or development footprint changes are proposed with this CUP.



A minimum of 34 parking spaces are required for the charter school use and 213 spaces are required for the remaining commercial uses, for a total site parking requirement of 247 spaces. A total of 284 parking spaces are provided onsite, therefore the required parking for the charter school use and remaining commercial uses would be met.

Required Approvals

Schools for grades kindergarten through 12 are permitted as limited uses in the CC-3-6 zone for up to 300 students. A CUP is required to allow a up to a maximum 500 students on the project site in accordance with San Diego Municipal Code (SDMC) Section 141.0407 and Table 142-05G – a Process 3 Hearing Officer decision.

Community Plan Analysis

The Encanto Neighborhoods Community Plan (Community Plan) designates the site for community mixed use development. The project proposes to increase the maximum number of students that may be enrolled at the charter school to allow the school to better serve the needs of the community. Three of the five key concepts of the urban design element framework of the Community Plan are to build around transit stations, focus activity at critical intersections and make Euclid Avenue a gateway to the community. Increasing enrollment will draw more residents to the critical intersection of Euclid and Market and further establishes Euclid Avenue as the gateway to the community.

The proposed increase in the number of students will further the guiding principles of the Community Plan. The proposed project implements the land use goals of the Community Plan by providing an increased number of residents with access to educational facilities in close proximity to their home. This contributes to the integration of surrounding commercial and residential uses which will benefit from the higher enrollment at the neighboring school.

The project site is within the Euclid Avenue Key Corridor, where a high level of accessibility is conducive to allowing more students to attend the school. With the Euclid Avenue Trolley Station located across the street from the school, students will be more inclined to use public transit as their method of transportation. Additionally, Policy P-LU-3 of the Community Plan will be furthered by the proposed project since more students may travel to school by way of the trolley, decreasing the number of students that need to be driven to school. Because of the higher density residential development encouraged in the Community Mixed Use areas, the proposed increased enrollment at the school will be necessary.

The Community Plan's Public Facilities, Services and Safety Element goal for educational facilities is stated as the provision of a system that offers quality education in an equitable, technologically equipped, aesthetically pleasing, sustainable, supportive of optimal teaching, safe, healthy environment. The community plan policy recognizes the opportunity for diverse schools should be available to students to make the choice of a neighborhood school as well as school in an educational setting outside of the student's neighborhood. The proposed school provides an additional educational option for students and families both local and regional. Therefore, the proposed charter school is consistent with the Encanto Neighborhoods Community Plan and the General Plan.

CONCLUSION

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with relevant City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 3) and draft conditions (Attachment 4) to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2319946, with modifications.
2. Deny Conditional Use Permit No. 2319946, if the findings required to approve the project cannot be affirmed.

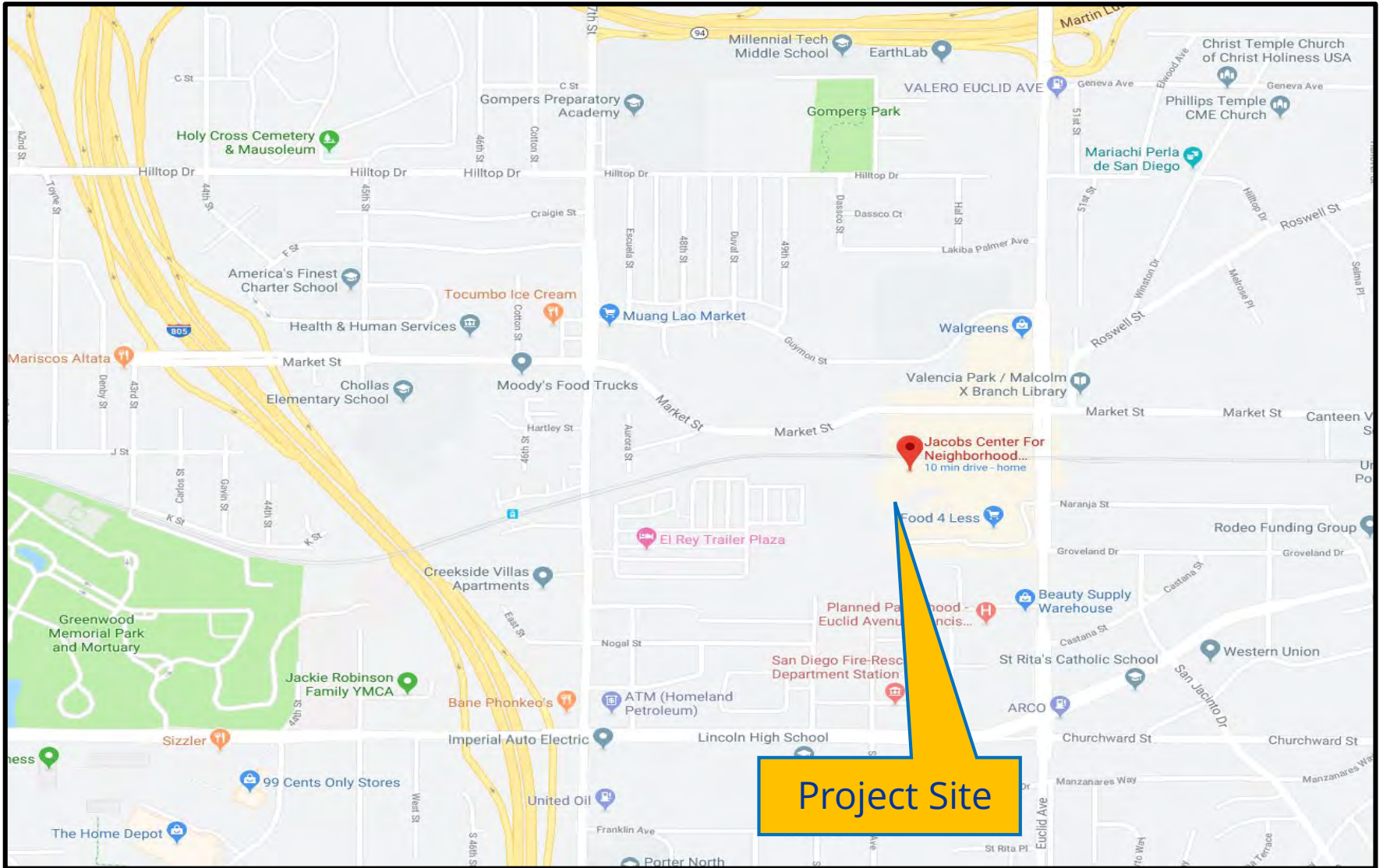
Respectfully submitted,



Anthony Bernal
Development Project Manager

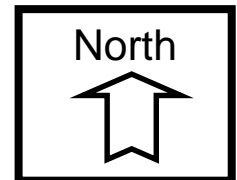
Attachments:

1. Project Location Map
2. Project Aerial Photo
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Determination - Notice of Right to Appeal
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Development Plans



