



REPORT TO THE HEARING OFFICER

HEARING DATE: October 31, 2012

REPORT NO. HO 12-089

ATTENTION: Hearing Officer

SUBJECT: EC ENGLISH SCHOOL - PTS PROJECT NUMBER: 280323

LOCATION: 1010 Prospect Street

APPLICANT: Claude-Anthony Marengo

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit and Site Development Permit amending La Jolla Development and Special Use Permit No. 93-0865 allowing an increase in the number of students and faculty at an English language vocational school?

Staff Recommendation(s) -

1. APPROVE Conditional Use Permit No. 984608
2. APPROVE Site Development Permit No. 988589

Community Planning Group Recommendation – The La Jolla Community Association placed the item on the September 6, 2012 Consent Agenda and voted 11-0-1 (Chair abstaining) to recommend the project be approved. No additional comments or conditions were provided (Attachment 10)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section (15301 (existing facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 8, 2012, and the opportunity to appeal that determination ended September 26, 2012.

BACKGROUND

The 0.31-acre parcel is located at 1010 Prospect Street in the La Jolla Community Plan area which designates the site for commercial mixed use development. The project site is regulated by the La Jolla Planned District Ordinance and is within Zone 1A which allows for a mix of

commercial and retail uses. The area surrounding the site is the primary retail and visitor oriented commercial area in the core of La Jolla. Surrounding land uses are consistent with the community plan and zoning and include a mix of retail shops, commercial offices and eating establishments. The property extends from Prospect Street to Coast Boulevard and is fully developed with two detached structures constructed as a mixed use retail and office project in 1982. Building "A" is a five-level mixed use building fronting on Prospect Street. Three floors are at or above the grade of Prospect Street and two levels are below. Building "B" fronts on Coast Boulevard and includes three floors of office space and five levels of subterranean parking for the entire site.

Project Description

The EC English School is an international private vocational school with locations in the United States, Canada and United Kingdom. The EC English School of San Diego currently occupies 8,634 square-feet of gross floor area on two floors in Building B. This application would amend La Jolla Development and Special Use Permit No. 93-0685 to increase the floor area and permit the school to expand the number of students and faculty on the site from the previously approved 65 students and 10 faculty members to 300 students and 25 faculty members. The school would expand into the one remaining floor in Building "B" and occupy one floor in Building "A". Assuming the project was approved, the school would constitute 12,061 square-feet of the premises.

DISCUSSION

La Jolla Development and Special Use Permit No. 93-0685 was approved on March 30, 1994 amending La Jolla Development and Special Use Permit 91-0850. The amended permit allowed the continued and expanded use on the site of a vocational English language school. Both permits allowed the use of the site and determined the number of required off-street parking spaces necessary for the school operation. This application would further amend the existing use permit again increasing the number of students and faculty and expanding the size of the school within the existing building.

Staff analyzed the proposed expansion and determined the project can be supported from a regulatory standpoint in that the use remains consistent with the community plan and the underlying Planned District Ordinance zoning. Further, a review of the previous permits concluded that there were no conditions regulating the use on the site other than the allowable number of students, faculty and parking spaces, therefore no special conditions would be modified by this action. Additionally, it has been determined that the areas within the buildings that would be expanded into and used by the school are currently vacant therefore the project is not intensifying the use of the site. Both Building "A" and Building "B" are underutilized and the associated 113 parking spaces in the subterranean garage is not being used. In addition to the language school, existing tenants include a real estate agency, a Persian rug retailer and a restaurant/coffee house. All of the existing tenants remain and would not be impacted by this action. Additional parking for the expanded school would be provided on site and all other aspects of the structure meet the current zone regulations or are considered previously

conforming. Construction work associated with the project would be within the interior of the building and no additional signage would be required.

Staff has determined that the interior expansion of the school would not have any significant impact on the environment pursuant to the California Environmental Quality Act and therefore, the project has been determined to be categorically exempt from further environmental review. Staff believes the necessary findings to amend the previous permit and approve the project can be affirmed and recommends the Hearing Officer approve this application.

