



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 17, 2017 REPORT NO. HO-17-036

HEARING DATE: May 24, 2017

SUBJECT: Newbreak Church – CUP Amendment. Process Three Decision

PROJECT NUMBER: [475172](#)

OWNER/APPLICANT: Newbreak Church, a California Non-Profit Corporation

SUMMARY

Issue: Should the Hearing Officer approve the expansion of a 6,900-square-foot church to 33,095 square feet within a 33,095-square-foot building located at 10635 Scripps Ranch Boulevard within the Scripps Miramar Ranch Community Planning area?

Staff Recommendations:

1. Adopt Negative Declaration No. 475172;
2. Approve Conditional Use Permit No. 1663561, amending CUP No. 26031; and
3. Approve Planned Development Permit No. 1931495.

Community Planning Group Recommendation: On October 6, 2016, the Scripps Ranch Planning Group voted 15-0-0 to recommend approval of the proposed project without recommendations.

Environmental Review: Negative Declaration No. 475172 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

BACKGROUND

The 4.64-acre site is within Scripps Miramar Ranch Community Plan, is designated for industrial uses, and is in the IP-2-1 Zone. The site is located northeast of the intersection of Scripps Ranch Boulevard and Scripps Lake Drive and is currently developed with two, multi-tenant buildings totaling 53,660 square feet. The Newbreak Church is located within a 6,900-square-foot portion of a 33,095-square-foot building. Conditional Use Permit No. 26031 was approved by the Hearing Officer

in 1996. At that time, the site was zoned M-IP (industrial park zone) and religious assembly uses were allowed through a conditional use permit. The current IP-2-1 Zone specifically does not allow assembly uses.

DISCUSSION

Project Description

The project proposes to expand the religious assembly use from 6,900 square feet to the total 33,095 square feet of the building. The project proposes a 400-person sanctuary, various classrooms for group meetings during the week or Sunday classes, and auxiliary spaces for church functions. Based on the existing number of parking spaces, and the shared uses on site, the church has proposed limitations on hours of operations. The project requires the approval of a Conditional Use Permit to amend Conditional Use Permit No. 26031 and a Planned Development Permit to allow the expansion of a use not allowed in the underlying zone, but recommended by the land use plan.

Community Plan Analysis

The Scripps Miramar Ranch Community Plan (SMRCP) serves as the City's adopted land use plan for this community and contains the more detailed area specific land use recommendations required by the General Plan. The Social Needs Element of the SMRCP identifies a desire for additional churches in the Scripps Ranch area, with sufficient site acreage to meet parking needs and also provide supportive care for the community. The SMRCP specifically encourages churches to offer meeting rooms, youth and teen recreational activities, and provide supportive care for community members. The proposed expansion will meet these needs. In addition, the applicant is required by the Conditional Use Permit to operate during restricted hours. This will reduce potential traffic conflicts.

The SMRCP recommends locating churches on corner lots with a minimum of three acres, near major or collector road intersections, and if possible near community facilities such as parks and schools. The proposed expansion is located on a 4.64-acre corner lot, on a major intersection, adjacent to Scripps Ranch High school and near Lake Miramar. Therefore, the project meets all locational criteria recommended in the SMRCP.

Environmental Analysis

Under the framework of the California Environmental Quality Act (CEQA), the existing use was initially established under a Categorical Exemption. Due the proposed expansion, it no longer met the criteria to fall within the framework to qualify for an exemption. This was due to the increase in area of the proposed use.

An Initial Study/Negative Declaration was prepared for this proposal that analyzed the proposal, as it relates to the environment, and no significant impacts were identified. The document was circulated for a 20-day public review period from March 6 to March 27, 2017 in accordance with section 15070 and 15073 of the California Environmental Quality Act (CEQA) guidelines. No public comments were received within this timeframe, and as such, a Final Negative Declaration was issued April 11, 2017 for the proposal. It should be noted that an Errata for the Final Negative Declaration was prepared issued on April 28, 2017 to address a few typographical errors and for clarification of special events

at the site. These minor updates/areas of clarification did not change the environmental determination for the proposal.

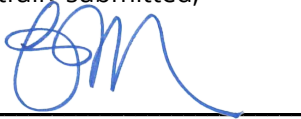
Conclusion

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

ALTERNATIVES

1. Approve Conditional Use Permit No. 1663561 and Approve Planned Development Permit No. 1931495, with modifications.
2. Deny Conditional Use Permit No. 1663561 and Planned Development Permit No. 1931495, if the findings required to approve the project cannot be affirmed.

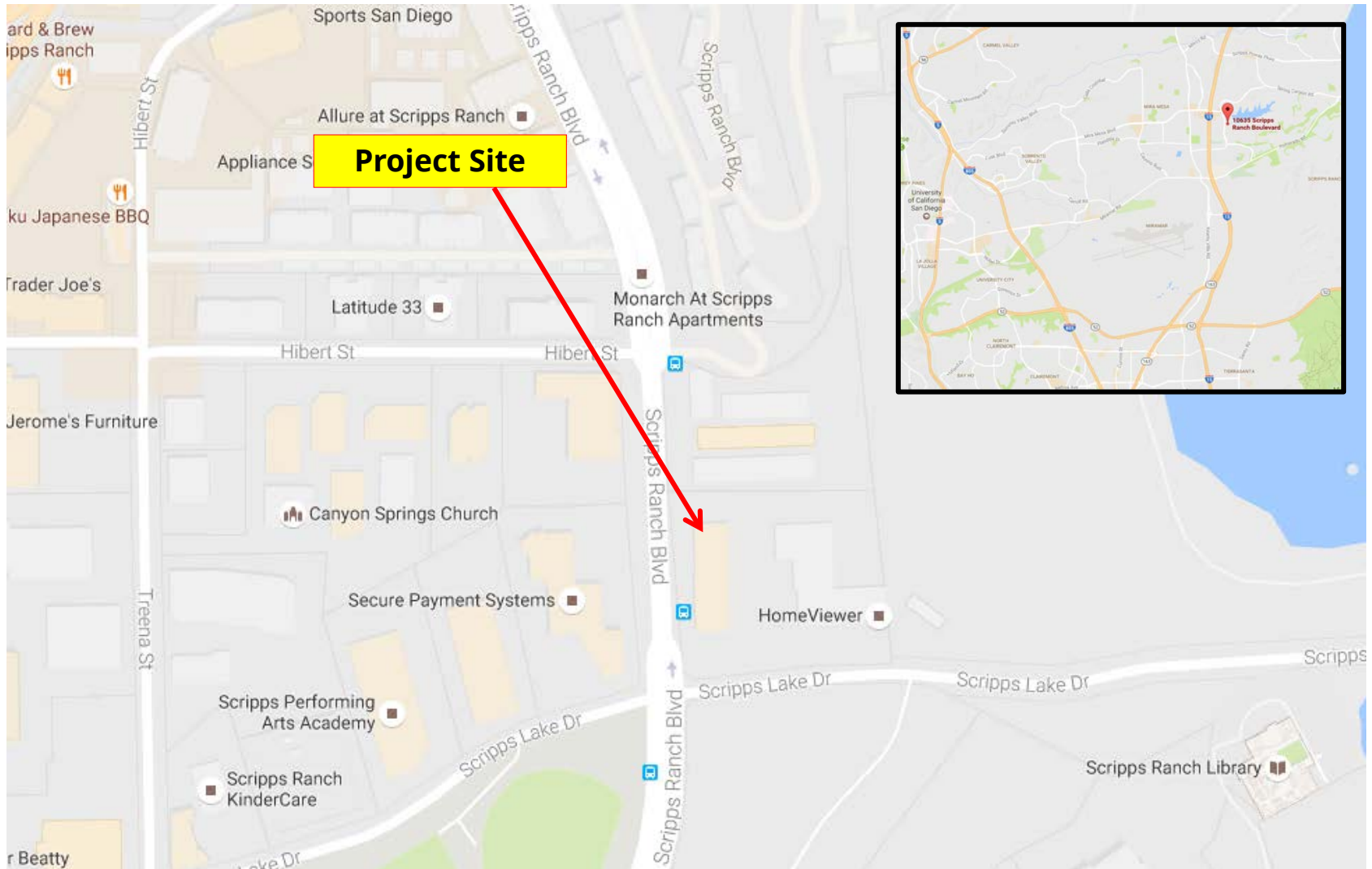
Respectfully submitted,



Francisco Mendoza, Development Project Manager

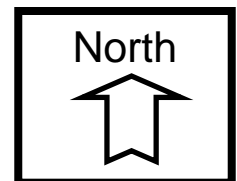
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution
8. Copy of Recorded CUP No. 26031
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans



