



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 11, 2018 REPORT NO. HO-18-025

HEARING DATE: April 18, 2018

SUBJECT: DIEGO HILLS PUBLIC CHARTER CUP - Process Three Decision

PROJECT NUMBER: [517244](#)

OWNER/APPLICANT: Daesung Investment LLC, Owner/Diego Hills Public Charter, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for the operation of a charter school for grades 9-12 in an existing commercial shopping center located at 4348 54<sup>th</sup> Street, in the City Heights neighborhood of the Mid-City Communities Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 1819577.

Community Planning Group Recommendation: On February 6, 2017, the City Heights Area Planning Committee voted 14-0-0 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 15301 (Existing Facilities) (Attachment 5). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 1, 2018, and the opportunity to appeal that determination ended March 15, 2018.

### BACKGROUND

The 5.81-acre project site is located at 4348 54<sup>th</sup> Street and is developed with a 99,999-square-foot, commercial shopping center that was constructed in 1963. The site provides a total of 328 parking spaces in both surface and underground parking lots with vehicular access taken from one driveway on El Cajon Boulevard and three on 54<sup>th</sup> Street. The site is located in the CU-2-4 zone of the Central Urbanized Planned District (CUPD), which allows for a mix of residential, heavy commercial and limited industrial uses and is intended to accommodate development with a pedestrian orientation. The site is located in the City Heights neighborhood of the Mid-City Communities Plan, which designates the site for commercial development (Attachment 2).

The project site is located in a developed, urban neighborhood and does not contain nor is adjacent to Environmentally Sensitive Lands (ESL). Surrounding uses include a church and commercial development to the north along El Cajon Boulevard, multi-family residential to the south, commercial and multi-family development to the west and Horace Mann School and commercial development to the east.

## DISCUSSION

### Project Description:

The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow the operation of a grades 9-12 charter school within 25,533 square feet of the existing shopping center. The school would occupy an empty suite located in the southwest corner of the development. Tenant improvements would be required to remodel and reconfigure the space to accommodate the school use, however no building expansion or development footprint changes are proposed with this CUP.

The proposed charter school is not a traditional campus with students attending Monday through Friday according to a set schedule. Students study independently with a one-hour weekly appointment scheduled with a teacher on campus between the hours of 8:00 AM and 5:00 PM, Monday through Friday. Some students may visit the campus more than once a week for additional tutoring or to receive/drop off educational materials. The project has been conditioned that a maximum of 250 students and 50 staff members would be allowed onsite at any time.

A minimum of 93 parking spaces are required for the charter school use and 188 spaces are required for the remaining commercial uses, for a total site parking requirement of 281 spaces. A total of 328 parking spaces are provided onsite, therefore the required parking for the charter school use and remaining commercial uses would be met. The project has been conditioned to reconstruct the existing driveways on 54<sup>th</sup> Street to current City standards.

### Required Approvals:

A CUP is required to allow a school on the project site in accordance with San Diego Municipal Code (SDMC) Section [155.0238, Use Regulations Table 155-02C](#). The proposed use is further regulated by the Separately Regulated Institutional Use requirements in SDMC Section [141.0407](#). Staff review of the proposed project has concluded the proposal is consistent with all relevant regulations of the SDMC and policies adopted by the City Council. Draft findings supporting approval of the CUP have been provided in Attachment 3.

### Community Plan Analysis:

The Mid-City Communities Plan designates the site for commercial use. The operation of a charter school in a portion of the existing commercial shopping center would further the Community Plan goal to provide adequate school facilities for all residents of Mid-City, including the opportunity for those enrolled elsewhere to attend local public schools. Additionally, the siting of this non-traditional charter school on the commercial site would implement the Community Plan recommendation to explore other options for the provision of needed educational facilities, including the establishment of charter schools, the involvement of the business community, and locating alternative resources.

The General Plan (GP) discusses schools in the Public Facilities, Services and Safety Element. The GP 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 GP 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. Therefore, the proposed charter school is consistent with the Mid-City Communities 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. 1819577, with modifications.
2. Deny Conditional Use Permit No. 1819577, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Paul Godwin, Development Project Manager

Attachments:

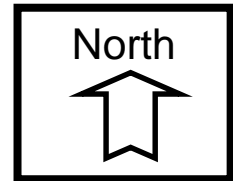
1. Project Aerial Location Map
2. Community Plan Land Use Map
3. Draft Resolution with Findings
4. Draft Permit with Conditions
5. Environmental Exemption
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans