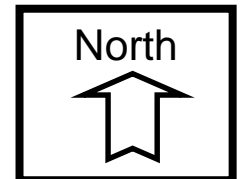
Project Location Map

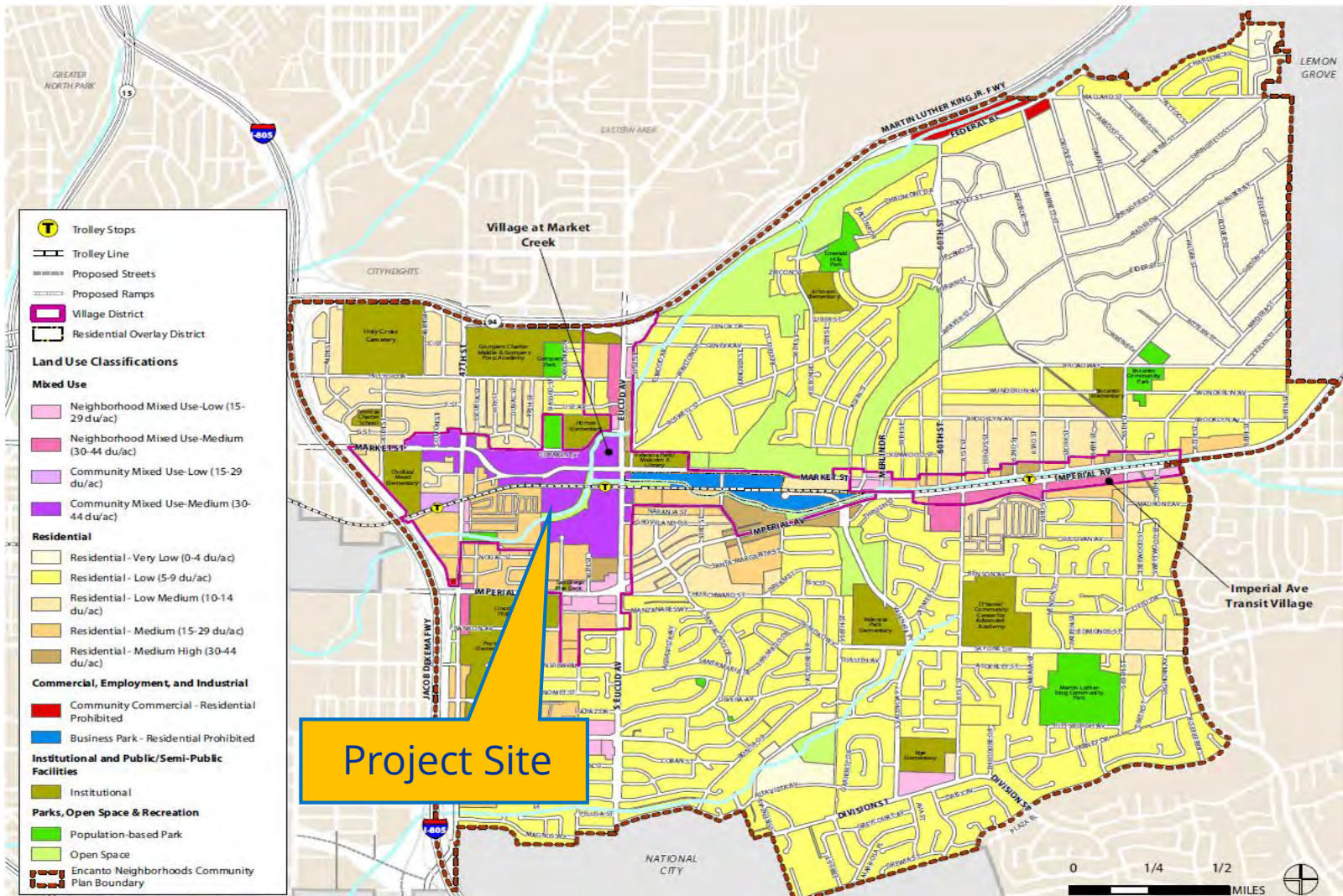
KIPP ACADEMY CUP
PROJECT NO. 632187





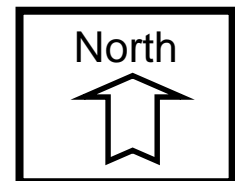
Aerial Photo
KIPP ACADEMY CUP
PROJECT NO. 632187





Land Use Map

KIPP ACADEMY CUP
PROJECT NO. 632187



HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 2319946
KIPP ACADEMY CUP - PROJECT NO. 632187

WHEREAS, KIPP San Diego, a California limited partnership, Owner/Permittee, filed an application with the City of San Diego for a Conditional Use Permit to operate a charter school for a maximum of 500 kindergarten through ninth grade students (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 2319946, on portions of a 1.54-acre site;

WHEREAS, the project site is located at 426 Euclid Avenue in the CC-3-6 zone, within the Encanto Neighborhoods Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Map 18812 recorded in the Office of the County Recorder of San Diego County on October 5, 2001 and the 25-foot wide access easement benefiting said Parcel 1 and burdening Parcel 2 of said Map 18812 as shown on said Map 18812, filed in the Office of the San Diego County Recorder on January 24, 2005;

WHEREAS, on June 20, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines section 15332, In-Fill Development Projects, 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 August 21, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2319946 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. 2319946:

CONDITIONAL USE PERMIT [SDMC Section 126.0305]

Findings for all Conditional Use Permits:

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

The requested Conditional Use Permit would allow for an increased student enrollment from 300 to 500 students and staff and expansion from grades 5-8 to K-9 in an under-construction 27,110-square foot building for a charter school. The 1.54-acre site includes an under-construction, 27,110-square foot, two-story building with 20 classrooms, administration offices, and cafeteria support facilities, pursuant to Substantial Conformance Review No. 627862. No building expansion or development footprint changes are proposed with this application.

The Encanto Neighborhoods Community Plan (Community Plan) designates the site for community mixed use development. The project proposes to increase the maximum number of students that may be enrolled at the charter school to allow the school to better serve the needs of the community. The proposed increase in the number of students will further the guiding principles of the Community Plan. Creating additional educational opportunities for students in K-9 will foster high educational attainment for younger generations. The proposed project implements the land use goals of the Community Plan by providing an increased number of residents with access to education in close proximity to their home.

With its location in the Euclid Avenue Key Corridor, the high level of accessibility in this area is conducive to allowing more students to attend the school. Policy P-LU-3 of the Community Plan will be furthered by the proposed project since more students may travel to school by way of the trolley thereby decreasing the number of students that need to be driven to school. With higher density residential development encouraged in the Community Mixed Use areas, the proposed increased enrollment at the school will be necessary to serve such residents.

Three of the five key concepts of the urban design element framework of the Community Plan are to build around transit stations, focus activity at critical intersections, and make Euclid Avenue a gateway to the community. Increasing enrollment will draw more residents to the critical intersection of Euclid and Market and further establishes Euclid Avenue as the gateway to the community. The school will further support the intersection of Euclid Avenue and Market Street and create a community village that supports a mix of uses, great pedestrian activity, transit-oriented development and a sense of place.

The Public Facilities, Services and Safety element of the Community Plan focuses on making the Encanto Neighborhood a healthy community with a strong foundation of

public and quasi-public facilities and services. The proposed project will achieve the guiding principle of the Community Plan to foster high educational attainment for younger generations by creating additional educational opportunities with increased enrollment. Greater access to schools for more residents will promote student learning and employment skills. This element of the Community Plan recognizes that as new housing is constructed access to adequate educational facilities will need to be increased.

Therefore, the proposed development is compatible use for this location and consistent with the Community Plan and will not adversely affect the applicable land use plan.

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

The requested Conditional Use Permit would allow for an increased student enrollment from 300 to 500 students and staff and expansion from grades 5-8 to K-9 in an under-construction 27,110-square foot building for a charter school. The project site is located in a developed commercial area and is served by all existing utilities and developed rights-of-way.

On February 28, 2019, Project No. 620013 (Building Permit No. 2208124, Electrical Permit No. 2208130, Mechanical Permit No. 2208131, and Plumbing Permit No. 2208132) was approved to construct a new two-story building. The proposed project will not be detrimental to the public health, safety, and welfare in that the permit controlling the use of the project site as a charter school contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing in and/or working in the area. Conditions of approval require compliance with several development controls, including the review of construction plans by professional staff to determine compliance with all regulations and the inspection of construction to assure permits are implemented in accordance with the approved plans.

Additionally, the project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Therefore, the proposed development will not be detrimental to the public 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.