Project Location Map

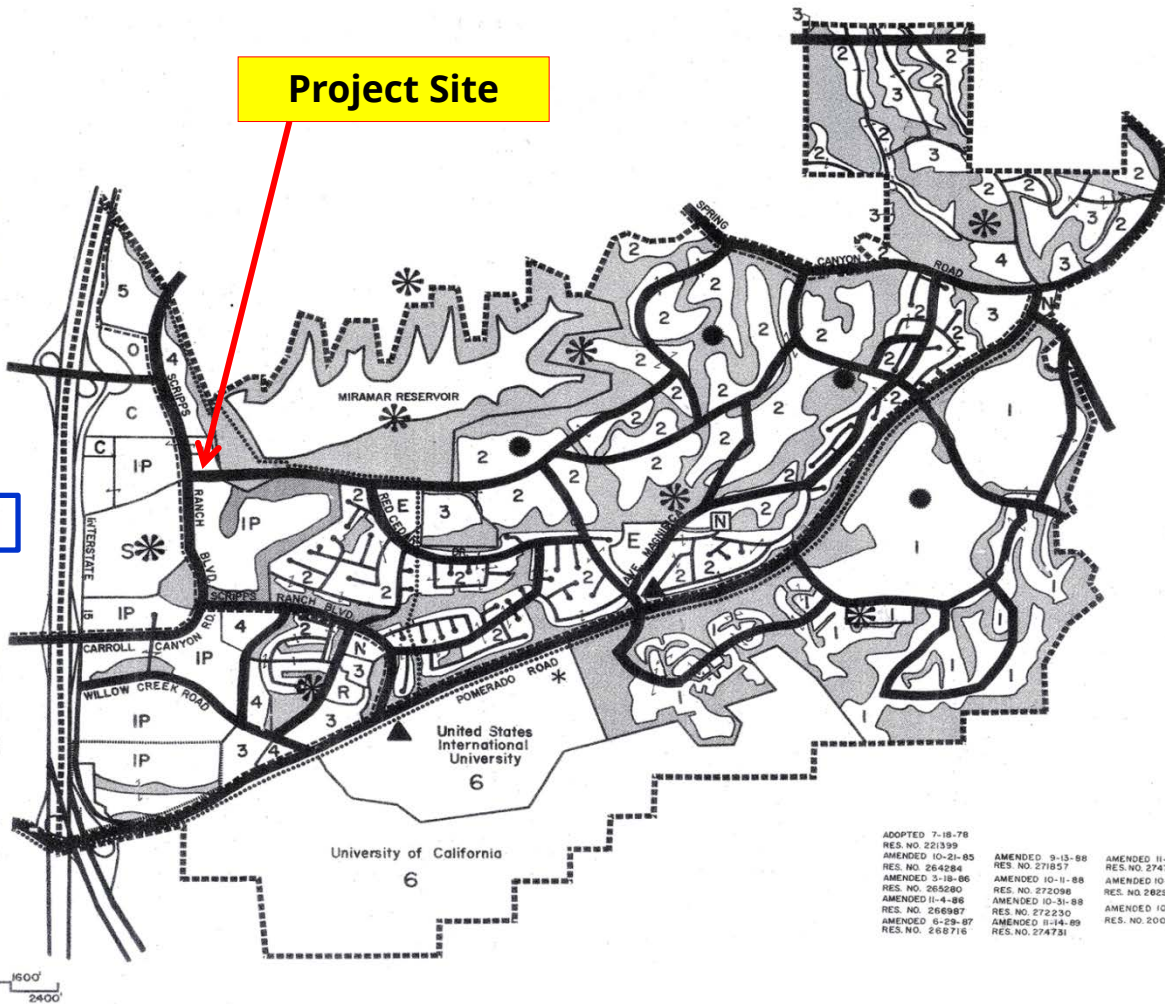
Newbreak Church / 10635 Scripps Ranch Blvd
PROJECT NO. 475172



Project Site

LEGEND

- Residential 0-3 DU/Net AC [1]
 - Residential 3-5 DU/Net AC [2]
 - Residential 5-10 DU/Net AC [3]
 - Residential 10-15 DU/Net AC [4]
 - Residential 15-29 DU/Net AC [5]
 - Existing Commercial Recreation [R]
 - Community Shopping [C]
 - Neighborhood Shopping [N]
 - Professional Offices [O]
 - Industrial Park [IP]**
 - Park [*]
 - Tot Lot [•]
 - Resource Based Park [*]
 - Open Space [■]
 - Elementary School [E]
 - Secondary School [S]
 - University [6]
 - Major Hiking Trail [.....]
 - Bikeway [-----]
 - County Boundary [— — — — —]
 - Possible Fire Station Site [▲]
- 0 400' 800' 1600' 2400'



ADOPTED: 7-18-78
RES. NO. 221399
AMENDED 10-21-85
RES. NO. 264284
AMENDED 3-19-86
RES. NO. 265260
AMENDED 11-4-86
RES. NO. 266987
AMENDED 6-29-87
RES. NO. 268716

AMENDED 9-13-88
RES. NO. 271857
AMENDED 10-11-88
RES. NO. 272098
AMENDED 10-31-88
RES. NO. 272230
AMENDED 11-14-89
RES. NO. 274731

AMENDED 11-21-89
RES. NO. 274780
AMENDED 10-26-95
RES. NO. 282003
AMENDED 10-19-99
RES. NO. 2000-410

Land Use Plan

Scripps Miramar Ranch Community Plan

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FIGURE



Land Use Map

Newbreak Church / 10635 Scripps Ranch Blvd
PROJECT NO. 475172

North

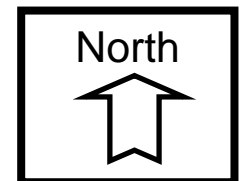




Aerial Photo

Newbreak Church / 10635 Scripps Ranch Blvd

PROJECT NO. 475172



PROJECT DATA SHEET		
PROJECT NAME:	Newbreak Church Cup Amendment	
PROJECT DESCRIPTION:	Expand an existing 6900-square-foot church to 33,095 square feet within an 33,095-square-foot building.	
COMMUNITY PLAN AREA:	Scripps Miramar Ranch	
DISCRETIONARY ACTIONS:	Conditional Use Permit / Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial Park	
ZONING INFORMATION: ZONE: IP-2-1 (Industrial Park) HEIGHT LIMIT: N/A LOT SIZE: 4.64 acres FLOOR AREA RATIO: N/A PARKING: 135 Shared based on hours of operation		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial Light; IL-2-1	Storage
SOUTH:	Industrial Park; IP-2-1	Undeveloped; Vacant
EAST:	Open Space; AR-1-1	Lake Miramar
WEST:	Industrial Park; IP-2-1	Office/Industrial Park
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 6, 2016, the Scripps Ranch Planning Group voted 15-0-0 to recommend approval of the proposed project without recommendations.	