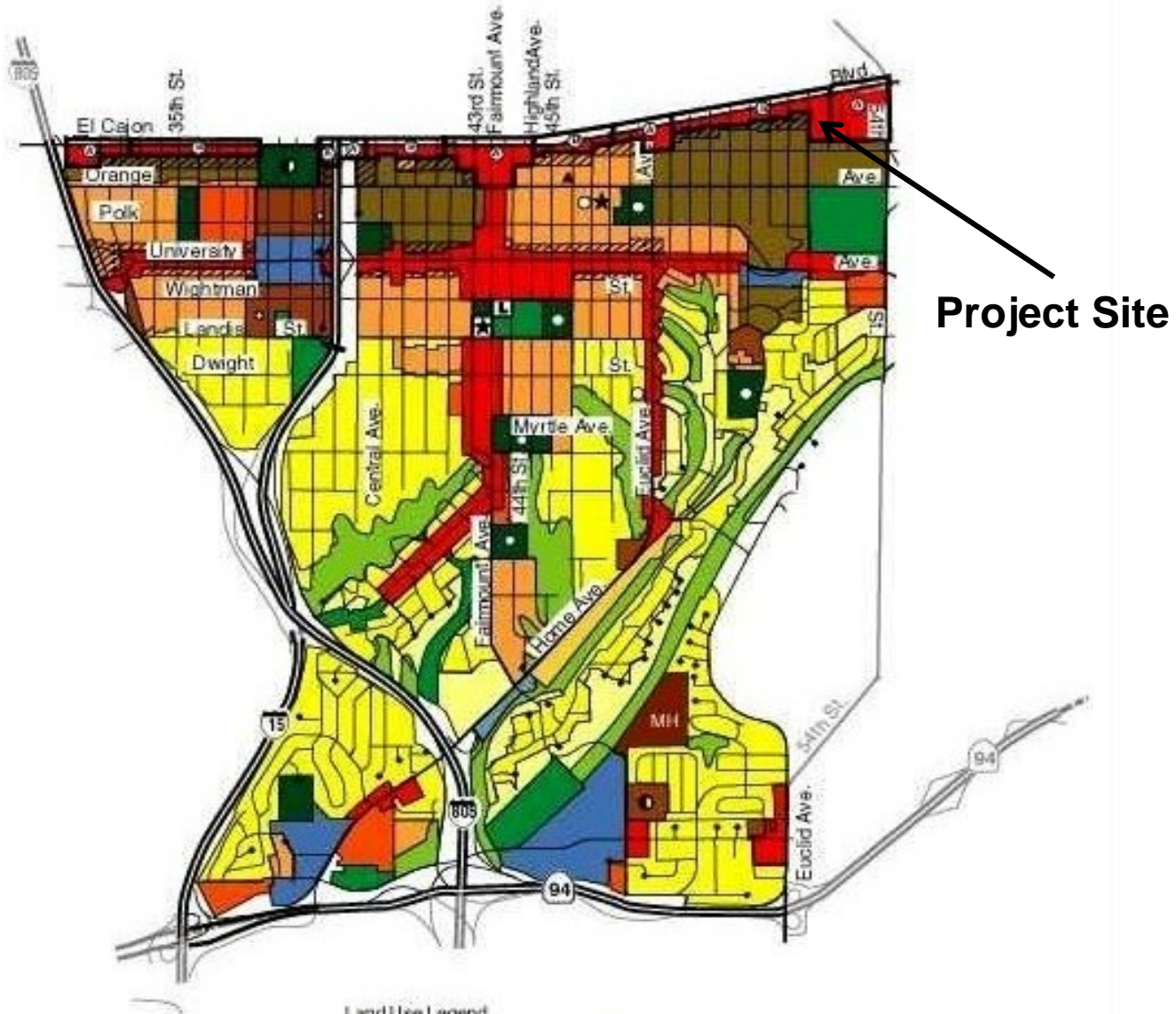


## Aerial Photo

Diego Hills Public Charter CUP / 4348 54<sup>th</sup> Street  
PROJECT NO. 517244







**Land Use Legend**

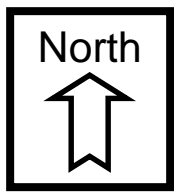
Residential 1-5 du/ac	Industrial
Residential 6-10 du/ac	School
Residential 11-15 du/ac	Elementary
Residential 16-20 du/ac	Junior High
Residential 21-25 du/ac	High School
Residential 26-30 du/ac	Park
Mobile Home Park	Open Space
Commercial/Residential Transition Zone*	Fire Station
Commercial	Police Station
Institutional	Library
	Post Office

\*In areas where residential use is permitted, a mixed-use bonus to 48 du/ac is available.



## Land Use Map

Diego Hills Public Charter CUP / 4345 54<sup>th</sup> Street  
PROJECT NO. 517244



HEARING OFFICER  
RESOLUTION NO. [REDACTED]  
CONDITIONAL USE PERMIT NO. 1819577  
**DIEGO HILLS PUBLIC CHARTER - PROJECT NO. 517244**

WHEREAS, Daesung Investment LLC, Owner, and Diego Hills Public Charter, Permittee, filed an application with the City of San Diego for a permit to operate a charter school for grades 9-12 in an existing commercial center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1819577), on portions of a 5.81-acre site;

WHEREAS, the project site is located at 4348 54<sup>th</sup> Street, in the CU-2-4 zone of the Central Urbanized Planned District, within the Mid-City Communities Plan area;

WHEREAS, the project site is legally described as Lot 6, Tract 734, Lemon Villa Subdivision,

WHEREAS, on March 1, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1819577 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 18, 2018.

**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.**

Approval of the requested Conditional Use Permit (CUP) will allow the operation of a charter school for grades 9-12 in an existing commercial shopping center located at 4348 54<sup>th</sup> Street. The site is located in the City Heights neighborhood of the Mid-City Communities Plan area which designates the site for commercial uses. No expansion of the existing development is proposed with this action and approximately 75 percent of the structure will remain commercial.

The operation of a charter school in a portion of the existing commercial shopping center will further the Community Plan goal to provide adequate school facilities for all residents of Mid-City, including the opportunity for those enrolled elsewhere to attend local public schools.

Additionally, the siting of this non-traditional charter school on the commercial site implements the Community Plan recommendation to explore other options for the provision of needed educational facilities, including the establishment of charter schools, the involvement of the business community, and locating alternative resources.

The General Plan (GP) discusses schools in the Public Facilities, Services and Safety Element. The GP 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 GP 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. Therefore, the proposed development 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 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 15301 (Existing Facilities). 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;**

Approval of the requested CUP will allow the operation of a charter school for grades 9-12 in an existing commercial shopping center located at 4348 54th Street that was constructed in 1963. No expansion of the existing development is proposed with this action and building is considered previously conforming to all development regulations in effect at the time of construction.

The site is located in the CU-2-4 zone of the Central Urbanized Planned District (CUPD), which allows for a mix of residential, heavy commercial and limited industrial uses and is intended to accommodate development with a pedestrian orientation. A school is allowed in the CU-2-4 zone with the approval of a CUP in accordance with San Diego Municipal Code (SDMC) Section [155.0238, Use Regulations Table 155-02C](#). The proposed use is further regulated by the Separately Regulated Institutional Use requirements in SDMC Section [141.0407](#). Staff review of the proposed project has concluded the proposal is consistent with all relevant regulations of the Land Development Code. A minimum of 93 parking spaces are required for the charter school use and 188 spaces are required for the remaining commercial uses, for a total site parking requirement of 281 spaces.

A total of 328 parking spaces are provided onsite, therefore the required parking for the charter school use and remaining commercial uses is provided. No deviations or variances are requested or required to grant approval of the requested CUP. 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 project will occupy a portion of an existing commercial shopping center with no building expansion required. The project is consistent with all relevant regulations of the San Diego Municipal Code that apply to the proposed use. All necessary utilities are available and provided to the site, including water, sewer, electricity and other common utilities. The project fronts on El Cajon Boulevard and 54<sup>th</sup> Street and is served by three bus routes including a Rapid stop located across the street from the site on El Cajon Boulevard. Including the charter school use, a total of 281 parking spaces are required for the project site and 328 are provided. The operation of a charter school at this site furthers the goals of the Community Plan and General Plan related to the provision of schools in our communities. The commercial site is bordered by predominately residential areas to the north and south that would benefit from the provision of a charter school option in the area. Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1819577 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. 1819577, a copy of which is attached hereto and made a part hereof.

