



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 27, 2004 REPORT NO. HO 04-149

ATTENTION: Hearing Officer

SUBJECT: GOODNEWS MISSIONARY BAPTIST CONDITIONAL USE PERMIT
PROJECT NUMBER: 35500

LOCATION: 3414, 3422 & 3424 Polk Avenue and 4106 & 4108 Swift Avenue

APPLICANT: Chris Dameron

SUMMARY

Requested Action - Should the Hearing Officer approve a Conditional Use Permit to allow the conversion of an existing single-family home and church fellowship hall to a child care center?

Staff Recommendation - APPROVE Conditional Use Permit No. 100698,

Community Planning Group Recommendation – The City Heights Community Planning Committee considered this project on August 2, 2004 and voted 14-1-0 in favor of the project with four recommendations (Attachment 7).

Environmental Review – The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k), Existing Facilities (Attachment 10).

BACKGROUND

The existing 7,915-square-foot church and 1,467-square-foot fellowship hall structures are located on a 8,759-square-foot (0.20-acre) parcel at the northwestern corner of Swift and Polk Avenue and were constructed in 1929. The buildings are addressed as 3424 Polk Avenue and 4106 and 4109 Swift Avenue (Attachment 1). The project area includes two additional parcels, located immediately west of the fellowship hall structure across the alley. The property immediately adjacent to the alley is 4,000 square feet (0.09 acre), is currently vacant and is

addressed as 3422 Polk Avenue. The property further west is 5,000 square feet (0.11 acre) and is currently developed with a 1,000-square-foot single-family home that was constructed in 1912 and is addressed as 3414 Polk Avenue. The total combined site acreage is 0.41-acre (Attachment 3).

All three project parcels are located within the City Heights neighborhood of the Mid-City Communities Plan, which designates the sites for residential development at a density of 16 to 20 dwelling units per acre (Attachment 2). The parcels are located in the RM-1-1 zone of the Central Urbanized Planned District, which also allows for multi-family development. As constructed, the church site provides three uncovered surface parking spaces, two tandem and one accessible space, both accessed from the alley. The parking provided is not adequate by current standards, however the project has previously conforming rights, to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code (LDC).

The project would convert the existing single-family residence and the fellowship hall to a child care center that would accommodate a maximum of 48 children. As indicated by the *Use Regulation Tables* in Chapter 13, Article 1 (Base Zones) of the LDC, a Conditional Use Permit is required for a child care center in the RM-1-1 zone. Child care centers must also comply with the *Separately Regulated Use Regulations* listed in Chapter 14, Article 1, Division 6 of the Land Development Code.

DISCUSSION

Project Description

The applicant is requesting approval of a Conditional Use Permit to allow the conversion of an existing single-family residence and church fellowship hall to a child care center that would accommodate a maximum of 48 children. The child care facility would operate out of the existing church fellowship hall, which is located on the western half the church site, and out of a single-family residence located just west of the fellowship hall, on a separate parcel across the alley. The project would provide 12 additional parking spaces in addition to the three spaces currently provided on the church site. The 12 spaces provided for the child care center would exceed the current parking requirement of 7 spaces.

The single-family home and church fellowship hall would be remodeled to accommodate the proposed child care use, however no square footage would be added. Improvements to the site would include solid fencing ranging from four to six feet in height on the two parcels located on the west side of the alley, new walkways and accessible ramps to the entrance of the existing single-family residence and the fellowship hall. Additional landscaping would also be provided, including street trees and buffer trees adjacent to the single-family residence to the west.

The project would be required to replace the curb, gutter, sidewalk and curb ramps along Polk and Swift Avenues, maintaining the existing sidewalk scoring pattern and preserving any

contractor date stamps. The project would also be required to replace damaged portions of the alley not covered by City Group Job No. 683, the alley apron and alley curb ramps. The facility would be available to the public and would not be limited to church members. The hours of operation would be from 6:00 A.M. until 6:00 P.M., Monday through Friday. The child care center would be closed Saturday and Sunday, which would help minimize parking and circulation conflicts with church uses and functions.

Community Planning Group Recommendation

On August 2, 2004, the City Heights Community Planning Committee voted 14/1/0 to support the project with four recommendations. The committee requested additional fencing and the planting of evergreen trees on the westernmost parcel to provide a buffer between the child care center and the adjacent single-family home, which the applicant has agreed to provide. The second recommendation was to provide additional façade improvements to enhance the general appearance of the building. The applicant has indicated the exterior will be remodeled to include new paint and new doors and windows where needed. The third recommendation was to encourage site users to utilize the parking areas off the alley instead of the Polk Street frontage for parking and drop-off of children. The applicant is providing more parking than is required by the code and a turn-around area has been provided to facilitate drop-off area circulation. The fourth recommendation was to utilize partitions inside the buildings between different uses and groups of children. The applicant has indicated that the interior space would be partitioned as necessary for enrollment and program needs. The Planning Committee also raised concerns regarding how children will cross the alley located between the two buildings. The applicant has indicated that children would only cross the alley under the close supervision of center staff in a coordinated manner.

Conclusion

Staff has reviewed the request for a Conditional Use Permit to convert an existing single-family residence and church fellowship hall to a child care facility that can accommodate up to 48 children. Staff has determined that the requested Conditional Use Permit complies with all the applicable sections of the Municipal Code and that the required findings can be made to support the project (Attachment 6). The City Heights Community Planning Committee voted in favor of the project. Staff has reviewed the project and determined that it is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k), Existing Facilities.

ALTERNATIVES

1. Approve Conditional Use Permit No. 100698, with modifications.

2. Deny Conditional Use Permit No. 100698, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Paul Godwin, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. CEQA Determination of Environmental Exemption Form
11. Child Care Center Hazardous Materials Substance Approval Form
12. Copy of Project Plans (forwarded to HO)
13. Copy of Public Notice (forwarded to HO)