HEARING OFFICER RESOLUTION NO. HO-_____
CONDITIONAL USE PERMIT NO. 1663561/PLANNED DEVELOPMENT PERMIT NO. 1931495
AMENDMENT TO CONDITIONAL USE PERMIT NO. 26031
NEWBREAK CHURCH – CUP AMENDMENT - PROJECT NO. 475172

WHEREAS, NEWBREAK CHURCH, Owner/Permittee, filed an application with the City of San Diego for a permit to expand the church use from 6,900 square feet to 33,095 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1663561), on portions of a 4.64-acre site;

WHEREAS, the project site is located at 10635 Scripps Ranch Boulevard in the IP-2-1 zone and Airport Influence Area (MCAS-Miramar) within the Scripps Miramar Ranch Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 8630, in the City of San Diego, county of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 13, 1979, File No. 79-153339;

WHEREAS, on May 24, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1663561 and Planned Development Permit No. 1931495 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 as follows:

That the Hearing Officer adopts the following written Findings dated May 24, 2017.

FINDINGS:

Conditional Use Permit Approval- Section §126.0305

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

The Scripps Miramar Ranch Community Plan (SMRCP) designates the 4.64-acre site for industrial uses. The existing religious assembly use was allowed to occupy a 6,900-square-foot-portion of a 33,095-square-foot industrial building, through Conditional Use Permit No. C-21388, approved by the Hearing Officer in 1996. The assembly use had limitations on hours of operation based on the number of available parking spaces shared with other uses in the industrial park complex. The proposed expansion of the assembly space will encompass the entirety of the existing building for a total of 33,095 square feet, processed through a Conditional Use Permit Amendment pursuant San Diego Municipal Code Section 126.0113(c). Hours of operation will be limited to Sundays and evenings based on the availability of shared parking in the center.

The SMRCP recommends locating churches on corner lots with a minimum of three acres, near major or collector road intersections, and if possible near community facilities such as parks and schools. The proposed expansion is located on a 4.64-acre corner lot, on a major intersection, adjacent to Scripps Ranch Highschool and near Lake Miramar. The Social Needs Element of the

SMRCP identifies a desire for additional churches in the Scripps Ranch area, with sufficient site acreage to meet parking needs and also provide supportive care for the community. The SMRCP specifically encourages churches to offer meeting rooms, youth and teen recreational activities, and provide supportive care for community members. The proposed expansion will meet these needs by operating during hours that will not create potential traffic, as encouraged by the SMRCP.

General Plan Policy EP-A.20 requires the proposed church expansion be analyzed in accordance with the collocation/conversion suitability factors as identified in Appendix C, EP-2. The project is within an area identified as Other Industrial Lands, is not a sensitive receptor, and will not impact Prime Industrial Lands located south of the site. The separation of residential and other industrial uses with regard to toxic or hazardous air contaminants exceeds the requirements of the policy.

Based on the project's location, the recommendations of the Social Needs Element of the SMRCP, and Collocation requirements of the General Plan, the proposed expansion will not adversely affect the applicable land use plans.

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

The expansion of the assembly use within an existing 33,095-square-foot building will operate in a limited use through conditions of this permit addressing project 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 and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional City staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and that the final construction will comply with all regulations.

The project site is accessed from two driveways off of Scripps Lake Drive, or a rear driveway off of Scripps Ranch Boulevard. The project has been conditioned to upgrade these existing driveways to City Standard ADA-accessible driveways, which improves the safety of pedestrians along the public right-of-way. All other public improvements exist and all public utilities required to service the site are available. Therefore, the proposed development will not be detrimental to the public health, safety, or 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 expansion of the assembly space will encompass the entirety of the existing building for a total of 33,095 square feet. The existing religious assembly use was an allowed use in the original M-IP Zone through a Conditional Use Permit (CUP No. C-21388), approved by the Hearing Officer in 1996. The current IP-2-1 zone does not allow assembly uses. The amendment process, however, allows this assembly use to continue operations or be amended. When a development permit includes existing land uses that would not be permitted as new uses by the underlying base zone (IP-2-1), the amendment application shall nevertheless be acted upon in accordance with the same process as the original development permit.

All proposed construction will comply with all development regulations with respect to interior modifications and floor area ratio requirements. No expansion of the building footprint is proposed. The existing parking lot conforms to City Standards, except for driveways which will be upgraded as a part of the proposed development. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The Social Needs Element of the SMRCP identifies a desire for additional churches in the Scripps Ranch area, with sufficient area to meet parking needs and also provide supportive care for the community. The SMRCP specifically encourages churches to offer meeting rooms, youth and teen recreational activities, and provide supportive care for community members. The SMRCP recommends locating churches on corner lots with a minimum of three acres, near major or collector road intersections, and if possible near community facilities such as parks and schools. The proposed expansion is located on a 4.64-acre corner lot, on a major intersection, adjacent to Scripps Ranch Highschool and near Lake Miramar. The project site is an ideal site based on the recommendations of the SMRCP.

The General Plan Policy EP-A.20 requires that church uses be analyzed in accordance with the collocation/conversion suitability factors as identified in Appendix C, EP-2. The project is within an area identified as Other Industrial Lands, is not a sensitive receptor, and will not impact Prime Industrial Lands. The project site is suitable for the proposed expansion. Therefore, the proposed use is appropriate at the proposed location.

Planned Development Permit Findings – Section §126.0604

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

The Social Needs Element of the SMRCP identifies a desire for additional churches in the Scripps Ranch area, with sufficient area to meet parking needs and also provide supportive care for the community. The proposed expansion meets these needs. Therefore, the proposed development will not adversely affect the applicable land use plan. For additional information supporting the finding, see Conditional Use Permit Finding No. 1.

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

The proposed expansion will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site 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 and/or working in the area. For additional information supporting the finding, see Conditional Use Permit Finding No. 2 above.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in

strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The existing religious assembly use was an allowed use through the processing of a Conditional Use Permit (CUP No. C-21388), approved by the Hearing Officer in 1996. The current IP-2-1 zone does not allow assembly uses. When development contains uses that are not permitted in the underlying base zone, but complies with the applicable land use plan, a Planned Development Permit may be requested to allow such uses. The Social Needs Element of the SMRCP identifies a desire for additional churches in the Scripps Ranch area, with sufficient area to meet parking needs and also provide supportive care for the community. The SMRCP specifically encourages churches to offer meeting rooms, youth and teen recreational activities, and provide supportive care for community members. The SMRCP recommends locating churches on corner lots with a minimum of three acres, near major or collector road intersections, and if possible near community facilities such as parks and schools. The proposed expansion is located on a 4.64-acre corner lot, on a major intersection, adjacent to Scripps Ranch Highschool and near Lake Miramar. Based on the project's location, the recommendations of the Social Needs Element of the SMRCP, and Collocation requirements of the General Plan, the expansion of the project at this location results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1663561 (Amendment To Conditional Use Permit No. 26031), and Planned Development Permit No. 1931495 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1663561 and 1931495, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: May 24, 2017

IO#: 24006528

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006528

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1663561/PLANNED DEVELOPMENT PERMIT NO. 1931495
AMENDMENT TO CONDITIONAL USE PERMIT NO. 26031
NEWBREAK CHURCH - CUP AMENDMENT - PROJECT NO. 475172
HEARING OFFICER

This Conditional Use Permit No. 1663561, amendment to Conditional Use Permit No. 26031, and Planned Development Permit No. 1931495, is granted by the Hearing Officer of the City of San Diego to NEWBREAK CHURCH, a California non-profit corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0604. The 4.64-acre site is located at 10635 Scripps Ranch Boulevard in the IP-2-1 zone and Airport Influence Area (MCAS-Miramar) within the Scripps Miramar Ranch Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 8630, in the City of San Diego, county of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 13, 1979, File No. 79-153339.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand the existing religious assembly use subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 24, 2017, on file in the Development Services Department.