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Paul Godwin  
Development Project Manager  
Development Services

Adopted on: April 18, 2018

IO#: 24006659



**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**

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INTERNAL ORDER NUMBER: 24006659

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1819577  
**DIEGO HILLS PUBLIC CHARTER - PROJECT NO. 517244**  
HEARING OFFICER

This Conditional Use Permit No. 1819577 is granted by the Hearing Officer of the City of San Diego to Daesung Investment LLC, Owner, and Diego Hills Public Charter, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303. The 5.81-acre site is located at 4348 54<sup>th</sup> Street, in the CU-2-4 zone of the Central Urbanized Planned District, within the Mid-City Communities Plan area. The project site is legally described as: Lot 6, Tract 734, Lemon Villa Subdivision.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a charter school for grades 9-12 in an existing commercial center, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 18, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a charter school for grades 9-12 within 25,533 square feet of an existing 99,999-square-foot commercial shopping center with no expansion of the existing building. A maximum of 250 students and 50 staff members are allowed onsite at any time;
- 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 May 2, 2021.

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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

10. 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.

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway to the surface parking area with current City Standards Concrete Driveway SDG-159, adjacent to the site on 54th Street, satisfactory to the City Engineer.

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the driveway entrance to the underground parking to a current City Standard Concrete Driveway SDG-159. Maximum driveway width shall be 30 feet with a maximum curb opening of 36 feet, adjacent to the site on 54th Street, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

13. Owner/Permittee shall maintain a minimum of 93 off-street parking spaces for this school use 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 maximum of 250 students and 50 staff members are allowed onsite at any time.

15. 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.

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

17. 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:**

18. 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.

**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 April 18, 2018, and [Approved Resolution Number].



**ATTACHMENT 4**

Permit Type/PTS Approval No.: CUP No. 1819577  
Date of Approval: April 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Paul Godwin  
Development Project Manager

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

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**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.

**Daesung Investment, LLC**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**Diego Hills Public Charter**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

NOTICE OF EXEMPTION

ATTACHMENT 5

(Check one or both)

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

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

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

**Project Name: Diego Hills Public Charter Conditional Use Permit**

**Project No. 517244/SCH No.: N.A.**

**Project Location-Specific:** 4348 54<sup>th</sup> Street, San Diego, CA 92115

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

**Description of nature and purpose of the Project: CONDITIONAL USE PERMIT (CUP)** to operate a private Charter School within an existing commercial building at 4348 54th Street, with a maximum of 250 students and 50 staff onsite at any time, on a 5.81 acre site. The project is located in the CUPD-CU-2-4 zone within the City Heights Neighborhood of the Mid-City Communities Plan area, Central Urbanized Planned District (CUPD), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The land use designation for this site is commercial and mixed-use.

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

**Name of Person or Agency Carrying Out Project:** Kyle Knowland (Applicant),  
Diego Hills Public Charter (Firm),  
42455 10<sup>th</sup> Street West, Suite 105,  
Lancaster, CA 93534,  
(661) 272-1225

**Exempt Status: (CHECK ONE)**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP for a charter school in an existing commercial building, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: 619-446-5468

If filed by applicant:

- 1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

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

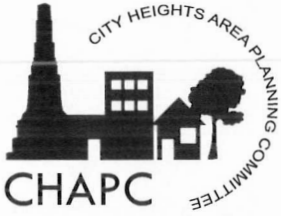
*Amogh McMurran*  
Senior Planner/AICP  
Signature/Title

March 16, 2018  
Date

Check One:

- (X) Signed By Lead Agency
- ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



CHAPC  
P.O. Box 5859  
City Heights, CA 92165  
(619) 284-2184

MEMORANDUM FOR: Paul Godwin, Development Services Project Manager

From: Committee Chairwoman

Patty Vaccariello *Patty Vaccariello*

Subject: Diego Hills Public Charter - PTS 517244

At the February 6, 2017 meeting of the City Heights Area Planning Committee the board heard the matter of a CUP for the Diego Hills Charter School. Ms. Lindsay Reese, the principal, briefed the Committee about locating the school at 4348 54th Street, and answered Committee member questions.

After discussion there was a motion to approve the CUP and the motion passed unanimously 14/0/0 (chair not voting)

CC: Lindsay Reese  
Kyle Knowland  
Kevin Ogden





# 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 \_\_\_\_\_

**Project Title** \_\_\_\_\_ **Project No. For City Use Only**  
 517244

**Project Address:**  
 4348 54th Street, San Diego, CA 92115

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

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

**Additional pages attached**  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Project Title:	Project No. (For City Use Only)
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**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? CA 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):  
Daesung Investment LLC

Owner  Tenant/Lessee

Street Address:  
2032 Perkins St

City/State/Zip:  
Fullerton CA 92833

Phone No: 714-944-3420 Fax No:

Name of Corporate Officer/Partner (type or print):  
Jin Soon Kim

Title (type or print):

Signature: [Signature] Date: 12/20/15

Corporate/Partnership Name (type or print):  
Daesung Investment LLC

Owner  Tenant/Lessee

Street Address:  
2040 Perkins St

City/State/Zip:  
Fullerton CA 92833

Phone No: 818 8085355 Fax No:

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

Title (type or print):

Signature: [Signature] Date: 12/20/15

Corporate/Partnership Name (type or print):  
Daesung Investment LLC

Owner  Tenant/Lessee

Street Address:  
2040 Perkins St

City/State/Zip:  
Fullerton, CA 92833

Phone No: 213-700-7744 Fax No:

Name of Corporate Officer/Partner (type or print):  
Mi Rey Lee

Title (type or print):

Signature: [Signature] Date: 12/21/2015

Corporate/Partnership Name (type or print):  
Daesung Investment LLC

Owner  Tenant/Lessee

Street Address:  
1437 Thatcher St.