ALTERNATIVES:

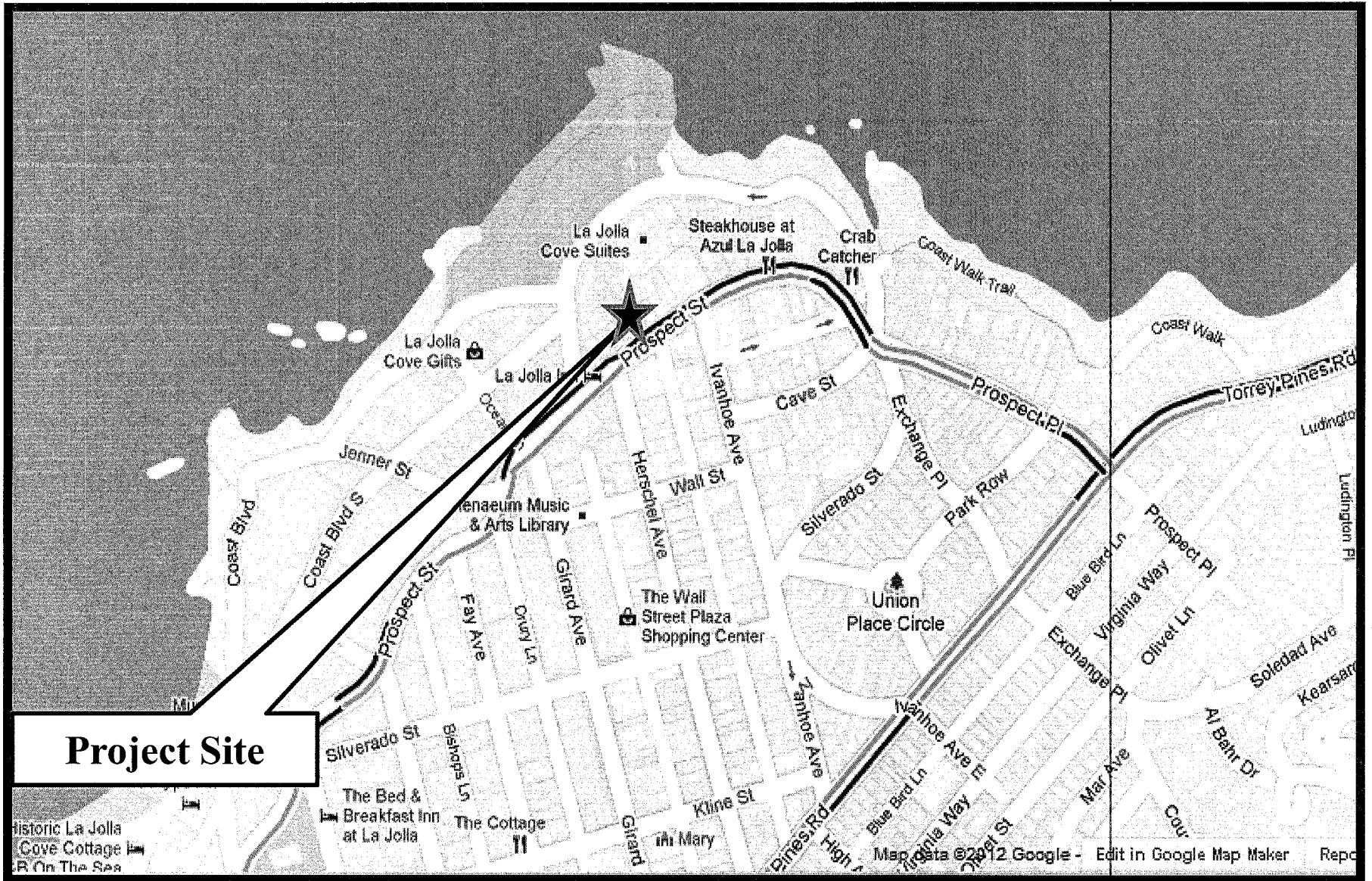
1. Approve Conditional Use Permit No 984608 and Site Development Permit No. 988589, with modifications.
2. Deny Conditional Use Permit No 984608 and Site Development Permit No. 988589, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


John P. Hooper, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Site Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Copy of Recorded (existing) Permit