The project shall include:

- a. Expand the religious assembly use from 6,900 square feet to 33,095 square feet within an existing one-story building;
- b. Hours of Operation: Sunday Church Services: 7:00 AM to 7:00 PM, with no more than 400 attendees and no more than seven (7) Sunday classes at a time.
- c. Hours of Operation: Weekday Church Services (group meetings) shall be limited to the hours of 6:00 PM to 9:00 PM, and not utilize more than 50 parking spaces. Between the hours of 8:00 AM to 5:00 PM, administration staff shall not utilize more than 12 parking spaces.
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- 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 June 15, 2020.
2. This Conditional Use Permit No. 1663561 and Planned Development Permit No. 1931495 amends Conditional Use Permit No. 26031, all conditions of which remain in full effect except where amended by Conditional Use Permit No. 1663561 and Planned Development Permit No. 1931495.
3. This Conditional Use Permit and corresponding use of this site shall expire on June 15, 2037. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless a new Conditional Use Permit is granted.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. 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.).

9. 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.

10. 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.

11. 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" conditions 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.

12. 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.

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb ramp at the northeast corner of Scripps Lake Drive and Scripps Ranch Boulevard, with current City Standard curb ramp; Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveways with current City Standard driveways, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

ENVIRONMENTAL REQUIREMENTS:

18. No exterior construction activities shall occur during raptor breeding season between September 15 - February 1.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain plumbing permit(s) for the installation of appropriate private back flow prevention devices on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required backflow prevention devices to be located below grade or within the structure.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
21. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
22. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the capping (abandoning) at the property line any existing unused sewer lateral.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal (killing) at the main of any existing unused water service.

TRANSPORTATION REQUIREMENTS:

26. 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.

27. Church services and classes shall be limited to Sundays with no more than 400 attendees, and no more than seven (7) classes at a time, between the hours of 7:00 AM to 7:00 PM.

28. Church activities on weekdays shall be limited to group meetings between the hours of 6:00 PM to 9:00 PM, not utilizing more than 50 parking spaces; and administration staff services shall be limited between the hours of 8:00 AM to 5:00 PM, not utilizing more than 12 parking spaces.

29. The church facility shall not be used for daycare services.

30. The church facility shall not be used for education purposes, except Sundays as described herein.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The 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 May 24, 2017 and Resolution Number No. HO-_____.

ATTACHMENT 6

Conditional Use Permit No. 1663561
Planned Development Permit No. 1931495
Date of Approval: May 24, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

NEWBREAK CHURCH
Owner/Permittee

By _____
Theresa K. Spencer
Managing Member

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

RESOLUTION NUMBER HO _____

ADOPTED ON _____

WHEREAS, on March 2 2016, Robert Wachs submitted an application to Development Services Department for a Conditional Use Permit and Planned Development Permit for the Newbreak Church- CUP Amendment (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on May 24, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Negative Declaration No. 475172 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED that the Hearing Officer finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Francisco Mendoza
Development Project Manager

Copy GBL

CITY OF SAN DIEGO
DECISION OF THE ZONING ADMINISTRATOR - C-21388

INDEX AS: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF REAL PROPERTY
AFFECTING THE TITLE TO OR POSSESSION THEREOF.

CONDITIONAL USE PERMIT - HEARING

WHEREAS, on August 21, 1996, a public hearing was held to consider the request of T. ROWE PRICE REALTY INCOME FUND III, OWNER; SCRIPPS MESA BIBLE CHURCH, LESSEE - To maintain the use of a church, that was originally approved under Conditional Use Permit No. C-18970 which expired on November 1, 1992, where such use is permitted by Conditional Use Permit only - Parcel 1 of Parcel Map 8630, being a subdivision of the NW quarter of the SE quarter of Section 32, T14S, R2W, located at 10635 Scripps Ranch Boulevard, M-IP Zone, in the Scripps Miramar Ranch Community Planning Area; and,

WHEREAS, the Hearing Officer considered the plans and materials submitted prior to and at the public hearing, staff report, inspection of the subject property, and public testimony at the hearing; and,

WHEREAS, the Hearing Officer found that the use could be approved. The applicant is proposing to maintain a church (previously approved by Conditional Use Permit No. C-18970 which expired on November 1, 1992) in a 36,000 square foot industrial building on a 4.64 acre parcel. A second building on the premises contains 21,000 square feet. The church will occupy 6,900 square feet of the 36,000 square foot building. There are in excess of 160 marked parking spaces on the premises. The limitations on membership and the conditions placed on the hours of operation of the church will preclude any parking conflicts with other occupants of the premises. The Hearing Officer believed that these conditions together with the normal hours of operation of other users on the premises would preclude any impacts on other users. Subject to the conditions placed on the permit the use would comply with all relevant regulations contained in the Municipal Code; and,

WHEREAS, the proposed use will not adversely affect the neighborhood, the General Plan or the Community Plan, and will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and,

WHEREAS, the proposed use will comply with all relevant regulations in the Municipal Code; NOW, THEREFORE,

BE IT RESOLVED, by the Zoning Administrator of the City of San Diego, that in light of the foregoing, the Conditional Use Permit sought by T. ROWE PRICE REALTY INCOME FUND III, OWNER; SCRIPPS MESA BIBLE CHURCH, LESSEE in Case No. C-21388, is hereby APPROVED, subject to the following conditions:

1. The hours of operation shall be limited as follows:
 - a. The church office with a limit of two staff members shall be limited to the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday and 8:00 a.m. to 11:30 a.m., on Friday;
 - b. Church meetings/services shall be limited to Sunday 8:30 a.m. to 2:00 p.m., Monday 5:00 p.m. to 7:00 p.m., Tuesday 6:00 p.m. to 9:00 p.m., Wednesday and Thursday 6:30 to 8:30 p.m., and Saturday 9:00 a.m. to 11:00 a.m.;
2. The Conditional Use Permit shall expire seven (7) years from the date of approval unless an extension-of-time is obtained;
3. That the entire premises comply with the sign regulations of the M-IP Zone;
4. That the ground sign in the public right-of-way be immediately removed;
5. That the applicant shall seek and file with the Development Services Department, an agreement with the property owner that a minimum of 150 parking spaces will be available to the church during permitted hours of operation on Sunday and that a minimum of 78 parking spaces will be available to the church during permitted hours of operation for church services/meetings on other days of the week;
6. That the maximum number of participants in any church service, meeting or other event shall not exceed 200 at any given time;
7. That the applicant shall comply with the Uniform

Building Code and secure all necessary building permits. The applicant is informed that to secure these permits, substantial modification to the building to comply with applicable building, fire, mechanical and plumbing codes and state law requiring access for disabled persons may be required;

8. That the issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531, Et. Seq.);
9. That this Conditional Use Permit shall be signed and notarized by the applicant and returned to Permit Services to be recorded with the County Recorder, within thirty (30) days of receipt of this resolution;



This Conditional Use Permit is not a permit or license and any permits and licenses required by law must be obtained from the proper department. Furthermore, if any condition of this Grant is violated, or if the same be not complied with in every respect, then this Conditional Use Permit shall be subject to revocation; provided, however, that after being notified in writing by the City that a condition has been violated and that subject permit is null and void within ten (10) days, an appeal may be filed with the Board of Zoning Appeals to show cause why subject permit should be reinstated.