The requested Conditional Use Permit would allow for an increased student enrollment from 300 to 500 students and staff and expansion from grades 5-8 to K-9 in an under-construction 27,110-square foot building for a charter school. The site is in the CC-3-6 zone within the Encanto Neighborhoods Community Plan. A school is allowed as a limited use in the CC-3-6 zone with the approval of a CUP in accordance with San Diego Municipal Code (SDMC) Section 141.0407(b)(3). The proposed student increase use is

further regulated by the Separately Regulated Institutional Use requirements in SDMC Section 141.0407(b)(5).

The site is also governed by several approvals including the original Southeastern San Diego Planned District Permit/Resource Protection Ordinance No. 99-0156, the Trolley Residential Planned Development Permit (PDP) / Site Development Permit (SDP) No. 179950 (PDP No. 648152/SDP No. 649661) and the approved Substantial Conformance Review (SCR) No. 627862. As a part of the SCR, Urban Systems Associates, Inc. analyzed pedestrian and traffic circulation, parking and school capacity in their report, dated November 5, 2018.

Staff review of the project has concluded the proposal is consistent with all relevant regulations of the Land Development Code, including the Separately Regulated Institutional Use requirements, in particular those for pedestrian and traffic circulation, parking and school capacity. The development plans show a proposed drop-off and pick up area to accommodate the queueing of 12 cars. There are no deviation requests included with this proposal. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The requested Conditional Use Permit would allow for an increased student enrollment from 300 to 500 students and staff and expansion from grades 5-8 to K-9 in an under-construction 27,110-square foot building for a charter school. The building is currently under-construction (Project No. 620013). The 1.54-acre site includes a 27,110-square foot, two-story building with 20 classrooms, administration offices, and cafeteria support facilities.

Pursuant to San Diego Municipal Code Section 141.0407(b)(3)(A), schools for kindergarten through grade 12 are permitted as limited uses in the CC-3-6 zone for up to 300 students. The proposed project increases the maximum enrollment permitted at the school from 300 to 500 and expands the grades from 5-8 to K-9, creating additional educational opportunities and fostering high educational attainment for the younger generations. The proposed project also implements the land use goals of the Community Plan by providing an increased number of residents with access to education in close proximity to their home. The integration of surrounding commercial and residential uses which will benefit the neighboring school and community. The proposed expanded school provides an additional educational option for students and families both locally and regionally. Therefore, the proposed use is appropriate at the proposed location. (Additionally, see Finding b).

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. 2319946 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 2319946, a copy of which is attached hereto and made a part hereof.

Anthony Bernal
Development Project Manager
Development Services

Adopted on: August 21, 2019

IO#: 24008094

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: 24008094

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2319946
KIPP ACADEMY CUP - PROJECT NO. 632187
HEARING OFFICER

This Conditional Use Permit No. 2319946 is granted by the Hearing Officer of the City of San Diego to KIPP San Diego, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0407 (Separately Regulated Uses) and 126.0305 (Conditional Use Permit). The 1.54-acre site is located at 426 Euclid Avenue in the CC-3-6 zone within the Southeastern Community Plan. The project site is legally described as: Parcel 1 of Map 18812 recorded in the Office of the County Recorder of San Diego County on October 5, 2001 and the 25-foot wide access easement benefiting said Parcel 1 and burdening Parcel 2 of said Map 18812 as shown on said Map 18812, filed in the Office of the San Diego County Recorder on January 24, 2005.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a charter school within an existing commercial building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 21, 2019, on file in the Development Services Department.

The project shall include:

- a. Operation of a charter school with a maximum enrollment of 500 students, K through 9th grade, with teachers/staff employees within an existing 27,110-square-foot commercial building;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 5, 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 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.
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.
9. 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. Prior to Occupancy, the Owner/Permittee shall execute a Deferred Improvement Agreement or construct approximately 230 feet of the Chollas Creek Trail on the project site per the Multi-Use Trail Exhibit, subject to the satisfaction of the City Engineer.

13. Owner/Permittee shall maintain a minimum of 34 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.

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

16. 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:

17. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC

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 August 21, 2019, and Resolution No. XX-XX-XXXX.

Permit Type/PTS Approval No.: CUP No. 2319946
Date of Approval: August 21, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Anthony Bernal
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.

**KIPP San Diego, a California limited
partnership**
Owner

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 20, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No.: 24008094

PROJECT NO: 632187
PROJECT NAME: KIPP Academy CUP
COMMUNITY PLAN AREA: Encanto Neighborhoods
COUNCIL DISTRICT: 4
LOCATION: 404 Euclid Avenue, San Diego, CA 92114

PROJECT DESCRIPTION: A Conditional Use Permit for an increase in student enrollment from 300 to 500 students in a building that is under construction for use as a school. The 1.54-acre site is located in the CC-3-6 base zone.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (In-Fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Department

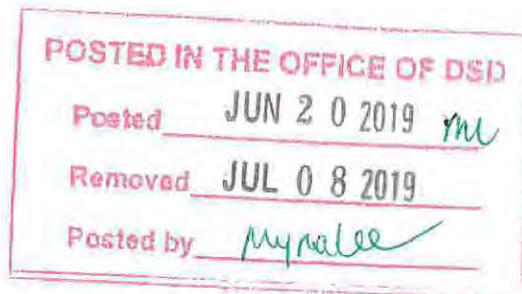
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Section 15332 of CEQA Guidelines. Section 15332 applies to projects that are characterized as in-fill development and meet the following conditions: 1) the project is consistent with the applicable general plan and general plan policies and applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a site of no more than 5 acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare, or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

CITY PROJECT MANAGER: Anthony Bernal II
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4101
PHONE NUMBER/E-MAIL: (619) 446-5147/ AQBernal@sandiego.gov

On June 20, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (July 5, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.





**CHOLLAS VALLEY COMMUNITY PLANNING GROUP
MINUTES OF MEETING**

**Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114
Monday, March 18, 2019 7:15pm – 8:00pm**

Seat (Term 2017-2019)	Member	Present	Seat (Term 2018-2020)	Member	Present
1. Alta Visa	Marry Young	Y	9. Broadway Heights	Booker Sanders	Y
2. Encanto	N/A	N/A	10. Chollas View	Kwame Oates	Y
3. O'Farrell	Kenneth Malbrough	Y	11. Emerald Hills	Christie Hill	Y
4. Valencia Park	Monte Jones	Y	12. Lincoln Park	Leslie Dudley	Y
5. At-Large	Karina Velazquez	Y	13. At-Large	Khalada Salaam-Alaji	Y
6. At-Large ('18-'19)	Evan Toma	Y	14. At-Large	Shawn Glisson	Y
7. At-Large	N/A	N/A	15. At-Large	Sandi Hazlewood	Y
8. At-Large	N/A	N/A	16. At-Large ('19-'20)	N/A	N/A
City Dept.	Name	Present	Office	Name	Present
Planning	Elizabeth Dickson		Mayor's Office	Darnisha Hunter	
Civic SD	Sherry Brooks		Council District 4	Max Ellorin	
JCNI	Reginald Jones		Assembly 79 th	LaShae Collins	
SDPD	Akaan Thomas		Senate 39 th	Chevelle Newell-Tate	
County	Erin Wilson		Congress 51 st	Stephanie Allen	
Number of Visitors: 23			Sign-in Sheet on File: Yes		

1. Call to Order & Introductions

Chairman Ken Malbrough called the meeting to order at 7:00pm.
A quorum was present (12 out of 12 members).

2. Adoption of the Agenda

**Motion made by Monte Jones to approve the agenda. Seconded by Booker Sanders Vote: 11-0-1.
Motion Carried. Ken Malbrough abstained.**

3. Review and Approval of Minutes

Ken will add number added to sign-in sheet.
Booker was here.



Sandi asked her comment be “rephrased to her group is not working on it”.

Leslie brought up her rebuttal not in minutes. need written rebuttal discussion needs to be had about how to handle it.