City/State/Zip:  
Fullerton CA 92833

Phone No: 714-907-7010 Fax No:

Name of Corporate Officer/Partner (type or print):  
UN YONG PARK

Title (type or print):

Signature: [Signature] Date: 12/21/2015

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:

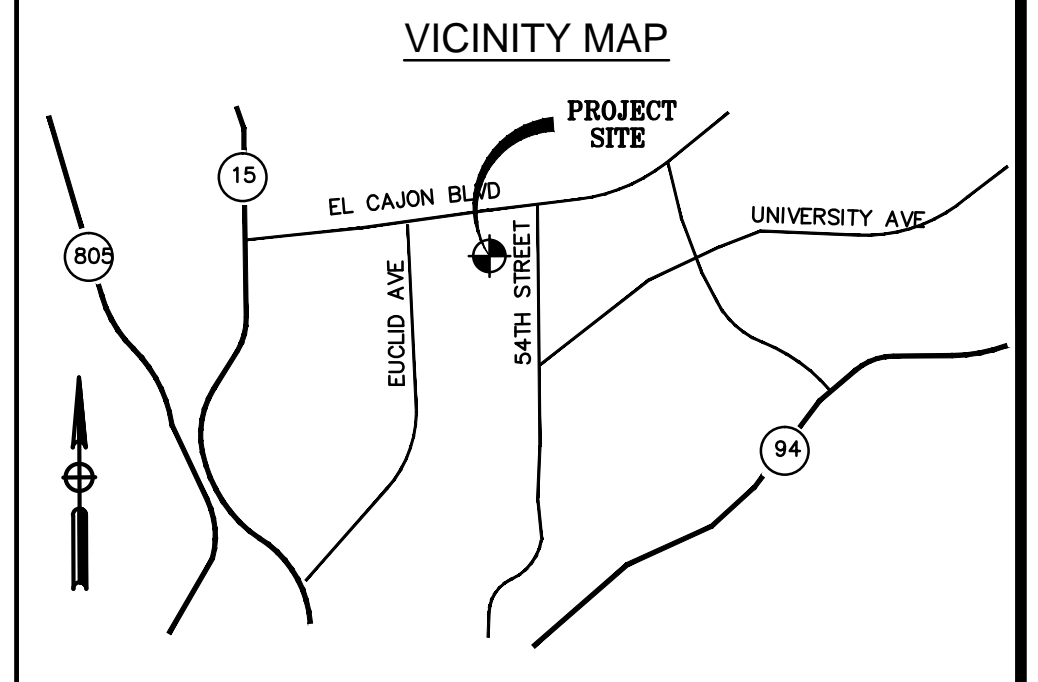
**BUILDING OWNER**      **TENNANT**      **ARCHITECT**      **TOPOGRAPHIC SURVEY**

DAESUNG INVESTMENT LLC  
HANNA KO  
1437 THATCHER STREET  
FULLERTON, CALIFORNIA  
(714) 519-3956

DIEGO HILLS  
TRES SIMI  
177 HOLSTON DRIVE  
LANCASTER, CALIFORNIA 93535  
TEL NO. (661) 952-6009

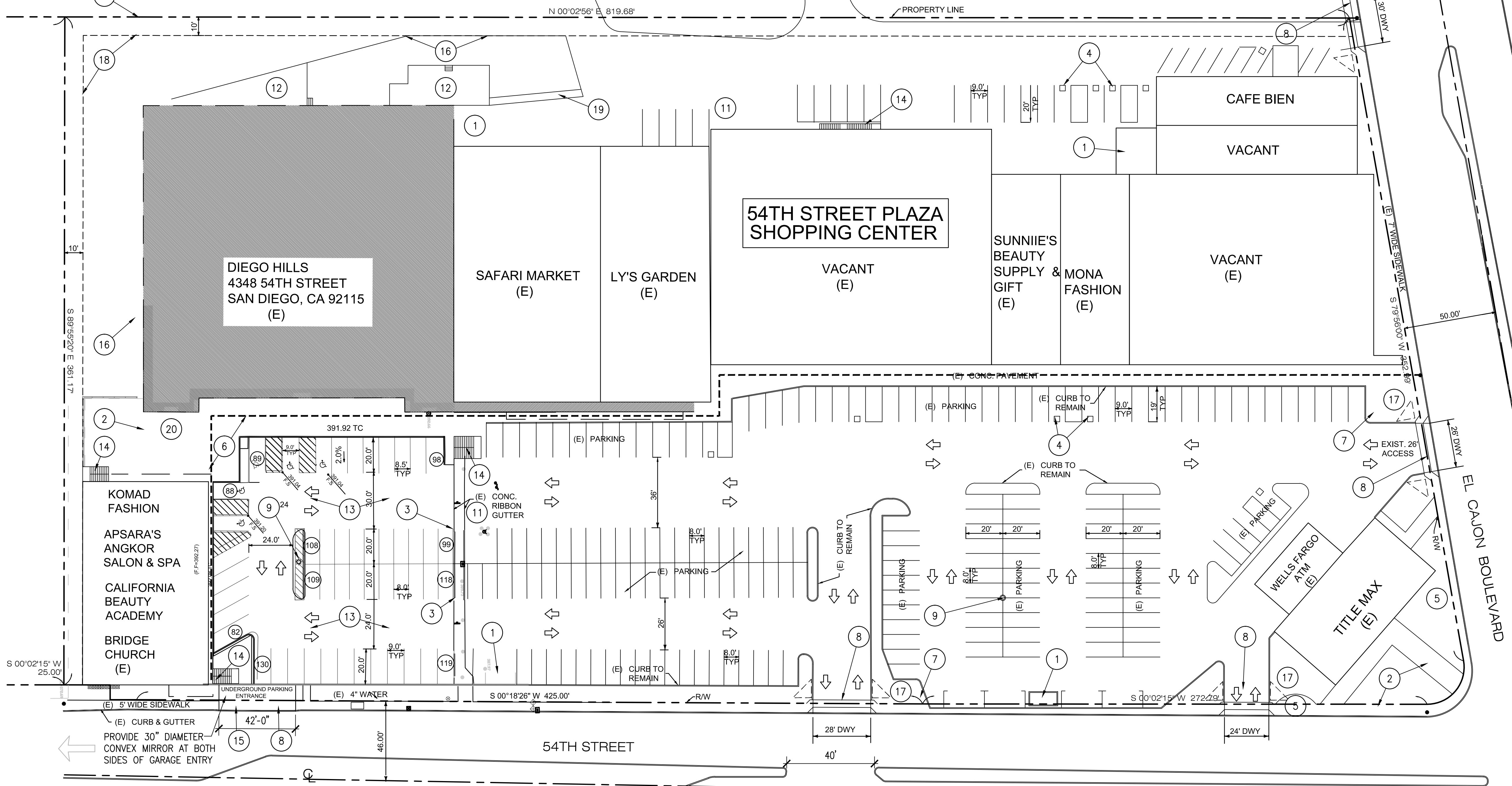
TREVIN SCHALL ARCHITECT INC.  
TREVIN SCHALL  
5173 WARING ROAD - SUITE 91  
SAN DIEGO, CALIFORNIA 92120  
TEL NO. (858) 692-3835