Failure to utilize such Conditional Use Permit within the thirty-six (36) month period will automatically void the same, in accordance with Municipal Code Section 101.0510. Except as provided in Section 101.0510, during the thirty-six (36) month period referred to in this Section, the property covered by a Conditional Use Permit granted by the Zoning Administrator shall not be used for any purpose other than that authorized by the Permit.

The permission granted by this Conditional Use Permit shall become effective and final on the eleventh working day after a decision is made, unless a written appeal is filed on official form and accompanied by required fee within ten (10) working days; said appeal to be filed in Permit Services, Third Floor, City Operations Building, 1222 First Avenue. An appeal from any decision of the Zoning Administration may be taken to the Board of Zoning Appeals by the applicant, any governmental body or agency, any owner of real property located within the City, any resident of the City or any resident of property located outside

the City but within 300 feet of the property for which the permit has been requested. See Municipal Code Section 101.0503.

DEVELOPMENT SERVICES DEPARTMENT


Gene Lathrop
Hearing Officer 

 GBL:GB:slj

FILE NO: (SLJ) RESOLUTION 1657

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

6738

SEP 10, 2004 9:05 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES 38.00
PAGES 11

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501



2004-0861114

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 421922

CONDITIONAL USE PERMIT NO. 26031
SCRIPPS MESA BIBLE CHURCH NO. 12303
AMENDMENT TO CONDITIONAL USE PERMIT NO. C-21388
HEARING OFFICER

This Conditional Use Permit No. 26031 an amendment to Conditional Use Permit No. C-21388, is granted by the Hearing Officer of the City of San Diego to THERESA K. SPENCER, an unmarried woman as to a 63.4% property interest and THOMAS J. KAISER, a single man as to a 36.6% property interest, Owners, and SCRIPPS MESA BIBLE CHURCH, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 4.64 acre site is located at 10635 Scripps Ranch Boulevard in the IP-2-1 zone of the Scripps Miramar Ranch Community Plan area. The project site is legally described as Parcel 1 of Parcel Map 8630.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner or Permittee to continue the use of this church for 20 years, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated May 26, 2004, on file in the Development Services Department. The exhibits are identified as follows:

A-1: Site Plan and Floor Plan

The project or facility shall include:

- a. Maintain the existing church use of 6,900 square feet within the existing 36,000 square foot industrial building for a 20-year period; increase in number of employees to one full-time and two part-time employees for the days and hours of operation identified in this permit.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities; and

exp: May 26, 2024

why extend expiration now?

ORIGINAL

Conclusion:

The proposed project implements the community plan's goals and recommendations, complies with the regulations of the Land Development Code, has been at this location for a number of years (with previous Conditional Use Permits), and has strong support from the community group. Therefore, City staff recommends approval of the proposed permit.

ALTERNATIVES

1. Approve Conditional Use Permit No. 26031, with modifications.
2. Deny Conditional Use Permit No. 26031, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Cathy Middleton, Development Project Manager

- Attachments:
1. Draft Permit with Conditions
 2. Draft Resolution with Findings
 3. Project Data Sheet
 4. Copy of Project Plans (forwarded to HO)
 5. Copy of Public Notice (forwarded to HO)
 6. Copy of Environmental Document (forwarded to HO)
 7. Project Chronology

Job Order Number 421922

C:\MyFiles\CATHY\Discretionary\Scripps Mesa Bible Church CUP\Draft Report.wpd
rev 07/18/03wct

Scripps Ranch Planning Group

Draft Meeting Minutes for Thursday, October 6, 2016, 7:00pm
Scripps Ranch Community Library - Community Room
10301 Scripps Lake Drive, San Diego, CA 92131

I. Call to Order: 7:00pm Non-Agenda Public Comment None

II. Roll Call: Gwen Bandt, Scott Hilberg, Emma Lefkowitz, Jenny Marshall, Marvin Miles, Don Ringel, Wally Wulfeck, Bob Petering, Tamar Silverstein, Bob Ilko, Stuart Gross, Jenn Blake, Marty Lorenzo, John Lyons, Ron Kelley, Jan Kane Absent: Gordon Boerner, Gary Harrison, Sandy Wetzel-Smith, Marc Sorensen, Paul Vaughan,

III. Approval of Minutes: 11-0-1 Approved

IV. Announcements

- A. Councilmember Mark Kersey (Alex Vivona) Not present
- B. MCAS Miramar Update (Juan Lias) Trespassing Issue is ongoing, reminder that squadrons are coming and going, and using single runway, North Island will temporarily close end of December so activities will transfer to MCAS. Airshow was a success, numbers are still being crunched.
- C. Supervisor Dave Roberts (Evan Bollinger) Not present
- D. Assemblymember Brian Maienschein – 77th District (Rob Knudsen) Not present
- E. Congressman Scott Peters (Robert Phillpott) in Washington DC recently, passed bills funding for: Zika Virus and VA Accountability Act, currently recruiting high school seniors to attend Service Academies, see website for applications
- F. Miramar Ranch North Planning Committee (Lorayne Burley) No meeting in October, next meeting is November 1, 2016. Bob Ilko shared that Reuters News Agency is interviewing solar panel home and business owners, as our zip code 92131 has been named the Solar Capitol of the U.S.

V. Information Items:

- A. Measures C and D Explained. Mara Elliot, Attorney and Scripps Ranch Resident. Citizens must vote to increase taxes, according to the California Constitution. Currently we have a Transit Occupancy Tax 10.5% plus 2% additional for tourism: .04 cents tourism, .05 cents General Fund, .02 cents anywhere, another .02cents TMD promotes tourism via a nonprofit to attract visitors to San Diego.
The tax increase would go into effect 1st January 2017, to build a stadium downtown and expand the convention center, \$650 million comes from NFL and Chargers. The Chargers agree to lease stadium for 30 years, the rent is negotiable, the city may use bonds to pay for stadium land as the city must purchase the land. Hotels may eliminate the original 2% tourism tax and use it for tourism if they want to, so the 10.5% plus 6% new tax cap is the new proposal. Costs for road improvements, Parking, Trolley extension or upgrades are not addressed in the proposal. The Proposal also does not address any additional costs to ensure tax payers aren't stuck paying more than expected. When you have a vote on a increase for a special tax our constitution requires a 2/3 vote, likewise a vote to increase taxes for the general fund requires 50% plus 1 vote. Jan Goldsmith, our City Attorney is requesting the Supreme Court to weigh in on this case, as these measures muddy the waters and are not a single issue measure, but support multiple issues.

VI. Action Items:

- A. Newbreak Church CUP Amendment, Project #475172. Pastor Robert Wachs, Newbreak Church Serves around 400 parishioners at this facility, Expanding from 6900 sq. ft to 33,000 sq. ft in an industrial building. The daycare plan has been removed from this proposal, and this is an amendment to the existing CUP. Proposal to add 20 years to the expiration date. Hours of operation Sunday 7A-7P, Tues and Wed between 6P-9P. The ADTs have decreased by 118 with the revised proposal. Parking has 135 spaces and will share with other tenants during the week. SRPG has a copy of the traffic and parking analysis. Waiting for comments back from the city at this time.