Motion made by Monte Jones to approve the February 2019 minutes with the above corrections.

Seconded by Kwame Oates. Vote: 9-0-3. Motion Carried.. Evan, Khlada, Ken abstained

4. Communications from the Public:

- a. Ellie Moran, recently made aware of community harassment, will take further action, will be here from now on.
- b. Mark Santos, received information about public housing, wanted to know ratio of affordable-non compared to rest of san diego, and why concentrated in this community? why not equitable? why not make sure allocated to homeless/veterans? how define large families?

5. Chair’s Report: None.

6. Staff Reports:

- a. **Mayor’s Office:** Darnisha Hunter not present.
- b. **Council District 4:** Eric Histen, policy advisor, equal opp contracting, dev impact fee schedules, memo on reduced parking requirement, wednesday 100 days review at 6:30pm on wednesday
- c. **Assembly District 79:** LaShae Collins reported legislative package 24 bills listed, needs comm help pushing 5, full-day kindergarten bill, AB 392 youth support bill, teachers bill,
- d. **Senate District 39:** budget forum 28th at ECC starts at 4pm -7:30pm LaShae on behalf of Chevelle.
- e. **County District 4:** Erin Wilson not present.
- f. **City Planning:** Elizabeth Dickson not present.
- g. **Civic San Diego:** Sherry Brooks not present.
- h. **Jacobs Center for Neighborhood Innovation:** Reginald Jones
- i. **San Diego Police Department:** Officer Akaan Thomas not present.

7. Sub-Committee Report: No Report.

Shawn Glisson left at 7:14pm. Quorum is now 11 out of 12.

8. Action Items:

- a. **KIPP Adelante presented by Allison Ohle**
 - a.i. Knowledge Is Power Program, downtown since 2003, charter renewed in Nov
 - a.ii. approved by SDUSD to relocate, closer to where students live, near community, kids can walk to school,
 - a.iii. need conditional use permit to increase permit from 300 to 500 students
 - a.iv. Sandi City parking below limits of original CUP, compass cards for students, anticipate more walk, and 2 busses for pick up & drop off, class size lower than 30; 18 in Jacobs neighborhood, barrio logan to paradise hills; after school programs? extended school day until 4:30pm, music, sports, pe, plan to apply for 6-to-6 program; security? not yet determined.
 - a.v. increase school staff; maintenance, after school staff, teaching staff, want strong effort to hire within community - Ken



Motion made by Kwame Oates to support conditional use permit. Second by Monte Jones. Vote: 8-2-1. Motion Carried. Leslie & Khalada against; Ken abstained.

- b. Harbor View Apartments presented by Ronald
 - b.i. Property Manager: SDHC authorize 10M multi-family revenue bonds, 60-units, remain affordable for next 55 years,

Motion made by Monte to table the motion. Second by Marry Young. Vote: 10-0-1. Motion Carried. Ken Malbrough abstained.

- c. Euclid & Naranja presented by Aaron Rodriguez
- d. in flood plain, site development permit deviate from 35% requirement; have to raise building 2ft, tenant demand drive-through,
- e. anchor, panda express drive thru, will be easy to fill, once get approval, AT&T
- f. beer & wine license for off-site consumption makes potential for 7-11; unlikely because they like building to be back off road
- g. art installation for corner on one building, welcome feedback
- h. alley will be access on naranja, police limit hours can be sold,

Motion made by Sandi Hazlewood to add friendly amendment to remove beer & wine deviation. Second by Christie Hill. Vote: 3-7-1. Motion Denied. Ken Malbrough abstained.

Motion made by Leslie Dudley to support site development permit & conditional use permit. Second by Khalada Salaam. Vote: 8-2-1. Motion Carried. Ken Malbrough abstained. Christie & Sandi nay.

9. Informational Items:

- a. **The Crest on Imperial presented by Robert Ito**
 - a.i. 78 senior units, priority for homeless/at-risk veterans
 - a.ii. all are for-rent
 - a.iii. building for people who already live in the community.
 - a.iv. large family defined as 2-3 bedrooms,
 - a.v. parking spaces allocated per unit: senior 1 per unit; 8-10 for merchant spaces; Division 96 units 111 parking spaces;
- b. **Encanto Gateway**
- c. **Valencia Pointe**

10. Continuing Business: None.

11. Adjournment

Motion made by Monte Jones to adjourn the meeting at 9:15pm. Second by Evan Toma. Vote: 10-0-1. Motion Carried. Ken Malbrough abstained.

Written by: Karina Velazquez, Board Recording Secretary



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

Ownership Disclosure Statement

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 Walver ☐ Land Use Plan Amendment ☐ Other _____

Project Title: KIPP San Diego CUP

Project No. For City Use Only: 632187

Project Address: 404 Euclid Avenue, San Diego, CA 92114

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 200429310209

☐ 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: West Side Creek, LLC

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 404 Euclid Avenue

City: San Diego

State: CA

Zip: 92114

Phone No.: (619) 527-6161

Fax No.: _____

Email: rjones@jacobcenter.org

Signature: _____

Date: _____

Additional pages Attached:

☐ Yes

☒ No

Applicant

Name of Individual: KIPP San Diego

☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 1475 Sixth Avenue, 2nd Floor

City: San Diego

State: CA

Zip: 92101

Phone No.: (619) 233-3242

Fax No.: _____

Email: aohle@kippsandiego.org

Signature: [Signature]