DELTA SURVEYING AND MAPPING  
39305 SALINAS DRIVE  
MURRIETA, CA. 92563  
TEL NO. (951) 764-0158  
DATE OF SURVEY: 08-10-2016



**LEGEND**

DESCRIPTION	SYMBOL
PROPERTY LINE	---
LOT LINE	---
EXISTING WATERLINE	—W—
EXISTING SEWER MAIN	—S—
EXISTING GAS LINE	—G—
EXISTING STORM DRAIN	—SD—
FINISHED GROUND CONTOUR	—XXX—
EXISTING GROUND CONTOUR	—440—
PROPOSED CUT/FILL SLOPE	—V 2:1—
RETAINING WALL (BY SEPARATE PERMIT)	—
6" CURB	—
6" CURB & GUTTER	—
TOP OF CURB ELEV.	TC
FLOW LINE	FL
DIRECTION OF DRAINAGE	—
EXISTING SPOT ELEV.	98.0
FIRE SERVICE LATERAL	⊙
WATER LATERAL	⊙
SEWER LATERAL WITH CLEAN OUT & UTILITY BOX	⊙
NO. OF PARKING SPACES	⊙
TRAFFIC CIRCULATION PATH	⇨



I TREVIN SCHALL DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

**BENCHMARK**  
CITY OF SAN DIEGO BENCHMARK NO.8976 (STATION CTP53671AFP1)  
ELEVATION = 408.82 (NAVD29)

**SITE PLAN**

PROJECT NUMBER: 2015101

**PROJECT SCOPE:**  
THE PROJECT IS AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A CHARTER SCHOOL, A TENANT IMPROVEMENT OF 25,533 SQ.FT. SPACE TO INCLUDE HVAC, FINISHES, LIGHTING, NEW RESTROOMS, BREAK ROOM, OFFICES, CLASSROOM, NEW INTERIOR PARTITIONS, DOORS, ETC.

**EXTERIOR IMPROVEMENTS WILL INCLUDE NEW SIGNAGE.**

**HOURS OF OPERATION & GRADE OF STUDENTS:**  
MONDAY-FRIDAY, 8:00am-6:00pm, 9-12 GRADE

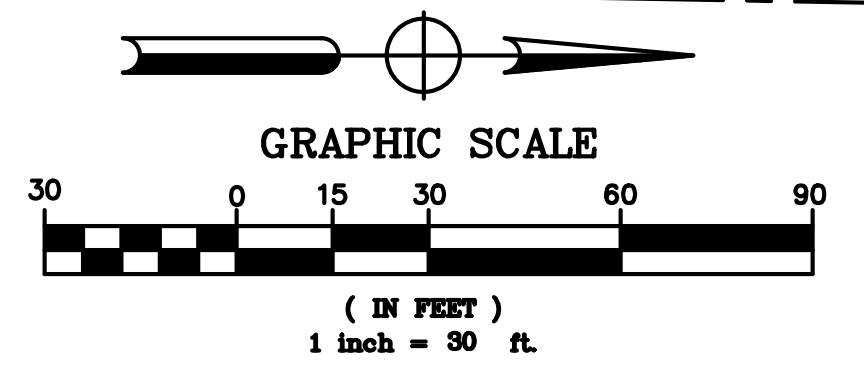
**ENROLLMENT: MAXIMUM 250 STUDENTS ONSITE AT ANY TIME**  
**STAFF: MAXIMUM 50 ONSITE AT ANY TIME**

**BUILDING DATA:**  
APN: 472-041-22-00

**CONSTRUCTION TYPE: III-B**  
SPRINKLERS: YES  
PREVIOUS USE: F-2 OCCUPANCY  
BIG BEAR MARKET  
PROPOSED USE: E-OCCUPANCY  
DIEGO HILLS

**YEAR BUILT: 1963**  
BUILDING ZONING: CUPD-CU-2-4  
OVERALL BUILDING AREA: 99,999 SQ.FT.  
FLOOR AREA RATIO: 0.395  
SITE AREA: 5.81 ACRES (253,084 SQ.FT.)  
LANDSCAPE AREA: 3,850 SQ.FT.

- KEY NOTES - SITE PLAN:**
- 12 EXISTING 4' HIGH LOADING DOCK
  - 13 UNDERGROUND PARKING GARAGE BELOW
  - 14 EXISTING 4' WIDE STAIR
  - 15 ENTRY TO UNDERGROUND PARKING GARAGE ENTRANCE IS OFF 54TH STREET. RECONSTRUCT DRIVEWAY ENTRANCE TO CITY STANDARDS CONCRETE DRIVEWAY SDG-159 PER SDMC TABLE 142-05N
  - 16 EXISTING 8' HIGH CHAIN LINK FENCE
  - 17 VISIBILITY TRIANGLE. NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" IN HEIGHT
  - 18 SETBACK
  - 19 EXISTING 4' WIDE RAMP
  - 20 STORAGE RACK FOR (5) BICYCLES
  - 1 EXISTING TRASH ENCLOSURE TO REMAIN
  - 2 EXISTING SIDEWALK TO REMAIN
  - 3 EXISTING POLE SIGN
  - 4 EXISTING ADA PARKING STALL, TYP.
  - 5 EXISTING BUS STOP
  - 6 DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL
  - 7 EXISTING CURB, TYP.
  - 8 DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO CURRENT CITY STANDARDS CONCRETE DRIVEWAYS SDG-159 PER TABLE 142-05N
  - 9 EXISTING LIGHT POLE
  - 10 PROPERTY LINE
  - 11 EXISTING FIRE HYDRANT