Motion/2nd: Ilko/Gross, 15-0-0 Approval

Proposal: Recommend approval of project

VII. Reports

- A. SR LMD-MAD (M. Sorensen) – Note from Sorensen states: next meeting 10A Nov 16th downtown, planning on removing SRHS joint use from budget next year as Joint Use agreement terminates in 2018 or 2019 due to the school district will start renovation of the softball field and soccer field at the end of the school year, which removes them from the Joint Usage. Discussion of MAD funding for next year's budget and possible increase funding, voting process, specific zones, costs, public education process, increase in oversight.
- B. MCAS Miramar (J. Lyons) – No business meeting
- C. Ad Hoc Committee on Fire Safety (S. Wetzel-Smith) No updates
- D. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz) No updates
- E. Ad Hoc Committee on Carroll Canyon Center (W. Wulfeck) Waiting for updates
- F. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel) Questions concerning design work and funding status updates
- G. Chairperson's Report: G. Harrison has resigned from SRPG, looking for a candidate to fill position. CPC discussed Waterway Maintenance. Discussion about dwelling units from private homes to mini-dorms, occupancy violations vs. zoning violations. Discussion of Companion Units without additional parking. CPUC hearing is 13 October 2016 in Long Beach.

VIII. Adjourn 8:53 pm until Next Regular Meeting – November 3, 2016.

Agenda times are approximate. Items may be heard before, on, or after listed times. If you would like to receive agendas via email, send your request to sdplanninggroups@sanidiego.gov and indicate your specific community planning group. This information is available in alternative formats. To request an alternative format (sign language, oral interpreter or an Assistive Listening Device) for the meeting call 619-533-3650 at least five (5) working days prior to the meeting. If you have questions concerning the SRPG please express them at the meeting or contact the CPG Chair, Wallace Wulfeck at whw@san.rr.com or City of San Diego Community Planner Tony Kempton at kempton@sanidiego.gov



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 Waiver ☐ Land Use Plan Amendment ☒ Other CUP Amendment

Project Title

Newbreak Church CUP

Project No. For City Use Only

445172

Project Address:

10635 Scripps Ranch Boulevard, San Diego 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:
Newbreak Church CUP

Project No. (For City Use Only)

475172

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):
Newbreak Church

☒ Owner ☐ Tenant/Lessee

Street Address:
10791 Tierrasanta Boulevard

City/State/Zip:
San Diego, CA 92124

Phone No: 858.576.0007 Fax No: 858.576.0024

Name of Corporate Officer/Partner (type or print):
Robert Wachs

Title (type or print):
Executive Pastor

Signature :  Date: 2-22-2016

Corporate/Partnership Name (type or print):

☐ Owner ☐ 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):

☐ Owner ☐ 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):

☐ Owner ☐ 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):

☐ Owner ☐ 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):

☐ Owner ☐ 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:



REVISIONS:

NO. DATE REVISION INFORMATION

CONSULTANT:

EXISTING SITE PLAN

NEWBREAK SCRIPPS TERRACE
NEWBREAK CHURCH10625 - 10635 SCRIPPS RANCH BLVD
SAN DIEGO, CA 92131

PROJECT NO. NB 01:2016

ISSUE DATE Issue Date

DRAWN BY: EM

CHECKED BY: TS

A1.0

Scale As indicated

DRAWING INDEX

A1.0	EXISTING SITE PLAN
A1.1	PROPOSED FLOOR PLAN
A1.2	SITE PLUMBING PLAN
-	EXISTING LANDSCAPE DEVELOPMENT PLAN

SITE PARKING ANALYSIS

TOTAL PARKING STALLS: 136 SPACES 6 ACCESSIBLE

REQ'D NO. OF ACCESSIBLE PARKING STALLS PER CBC TABLE 11B-208.2 = 5

NO. OF ACCESSIBLE PARKING PROVIDED = 6

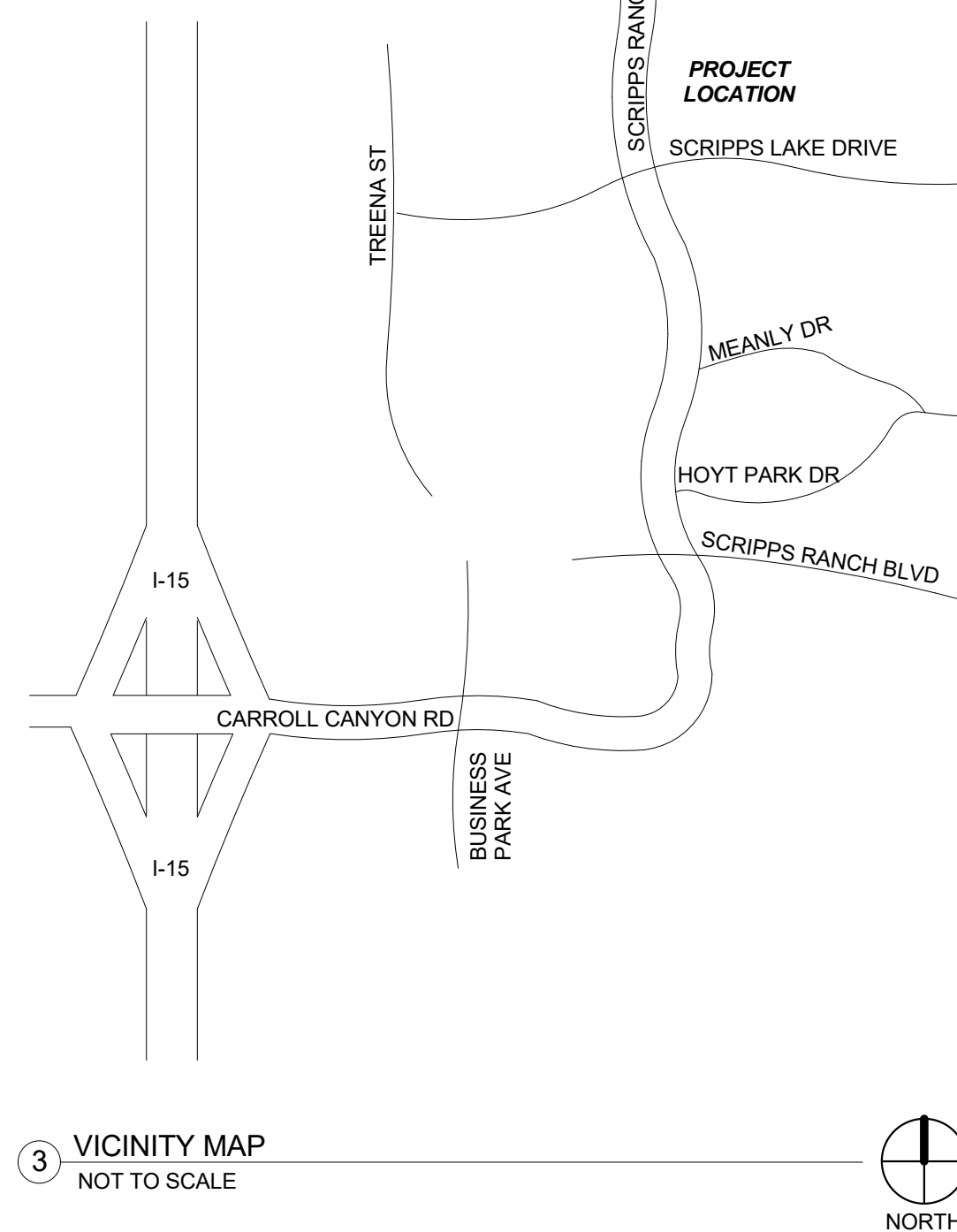
REQ'D NO. OF VAN ACCESSIBLE PARKING STALLS PER CBC TABLE 11B-208.2.4 = 1

NO. OF VAN ACCESSIBLE PARKING PROVIDED = 1

BUILDING ANALYSIS

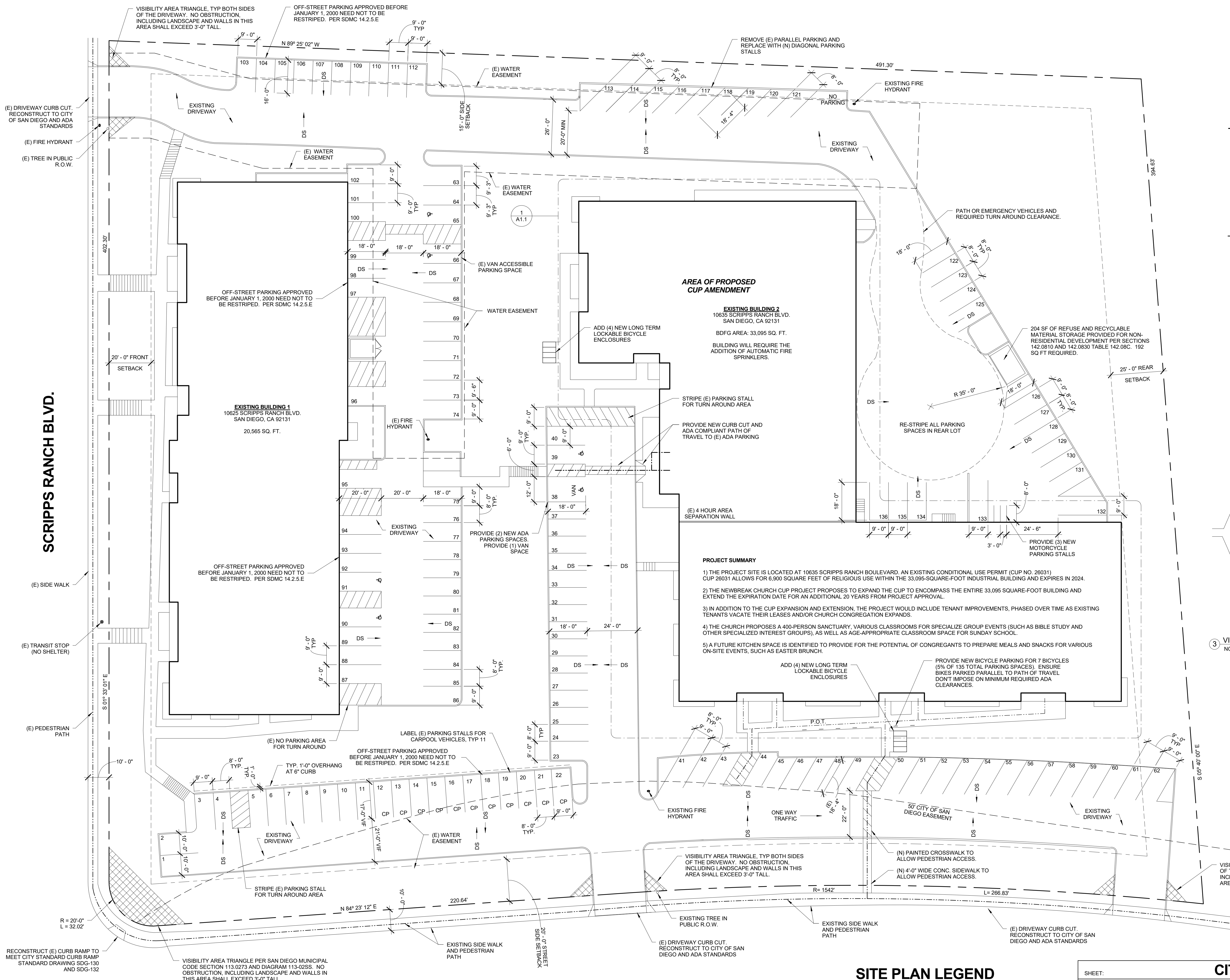
EXISTING BUILDING INFORMATION:

ASSESSOR'S PARCEL NO:	319-170-12-00
PARCEL ADDRESS:	10635 SCRIPPS RANCH BLVD. SAN DIEGO, CA 92131
YEAR BUILT:	1982
CONSTRUCTION TYPE:	TYPE-III N
ZONE:	IP-2-1 (INDUSTRIAL)
BUILDING AREA:	AS SHOWN ON SITE PLAN
BUILDING HEIGHT:	18'-0"



3 VICINITY MAP

NOT TO SCALE



SITE PLAN LEGEND

---	PROPERTY LINES
- - -	(E) SETBACKS
---	CENTERLINE OF ROAD
○	(E) FIRE HYDRANT
→ DS	(E) DRAINAGE SLOPE

SITE NOTES

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).

DURING CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS. NO OBSTRUCTION INCLUSION LANDSCAPING OR WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3FT IN HEIGHT.

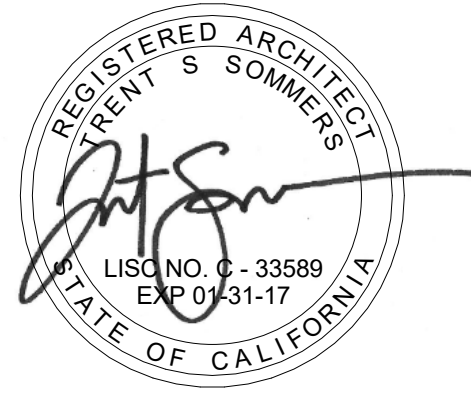
FOR THE 53 660 SF OF GROSS FLOOR AREA (GFA) PROPOSED FOR THIS DEVELOPMENT, NO OFF-STREET LOADING SPACE IS REQUIRED PER SDMC SECTION 412.1010

1 SITE PLAN
1" = 20'-0"

SCRIPPS LAKE DR.



NORTH



REVISIONS:

NO. DATE REVISION INFORMATION

NO.	DATE	REVISION INFORMATION

CONSULTANT:

PROPOSED FLOOR PLAN

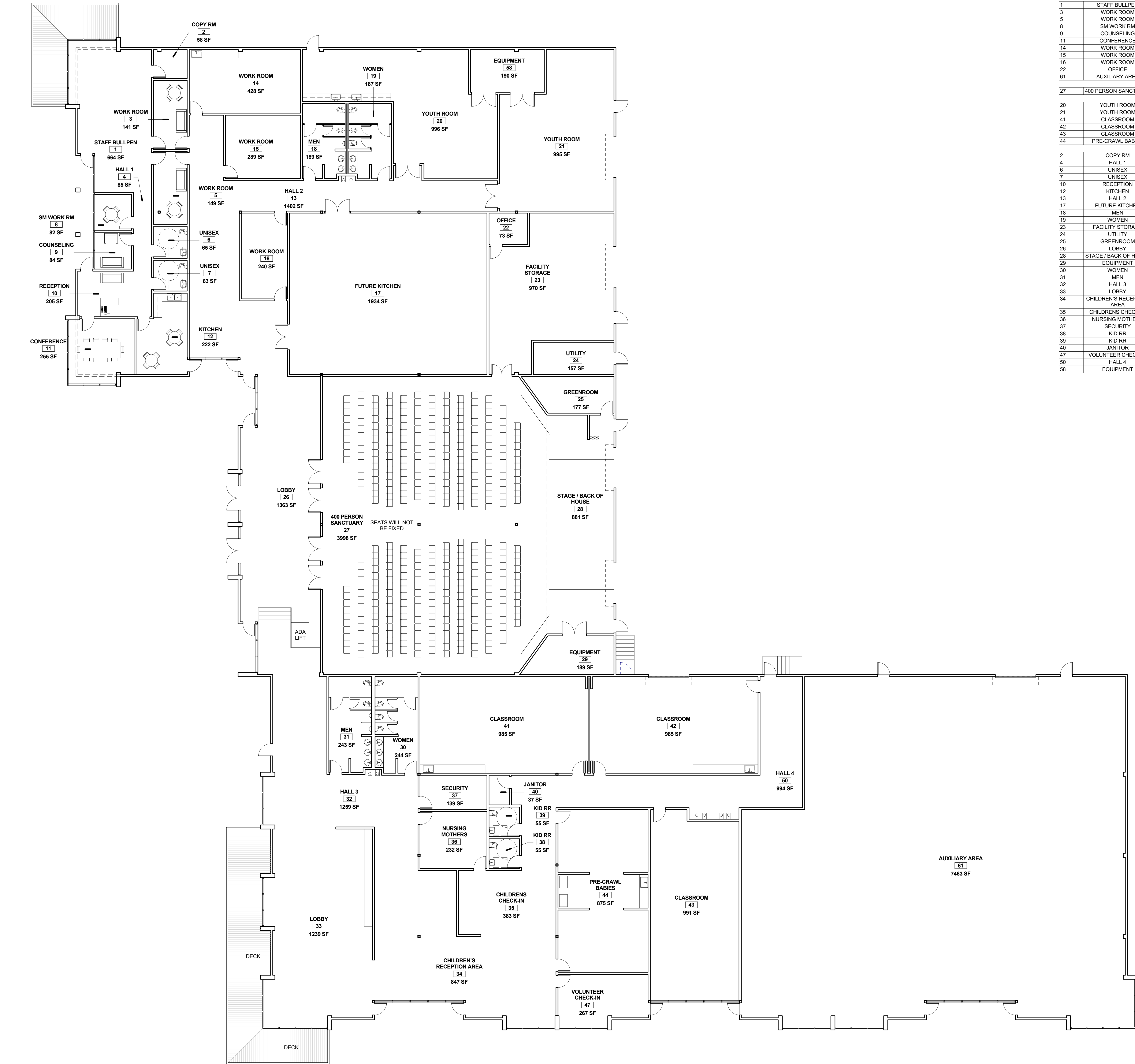
NEWBREAK SCRIPPS TERRACE
NEWBREAK CHURCH
10625 - 10635 SCRIPPS RANCH BLVD
SAN DIEGO, CA 92131

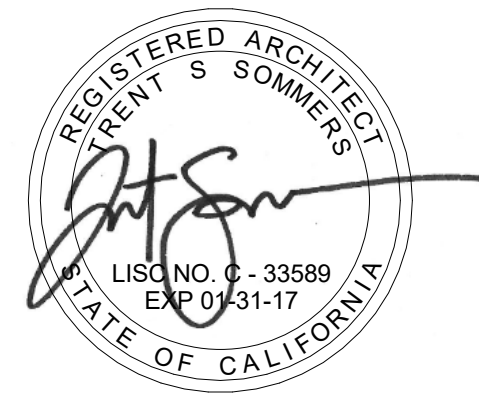
PROJECT NO.	NB 01:2016
ISSUE DATE	Issue Date
DRAWN BY:	EM
CHECKED BY:	TS

A1.1

Scale 1" = 10'-0"

ROOM SCHEDULE			
RM NO.	ROOM NAME	ROOM AREA	ROOM USE
1	STAFF BULLPEN	664 SF	ADMIN
3	WORK ROOM	141 SF	ADMIN
5	WORK ROOM	149 SF	ADMIN
8	SM WORK RM	82 SF	ADMIN
9	COUNSELING	84 SF	ADMIN
11	CONFERENCE	255 SF	ADMIN
14	WORK ROOM	428 SF	ADMIN
15	WORK ROOM	289 SF	ADMIN
16	WORK ROOM	240 SF	ADMIN
22	OFFICE	73 SF	ADMIN
61	AUXILIARY AREA	7463 SF	ADMIN
27	400 PERSON SANCTUARY	3998 SF	ASSEMBLY SPACE
20	YOUTH ROOM	996 SF	CLASSROOM
21	YOUTH ROOM	996 SF	CLASSROOM
41	CLASSROOM	985 SF	CLASSROOM
42	CLASSROOM	985 SF	CLASSROOM
43	CLASSROOM	991 SF	CLASSROOM
44	PRE-CRAWL BABIES	875 SF	CLASSROOM
2	COPY RM	58 SF	SUPPORT & CIRCULATION
4	HALL 1	85 SF	SUPPORT & CIRCULATION
6	UNISEX	65 SF	SUPPORT & CIRCULATION
7	UNISEX	63 SF	SUPPORT & CIRCULATION
10	RECEPTION	205 SF	SUPPORT & CIRCULATION
12	KITCHEN	222 SF	SUPPORT & CIRCULATION
13	HALL 2	1402 SF	SUPPORT & CIRCULATION
17	FUTURE KITCHEN	1934 SF	SUPPORT & CIRCULATION
18	MEN	189 SF	SUPPORT & CIRCULATION
19	WOMEN	187 SF	SUPPORT & CIRCULATION
23	FACILITY STORAGE	970 SF	SUPPORT & CIRCULATION
24	UTILITY	157 SF	SUPPORT & CIRCULATION
25	GREENROOM	177 SF	SUPPORT & CIRCULATION
26	LOBBY	1363 SF	SUPPORT & CIRCULATION
28	STAGE / BACK OF HOUSE	881 SF	SUPPORT & CIRCULATION
29	EQUIPMENT	189 SF	SUPPORT & CIRCULATION
30	WOMEN	244 SF	SUPPORT & CIRCULATION
31	MEN	243 SF	SUPPORT & CIRCULATION
32	HALL 3	1299 SF	SUPPORT & CIRCULATION
33	LOBBY	1239 SF	SUPPORT & CIRCULATION
34	CHILDREN'S RECEPTION AREA	847 SF	SUPPORT & CIRCULATION
35	CHILDRENS CHECK-IN	383 SF	SUPPORT & CIRCULATION
36	NURSING MOTHERS	232 SF	SUPPORT & CIRCULATION
37	SECURITY	139 SF	SUPPORT & CIRCULATION
38	KID RR	55 SF	SUPPORT & CIRCULATION
39	KID RR	55 SF	SUPPORT & CIRCULATION
40	JANITOR	37 SF	SUPPORT & CIRCULATION
47	VOLUNTEER CHECK-IN	267 SF	SUPPORT & CIRCULATION
50	HALL 4	994 SF	SUPPORT & CIRCULATION
58	EQUIPMENT	190 SF	SUPPORT & CIRCULATION





REVISIONS:

NO. DATE REVISION INFORMATION

NO.	DATE	REVISION INFORMATION

CONSULTANT:

SITE PLUMBING PLAN

NEWBREAK SCRIPPS TERRACE
NEWBREAK CHURCH10635 - 10635 SCRIPPS RANCH BLVD
SAN DIEGO, CA 92131

WATER AND SEWER NOTES

- 1) APPLICANT TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UNUSED WATER SERVICES.
- 2) APPLICANT TO CAP (ABANDON) AT THE PROPERTY LINE ANY EXISTING UNUSED SEWER LATERAL AND INSTALL NEW SEWER LATERAL(S) WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.
- 3) NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- 4) NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY FIRE HYDRANT.

RELEVANT DEVELOPMENT SERVICES DEPT RECORD DRAWINGS

WHEN OUR OFFICE CALLED THE DEVELOPMENT SERVICES DEPT THEY PROVIDED THE FOLLOWING SHEETS FOR OUR REFERENCE IN CREATING THIS DOCUMENT:

30382-17-D ; 30280-13-D ; 30290-15-D ; 26604-6-D ; 20402-G-D ; 20402-3-D ; 20402-2-D ; 20402-1-D ; 15295-6-D ; 15295-4-D ; AND S-1621

1 UTILITY SITE PLAN
1" = 20'-0"