Date: 11/8/18

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

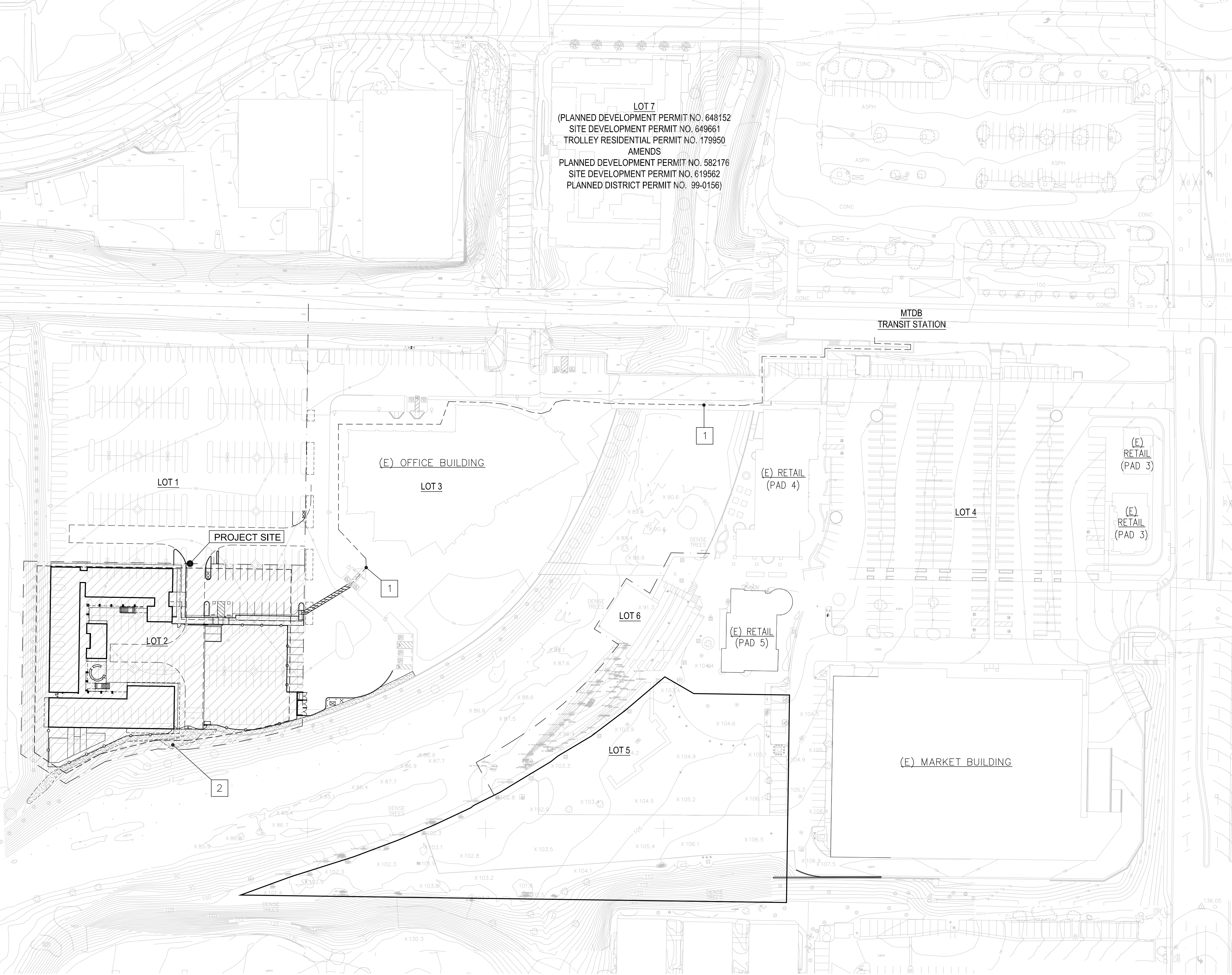
☐ No

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (10-17)

KIPP ADELANTE PREPARATORY ACADEMY
MARKET CREEK PLAZA
CONDITIONAL USE PERMIT SUBMITTAL

OVERALL SITE PLAN



KEYNOTES

- 1 ACCESSIBLE PATH OF TRAVEL TO PUBLIC TRANSIT STATION (APPROXIMATE DISTANCE = 1100')
- 2 FUTURE CHOLLAS CREEK TRAIL. SEE MULTI USE TRAIL EXHIBIT

OVERALL SITE PLAN

1"=60'



NORTH

PARKING CALCULATIONS PER SDMC TABLE 142-05G

CLASSROOMS	QTY.	FACTOR	MIN. REQ'D	PROVIDED
	20	.085 of 2	34	
AUTO			34	34
ACCESSIBLE AUTO	34	0.04 of total	2 (van incl'd)	1
ACCESSIBLE VAN	2	0.167 of Access.	1	1
BICYCLE	34	0.05	1.7	5
MOTORCYCLE	34	0.02	0.68 (or 2 min)	2
CARPPOOL/ZERO EMISSION	34	26-50	3	3

PROJECT SCOPE

CHARTER MIDDLE SCHOOL FACILITY AT LOT 2 IN THE MARKET CREEK PLAZA DEVELOPMENT CURRENTLY ALLOWS DEVELOPMENT FOR 300 STUDENTS UNDER SCR NO. 597597. SCOPE IS TO INCREASE ENROLLMENT OF UP TO 500 STUDENTS WITH NO INCREASE IN DEVELOPED AREA.

PROJECT SUMMARY DATA

PROJECT ADDRESS

426 EUCLID AVENUE
SAN DIEGO, CA 92114

ASSESSOR'S PARCEL NO.

548-020-24, 548-020-33, 548-020-34

EXISTING USE:

SCHOOL CAMPUS (UNDER CONSTRUCTION)

PROPOSED USE:

SCHOOL CAMPUS

LEGAL DESCRIPTION

PARCELS 1 AND 2 OF PARCEL MAP NO. 18812 AND LOT 1 OF BROOKS SUBDIVISION MAP 6506

LAMBERT COORDINATES

198-1741

SITE AREA (LOT 2)

1.54 ACRES

GEOLOGIC HAZARD CATEGORY

LIQUEFACTION-- 32. LOW POTENTIAL-- FLUCTUATING
GROUNDWATER MINOR DRAINAGES

LANDSCAPE

1,205 SF-- LANDSCAPE FOR WATER CONSERVATION
PURPOSES

BUILDING DATA

FIRST FLOOR = 14,780 SF
SECOND FLOOR = 12,330 SF

TOTAL = 27,110 SF

OCCUPANCY TYPE: E

CONSTRUCTION TYPE: V-A SPRINKLERED

PROJECT TEAM

OWNER
MARKET CREEK PARTNERS, LLC
404 EUCLID AVENUE SUITE #401
SAN DIEGO, CALIFORNIA 92114

LANDSCAPE ARCHITECTS
LAND-LAB
702 WRELTON DR.
SAN DIEGO, CA 92109
(858) 483-9817

LEASEHOLD TENANT
KIPP ADELANTE PREPARATORY
1475 SIXTH AVE
SAN DIEGO, CA 92101
(619) 233-3242
EXECUTIVE DIRECTOR: ALLISON OHLE

CIVIL ENGINEER
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
(619) 291-0707

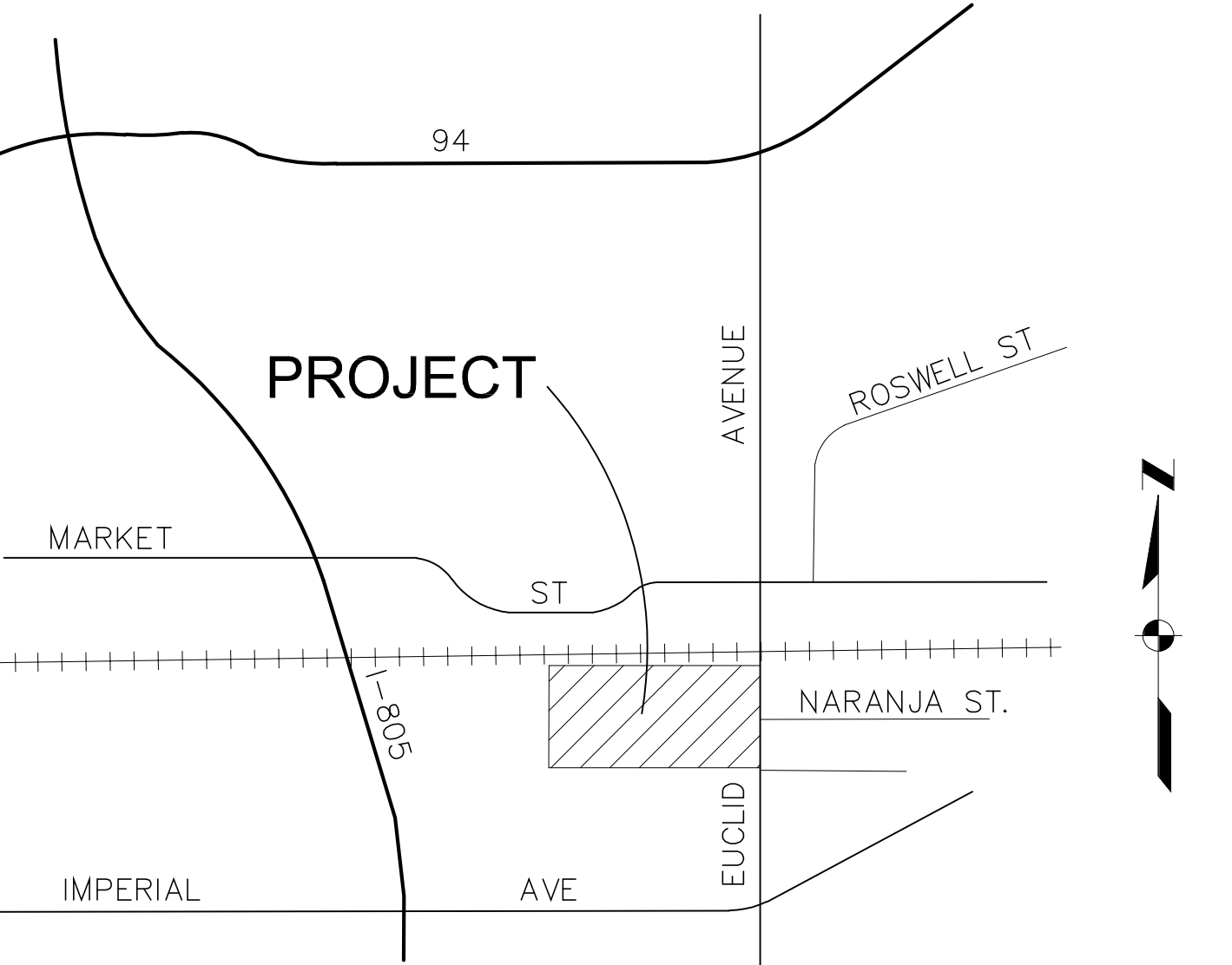
ARCHITECT
ROESLING NAKAMURA TERADA
ARCHITECTS, INC. (RNT)
363 FIFTH AVENUE, SUITE 202
SAN DIEGO, CA 92101
(619) 233-1023
FAX: (619) 233-0016