<b>SURFACE PARKING:</b>	
ADA COMPLIANT STALLS	15
REGULAR PARKING STALLS	231
<b>SUBTOTAL</b>	<b>246</b>
<b>UNDERGROUND PARKING GARAGE:</b>	
ADA COMPLIANT STALLS	0
REGULAR PARKING STALLS	82
<b>SUBTOTAL</b>	<b>82</b>
<b>TOTAL SITE PARKING:</b>	
ADA COMPLIANT STALLS	15
REGULAR PARKING STALLS	313
<b>TOTAL</b>	<b>328</b>

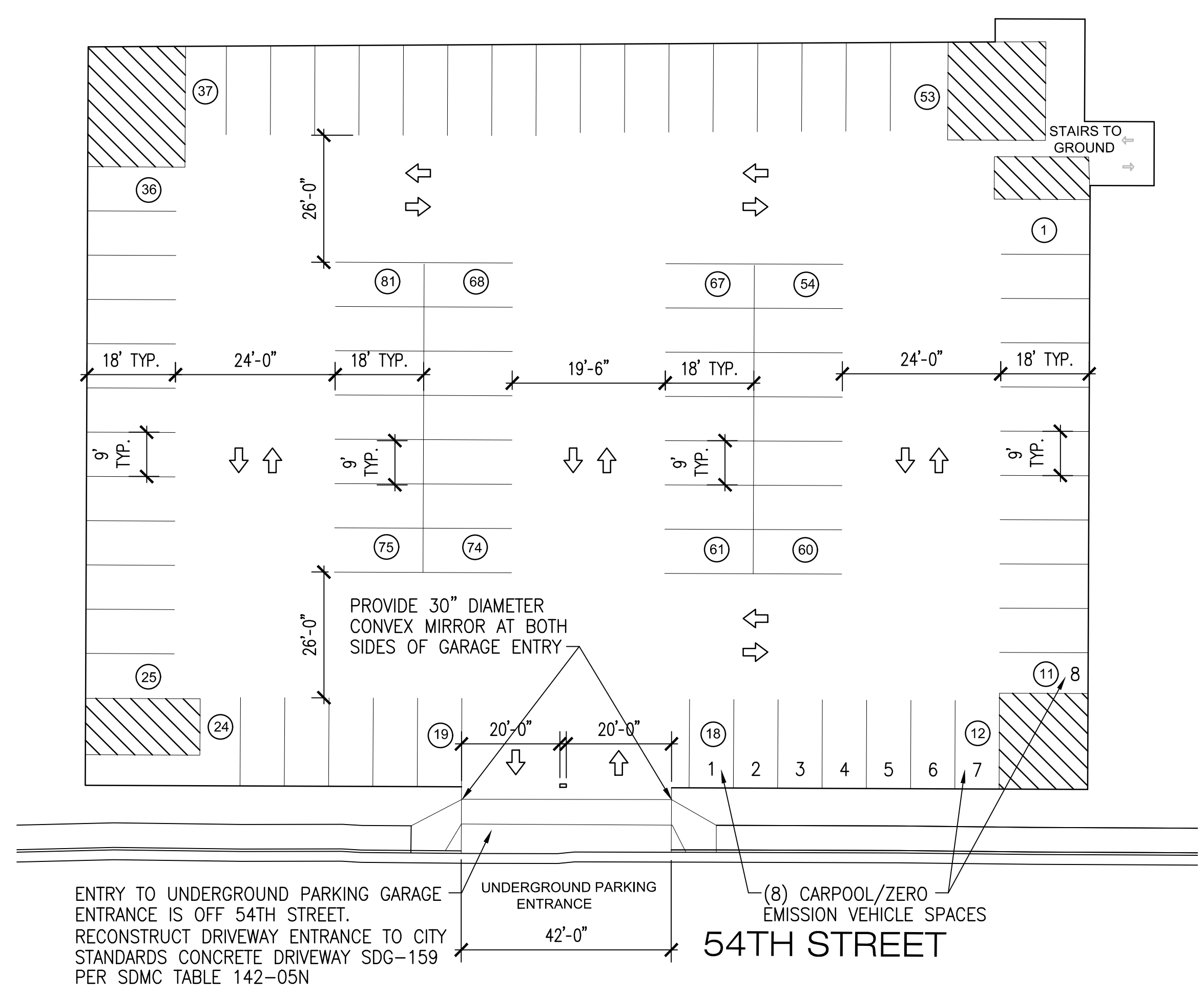
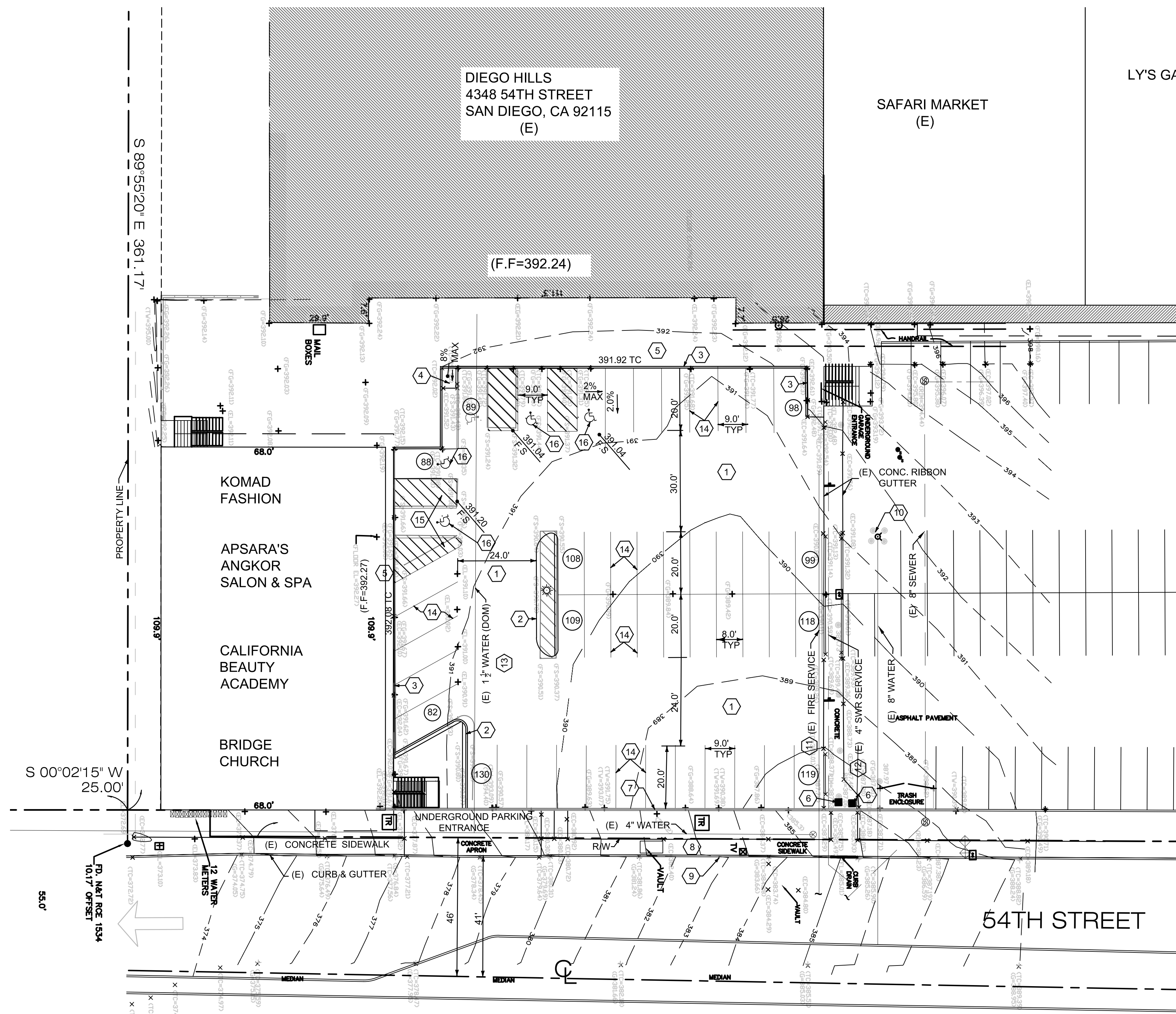
- NOTES:**
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
  - THERE ARE NO EASEMENTS ON EXISTING PROPERTY
  - THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMP'S)
  - THE EXISTING WATER & SEWER SERVICES WILL REMAIN.
  - THE APPLICANT IS REQUIRED TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UNUSED WATER SERVICE.
  - THE APPLICANT IS REQUIRED 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.