SHEET INDEX

TITLE	TITLE SHEET	LANDSCAPE
T-101	TITLE SHEET	L-101 HARDSCAPE FINISHES PLAN L-101A HARDSCAPE FINISHES PLAN L-102 HARDSCAPE LEGEND L-103 HARDSCAPE DETAILS L-104 HARDSCAPE DETAILS L-200 WATER EFFICIENT CALCULATION L-201 IRRIGATION PLAN L-202 IRRIGATION LEGEND & NOTES L-203 IRRIGATION DETAILS L-204 IRRIGATION DETAILS L-205 IRRIGATION DETAILS L-301 PLANTING PLAN L-302 MULCH PLAN L-303 PLANTING LEGEND L-304 PLANTING DETAILS
CIVIL	TITLE SHEET C1 DETAILS C2 DETAILS C3 DETAILS C4 BIOFILTRATION NOTES C5 BMP PLAN C6 DEMOLITION PLAN C7 GRADING PLAN C8 GRADING PLAN C9 GRADING PLAN C10 GRADING PLAN C11 STORM DRAIN & UTILITY PLAN C12 EROSION CONTROL PLAN C13 WATER UTILITY TIE IN TO PUBLIC IMPROVEMENTS C14 FLOOD MAP	

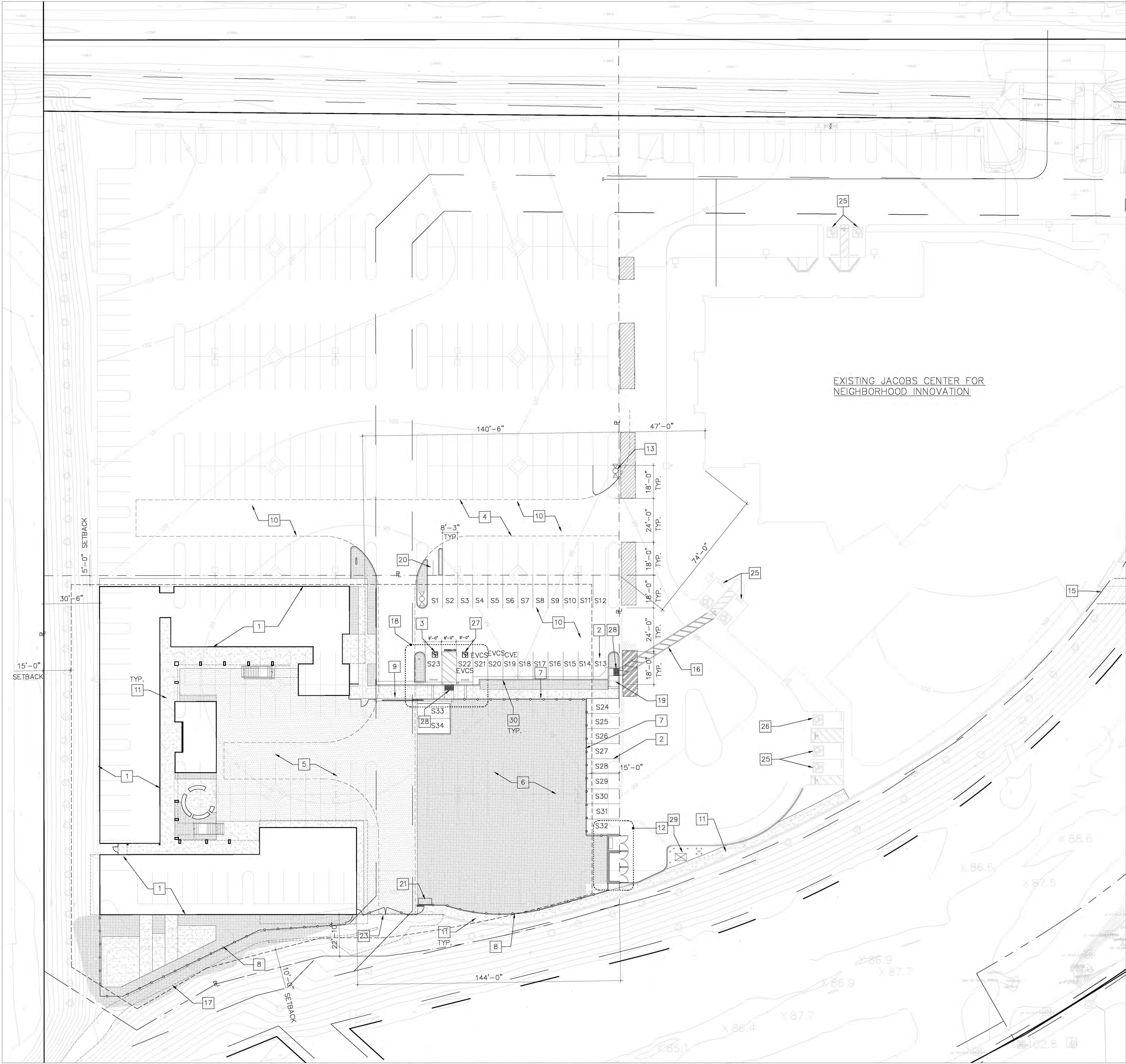
ARCHITECTURAL
AS-101 SITE PLAN
AS-201 SITE ACCESS PLAN
AS-301 SITE SECTIONS
A-101 FLOOR PLAN-LEVEL 1
A-102 FLOOR PLAN -LEVEL 2
A-301 ROOF PLAN
A-401 EXTERIOR ELEVATIONS
A-402 EXTERIOR ELEVATIONS
A-500 BUILDING AXONOMETRIC

VICINITY MAP



PARKING DATA LOTS 1, 2 & 3

Approved Development Per the 2009 Market Creek Plaza PDP No. 582176 (PTS # 117302)					
Building Area	Total	Built as of July 2018	SDMC Parking Ratio	Parking Required per SDMC based on Built Square Footage ¹	Parking Provided to date with School site alterations
Lots 1, 2 and 3- Office Parking Area Including School	224,411 SF	73,355 SF		247 total	284 after School site alterations (247 required including school per current zone)
Jacobs HQ	100,000 SF	60,568 SF	2.9 per 1,000 sf	176	
Office/Conference	80,000 SF	12,787 SF	2.9 per 1,000 sf	37	
Office	44,411 SF	0	N/A	0	
Proposed School	20 Classrooms	N/A	1.7 per classroom	34 spaces	Note: 415 existing spaces exist at Lots 1, 2 & 3. 165 spaces will be eliminated by the school from Lots 1 and 2. 34 spaces will be added back to Lot 2 as part school The new total is 284 spaces.



GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR DEMOLITION.
2. SEE CIVIL DRAWINGS FOR EXTENTS OF NEW ASPHALT PAVING AT TIE IN TO EXISTING PARKING LOT.
3. AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C
4. AT LOCATIONS OTHER THAN VEHICULAR HAZARDOUS AREAS, DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE SURFACE
5. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA COD REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4

PARKING DATA

32 STANDARD SPACES
2 ACCESSIBLE SPACES
34 TOTAL

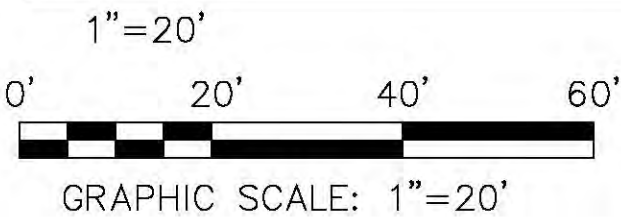
LEGEND

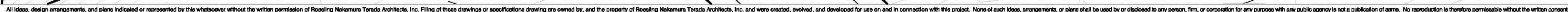
- ASPHALT PAVING
- 4" THICK CONCRETE PAVING
- LANDSCAPED AREA
- 30' LONG, 2 CAR DROP OFF ZONE
- 108' LONG, QUEUE AREA
- S12 PARKING SPACE DESIGNATED FOR SCHOOL
- CVE "CLEAN AIR/VANPOOL/EV" - PAINT WITH 12" HIGH LETTERS AT BACK OF STALL
- EV "ELECTRIC VEHICLE" - PAINT WITH 12" HIGH LETTERS AT BACK OF STALL

KEYNOTES

- 1 NEW 2-STORY MIDDLE SCHOOL BUILDING
- 2 TYPICAL PARKING STALL - 8'-3" WIDE X 18'-0" DEEP
- 3 NEW ACCESSIBLE PARKING STALL - 9'-0 WIDE X 18'-0" WITH 8'-0" WIDE ACCESS AISLE
- 4 LINE OF FIRE LANE - SEE SITE ACCESS PLAN
- 5 ASPHALT HARDCOURT PLAY AREA
- 6 TURF PLAYFIELD AREA
- 7 PERIMETER FENCE - 8'-0" HIGH ORNAMENTAL METAL FENCING PER DETAIL 17/AS-302
- 8 PERIMETER FENCE - 8'-0" HIGH VINYL-COATED CHAIN-LINK FENCING
- 9 ROLLING GATE - 20'-0" CLEAR THROAT - MATCH ORNAMENTAL METAL FENCING DETAILING
- 10 EXISTING ASPHALT PARKING LOT
- 11 NEW CONCRETE PAVING
- 12 TRASH & ELECTRICAL ENCLOSURE AREA - SEE DETAIL 20/AS-302
- 13 EXISTING FIRE HYDRANT
- 14 PERSONNEL GATE PER DETAIL 9/AS-302
- 15 EXISTING BRIDGE OVER CHOLLAS CREEK
- 16 NEW CROSSWALK TO JONI CENTER
- 17 FUTURE CHOLLAS CREEK TRAIL - SEE MULTI-USE TRAIL EXHIBIT
- 18 ACCESSIBLE PARKING AREA - SEE DETAIL 9/AS-301
- 19 PEDESTRIAN CROSSING - SEE DETAIL 20/AS-301
- 20 MOTORCYCLE PARKING - 3'-0" WIDE X 8'-0" LONG (2 SPACES)
- 21 BIKE LOCKER
- 22 EXISTING SIDEWALK
- 23 8'-0" HIGH, 24'-0" WIDE VINYL-COATED CHAIN LINK FENCING SERVICE ACCESS GATE
- 24 DOOR AT PERIMETER FENCE PER DETAIL 9/AS-302
- 25 EXISTING TO REMAIN- ACCESSIBLE PARKING STALL
- 26 EXISTING TO REMAIN- VAN-ACCESSIBLE PARKING STALL
- 27 NEW VAN-ACCESSIBLE EV CHARGING PARKING STALL - 9'-0 WIDE X 18'-0" WITH 8'-0" WIDE ACCESS AISLE - SEE AS-301
- 28 3'-0" WIDE X LANDING WIDTH TACTILE WARNING TRUNCATED DOMES PER DETAIL 11/AS-301
- 29 NEW TRANSFORMER
- 30 EV CHARGING STATION STAND

SITE PLAN



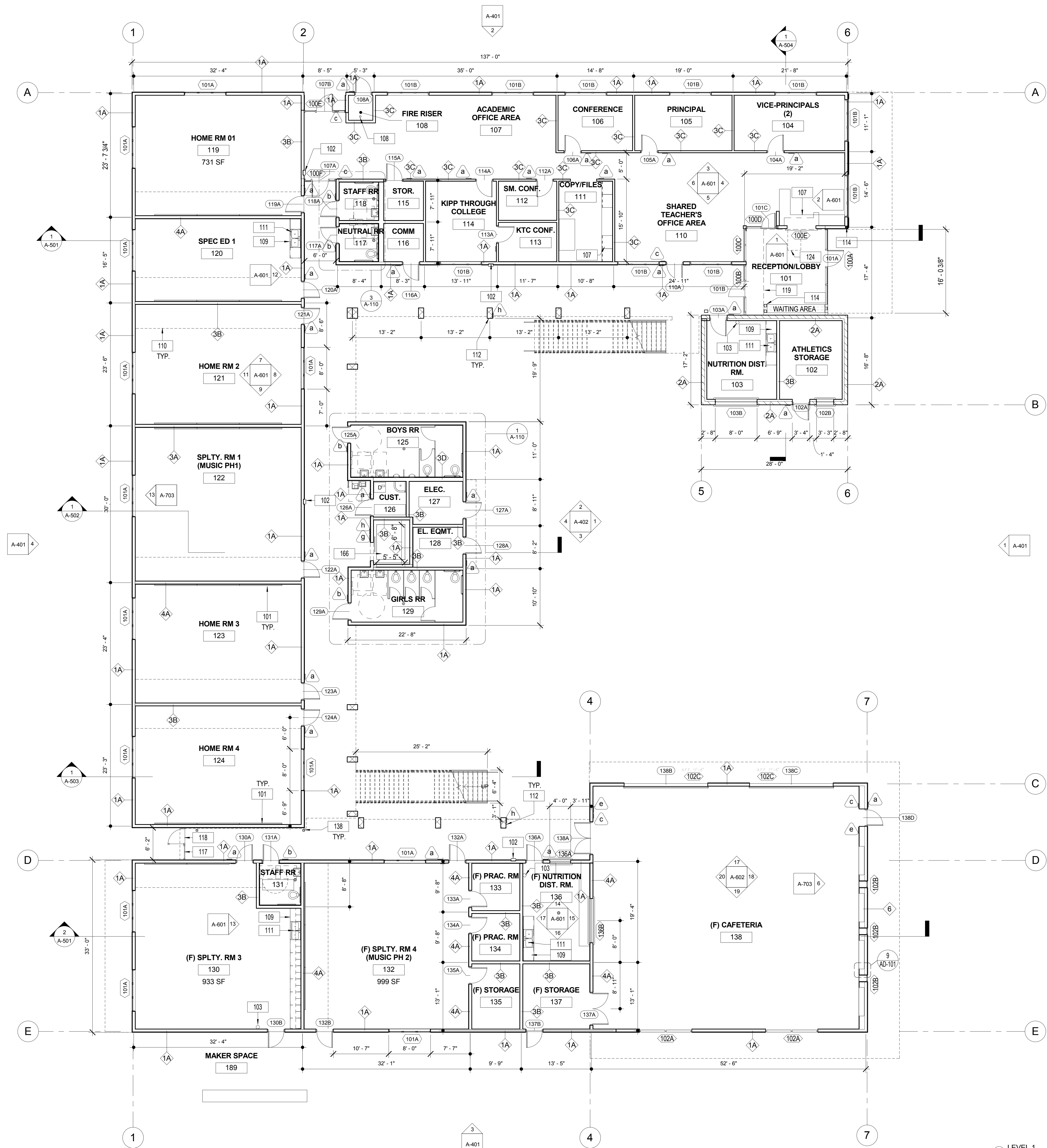


1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
3. POST INDICATING VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 912.2.1.
4. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
5. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
7. CFC 105.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.



**KIPP ADELANTE PREPARATORY ACADEMY
AT MARKET CREEK PLAZA**
426 EUCLID AVENUE
SAN DIEGO, CALIFORNIA 92114

AS-201



- SHEET GENERAL NOTES**
- REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.
 - FOR TOP SLAB AND FINISHED FLOOR ELEVATIONS SEE SITE PLAN U.N.O.
 - REFER TO INTERIOR FINISH SCHEDULE ON SHEET A-700 FOR FLOOR MATERIAL AND FINISH
 - ALL TOILET ROOMS SHALL HAVE A 2" SLAB DEPRESSION U.N.O. -SEE DETAIL - / -.
 - AN ELEVATOR CAPABLE OF ACCOMMODATING AN AMBULANCE STRETCHER OR GURNEY IS REQUIRED AND SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE) SIGNAGE COMPLYING WITH SECTION 3002.4 OF THE CALIFORNIA BUILDING CODE.

- LEGEND**
- 0000A DOOR PER DOOR SCHEDULE, SEE SHEET A-702
 - 0.000X WINDOW PER WINDOW SCHEDULE SEE SHEET A-703
 - 1i WALL PER WALL TYPE, SEE SHEETS AD-100 & AD-101
 - a SIGNAGE PER SIGNAGE SCHEDULE, SEE SHEETS AD-700 & AD-701
 - FLOOR DRAIN
 - DS DOWNSPOUT
 - WALL MOUNTED LIGHT FIXTURE PER ELECTRICAL
 - 8" CMU WALL PER WALL TYPE
 - WALL PER WALL TYP
 - INTERIOR ELEVATION

KEYNOTES	
Key Value	Keynote Text
101	TEACHING WALL (3) 8"x4" WHITEBOARDS WITH INTEGRAL MARKER TRAY, SEE INT. ELEV.
102	FIRE EXTINGUISHER IN RECESSED CABINET PER DETAILS 5/AD-101 (EXTERIOR) & 4/AD-101 (INTERIOR)
103	FIRE EXTINGUISHER ON WALL MOUNTED BRACKET
107	CASEWORK, REFER TO INTERIOR ELEVATIONS
108	FIRE RISER
109	SOLID SURFACE COUNTERTOP, SEE INTERIOR ELEVATIONS
110	SOFFIT LINE ABOVE, REFER TO REFLECTED CEILING PLAN
111	ACCESSIBLE SINK
112	12" X 24" CMU PILASTER
114	STEEL COLUMN PER STRUCTURAL
117	STEEL ORANMENTAL FENCE, REFER TO SITE DRAWINGS
118	STEEL ORMANETAL GATE, REFER TO SITE DRAWINGS
119	LINE OF FLOOR ABOVE
124	30" X 48" CLEAR FLOOR SPACE
138	STL. COLUMN- FOR FIRE PROTECTION SEE DETAIL 2/AD-301
166	EMERGENCY MEDICAL SERVICES & ADA ELEVATOR PER 1/A-110

FLOOR PLAN - LEVEL 1
KIPP ADELANTE PREPARATORY
AT MARKET CREEK PLAZA

SCHEMATIC SUBMITTAL

No. Description Date

Project
Job No. 802
Date: 10/26/18
Drawn: JF,DG

A-101

Sheet



KEYNOTES	
Key Value	Keynote Text
101	TEACHING WALL (3) 8'X4' WHITEBOARDS WITH INTEGRAL MARKER TRAY, SEE INT. ELEVS.
102	FIRE EXTINGUISHER IN RECEIVED CABINET PER DETAILS 5/AD-101 (EXTERIOR) & 4/AD-101 (INTERIOR)
109	SOLID SURFACE COUNTERTOP, SEE INTERIOR ELEVATIONS
111	ACCESSIBLE SINK
112	12" X 24" CMU PILASTER
129	EXTERIOR GUARDRAIL PER DETAIL 10/AD-300
130	INTERIOR GUARDRAIL PER DETAIL 7/AD-300
138	STL. COLUMN- FOR FIRE PROTECTION SEE DETAIL 2/AD-301
166	EMERGENCY MEDICAL SERVICES & ADA ELEVATOR PER 1/AA-110



PERSPECTIVE VIEW: MAIN ENTRANCE



PERSPECTIVE VIEW: BIRD'S EYE



PERSPECTIVE VIEW: LOBBY

GENERAL NOTES:

COLOR, MATERIALITY AND DESIGN ELEMENTS ARE BASED ON CHAPTER 4 DESIGN GUIDELINES AND CRITERIA OF THE VILLAGE AT MARKET CREEK ART + DESIGN PLAN

1. COLOR

- 1.1 STRONG VIBRANT COLOR TO HIGHLIGHT IMPORTANT ELEMENTS SUCH AS CORNERS AND ENTRY
- 1.2 COLOR TO HIGHLIGHT / MATCH CONTEXT

2. SHAPE

- 2.1 ICONIC SHAPES INCLUDING THE RECTANGLE, SQUARE AND ARCHES TO HIGHLIGHT IMPORTANT CORNERS AND BUILDING ENTRIES
- 2.2 SHAPES IN CONTEXT TO JACOBS CENTER FOR NEIGHBORHOOD INNOVATION
- 2.3 VARYING SHAPES AND SIZES TO BRING A HUMAN SCALE
- 2.4 ELEMENTS SHAPED TO RESPOND TO CLIMATE

3. MATERIAL

- 3.1 CMU BLOCK TO MATCH ON SITE BLOCK
- 3.2 FIBER CEMENT AT CORNER TO ADD ACCENT TO ENTRY AND CREATE DISTINCT MATERIAL TO STUCCO PLASTER AND BLOCK
- 3.3 PLASTER TO MATCH THE JACOBS CENTER FOR NEIGHBORHOOD INNOVATION AND MARKET CREEK PLAZA
- 3.4 MATERIAL RESPONDING TO CLIMATE SUCH AS SHADING CANOPY DEVICES AND COLONNADES
- 3.5 LANDSCAPING AT PEDESTRIAN LEVEL FOR STREETSCAPE ENHANCEMENT

4. SUSTAINABLE

- 4.1 SHADING DEVICES / ENERGY SAVING
- 4.2 BIO-SWALE / COMMUNITY GARDEN TO INCORPORATE NATURAL ENVIRONMENT
- 4.3 NATURAL LIGHT AND BUILDING ORIENTATION FOR INCREASED NATURALLY COOLED BUILDINGS
- 4.4 OPEN SPACE WITH PLANTING FOR NATURAL "MAIN STREET" VILLAGE ENVIRONMENT

5. CULTURE

- 5.1 MULTI-FUNCTIONAL OPEN COURT TO PROVIDE TEMPORARY AND PERMANENT OPPORTUNITIES TO EXPRESS CULTURAL DIVERSITY
- 5.2 COURTYARD COLONNADE AND ARCH FORMS REFLECT DESIGN CONCEPTS COMMON AMONGST DIFFERENT CULTURES BUT UNIDENTIFIABLE TO SPECIFIC CULTURES

6. ART

- 6.1 SPACES AND FACADES FOR PUBLIC, COMMUNITY ART, INCLUDING MURALS, INTERACTIVITY AND PROGRAMMING.

No.	Description	Date

Project	
Job No.	802
Date:	10/26/18
Drawn:	Author