**DIEGO HILLS**  
4348 54TH STREET  
SAN DIEGO, CALIFORNIA 92115

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 1 OF 2 SHEETS

FOR CITY ENGINEER		DATE		V.T.M.
DESCRIPTION	BY	APPROVED	DATE FILMED	
			2-21-18	
AS-BUILTS				LAMBERT COORDINATES
CONTRACTOR _____ DATE STARTED _____				SHEET 1 OF 2
INSPECTOR _____ DATE COMPLETED _____				





**UNDERGROUND PARKING LEVEL**

SCALE: 1" = 20'

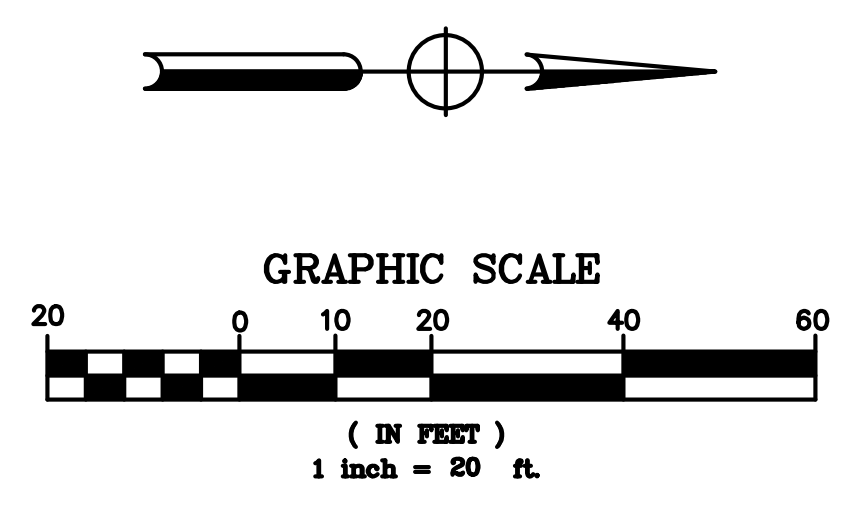
Address	Street	Use	Business Name	Rate	Sq Ft	Parking Required	
4328-4332	54th Street	Beauty School	San Diego Beauty College		2.1, 4,576	10	
4334	54th Street	Office	Insurance & Accounting Office		2.1, 1,014	3	
4336	54th Street	Restaurant	Happy Time Tea		2.1, 1,624	4	
4338	54th Street	Retail	Vacant		2.1, 1,624	4	
4340	54th Street	Retail	Vacant		2.1, 1,552	4	
4342	54th Street	Karate School	Pitbull Brazilian Jiu Jitsu		2.1, 1,552	4	
4344-4346	54th Street	Office	Bridge Church		2.1, 3,682	8	
4348	54th Street	9th-12th Grade School	Diego Hills Public Charter	85% x (1 space per 5 students in the building at one time)	25,591	93	
4350A	54th Street	Retail	Safari Market		2.1, 8,580	19	
4350B	54th Street	Restaurant	Ly's Garden Restaurant		2.1, 9,900	21	
4360	54th Street	Retail	Grocery Outlet		2.1, 20,150	43	
4362	54th Street	Retail	Focus Fashion		2.1, 5,100	11	
4364	54th Street	Retail	Sunnie's Beauty Supply & Gifts		2.1, 2,682	6	
4370/5385	54th Street	Retail	Vacant		2.1, 15,000	32	
5379	El Cajon Boulevard	Restaurant	Café Bien		2.1, 2,800	6	
5381	El Cajon Boulevard	Retail	Vacant		2.1, 3,001	7	
5399	El Cajon Boulevard	Office	TitleMax		2.1, 2,600	6	
5399	El Cajon Boulevard	Retail	Wells Fargo Bank ATM		0	0	
					Gross Square Footage	111,028	
						<b>Total Spaces Required</b>	<b>281</b>
						<b>Total Spaces Provided</b>	<b>328</b>

**CONSTRUCTION NOTES:**

- 1 EXISTING A.C PAVING
- 2 EXISTING 6" CURB
- 3 EXISTING 6" CURB TO REMAIN
- 4 EXISTING ACCESSIBLE RAMP
- 5 EXISTING CONCRETE PAVEMENT
- 6 EXISTING CATCH BASIN TO REMAIN
- 7 EXISTING WALL
- 8 EXISTING SIDEWALK
- 9 EXISTING CURB & GUTTER
- 10 EXISTING HYDRANT TO REMAIN
- 11 EXISTING FIRE SERVICE
- 12 EXISTING 4" SEWER SERVICE
- 13 EXISTING 1 1/2" WATER (DOM)
- 14 PAINT 4" WHITE STRIPING
- 15 PAINT BLUE CHEVRON STRIPING
- 16 PAINT "HC" SYMBOL

**UTILITY SERVICE**

1. DOMESTIC WATER: PROJECT SERVED WITH EXISTING 1 1/2" WATER SERVICE.
2. FIRE SERVICE: EXISTING SERVICE LINE FOR SPRINKLER.
3. SEWER: PROJECT SERVED WITH EXISTING 4" SEWER SERVICE.



PROJECT NUMBER: 2015101

**DIEGO HILLS**  
4348 54TH STREET  
SAN DIEGO, CALIFORNIA 92115

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 2 OF 2 SHEETS

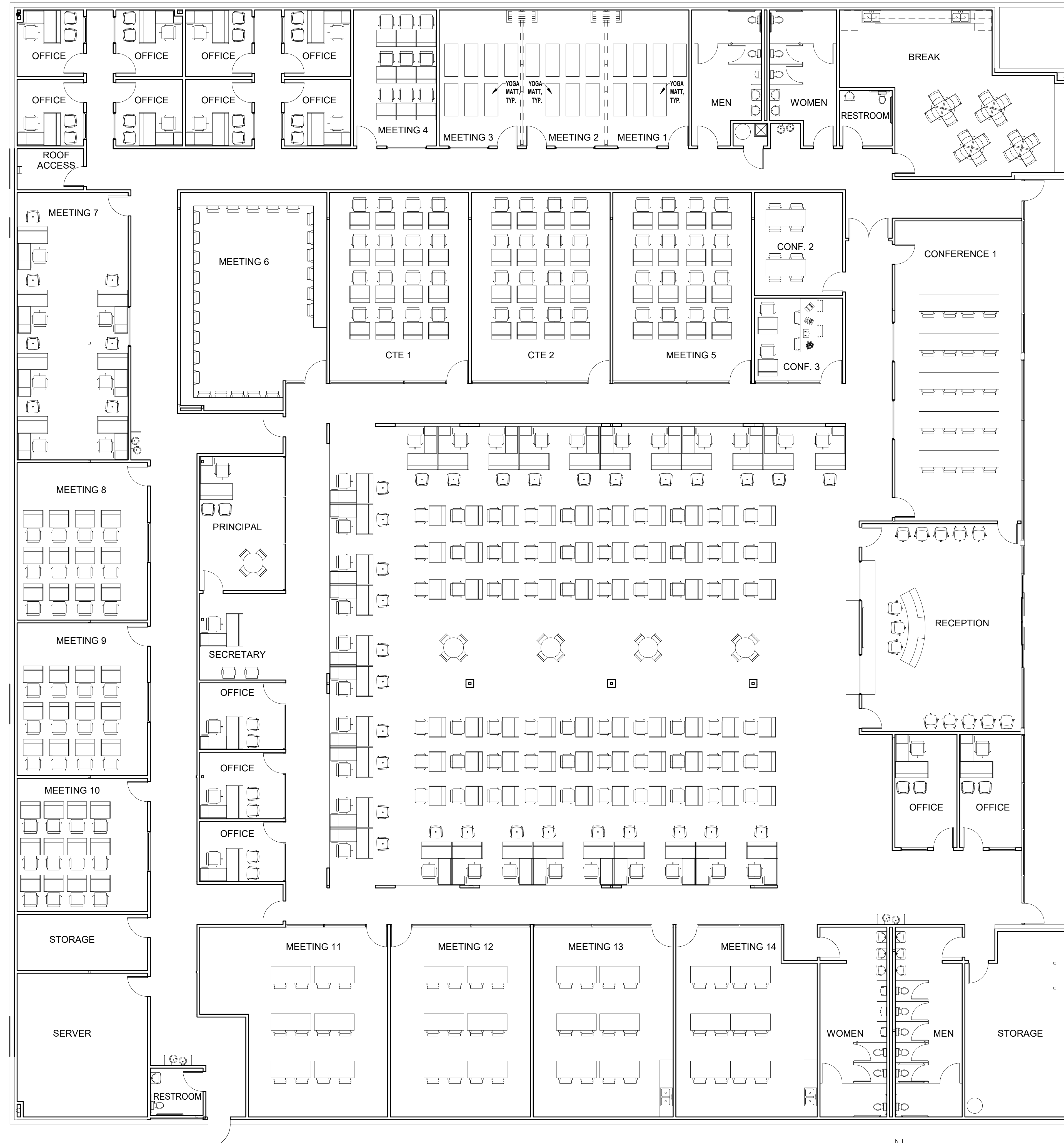
FOR CITY ENGINEER		DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE FILMED
			2-21-18
AS-BUILTS			LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	SHEET 2 OF 2	
INSPECTOR	DATE COMPLETED		





**SCHALL ARCHITECTS**  
 6723 WASHINGTON ROAD, SUITE #1  
 SAN DIEGO, CA 92120-2706  
 619.415.2603  
 www.schallarchitects.com

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JANUARY 31, 2018

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**DIEGO HILLS**  
 4348 54TH STREET  
 SAN DIEGO, CALIFORNIA 92115

PROJECT NO:  
 2017182  
 SHEET TITLE  
**FLOOR PLAN**  
 SHEET NO:

**A2.1**

**1 FLOOR PLAN**  
 1/8" = 1'-0"