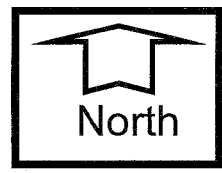


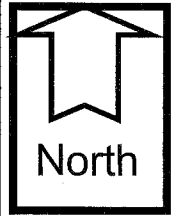
Project Site



Project Location Map

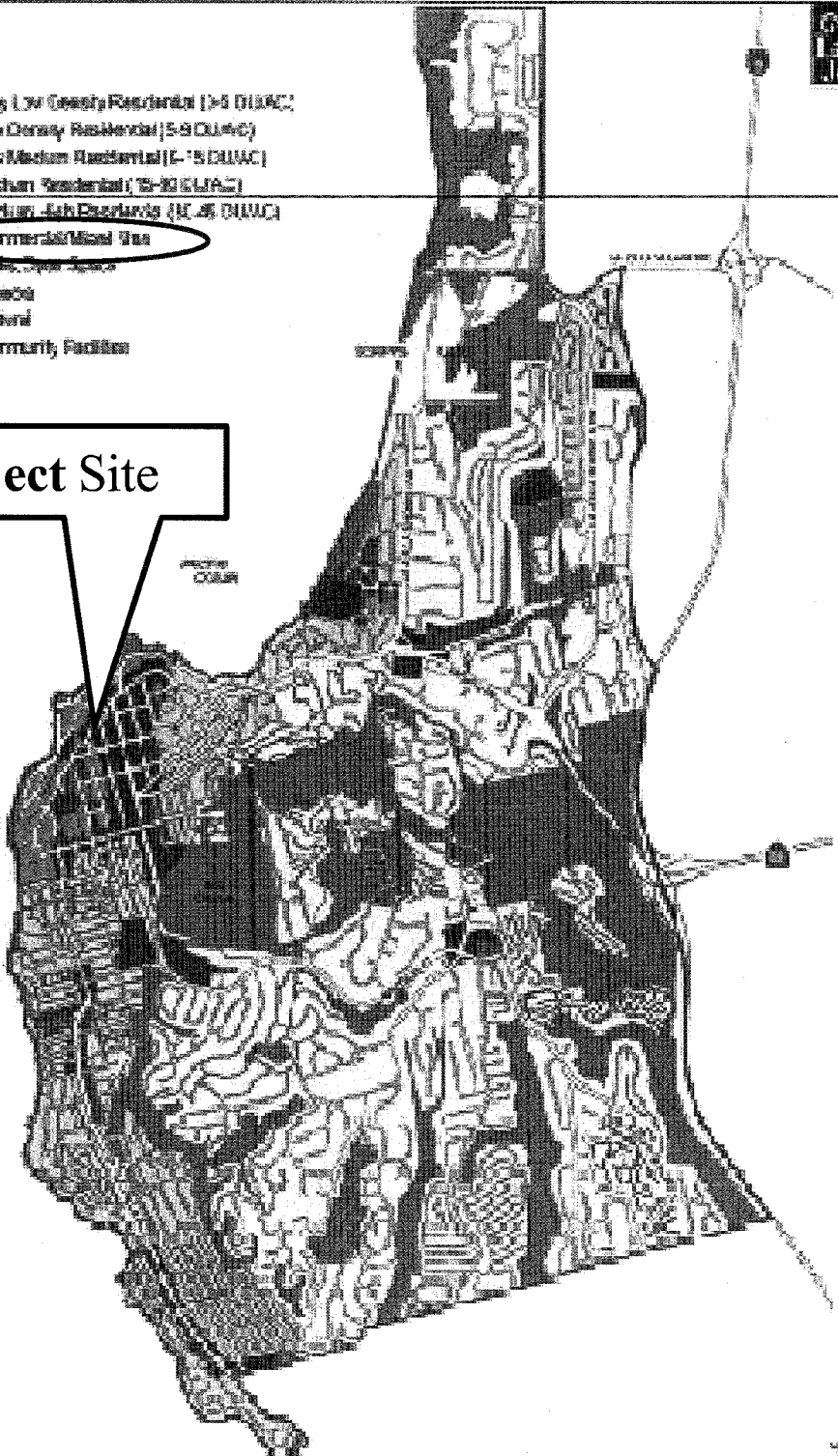
**EC ENGLISH SCHOOL – 1010/1012 PROSPECT ST.
PROJECT NUMBER 2803239**





- Legend:
- Very Low Density Residential (>= 0 DU/AC)
 - Low Density Residential (5-9 DU/AC)
 - Low/Medium Residential (10-15 DU/AC)
 - Medium Residential (15-20 DU/AC)
 - Medium-Density Residential (21-25 DU/AC)
 - Commercial/Mixed Use
 - Parks, Open Space
 - Office
 - Cultural
 - Community Facilities

Project Site

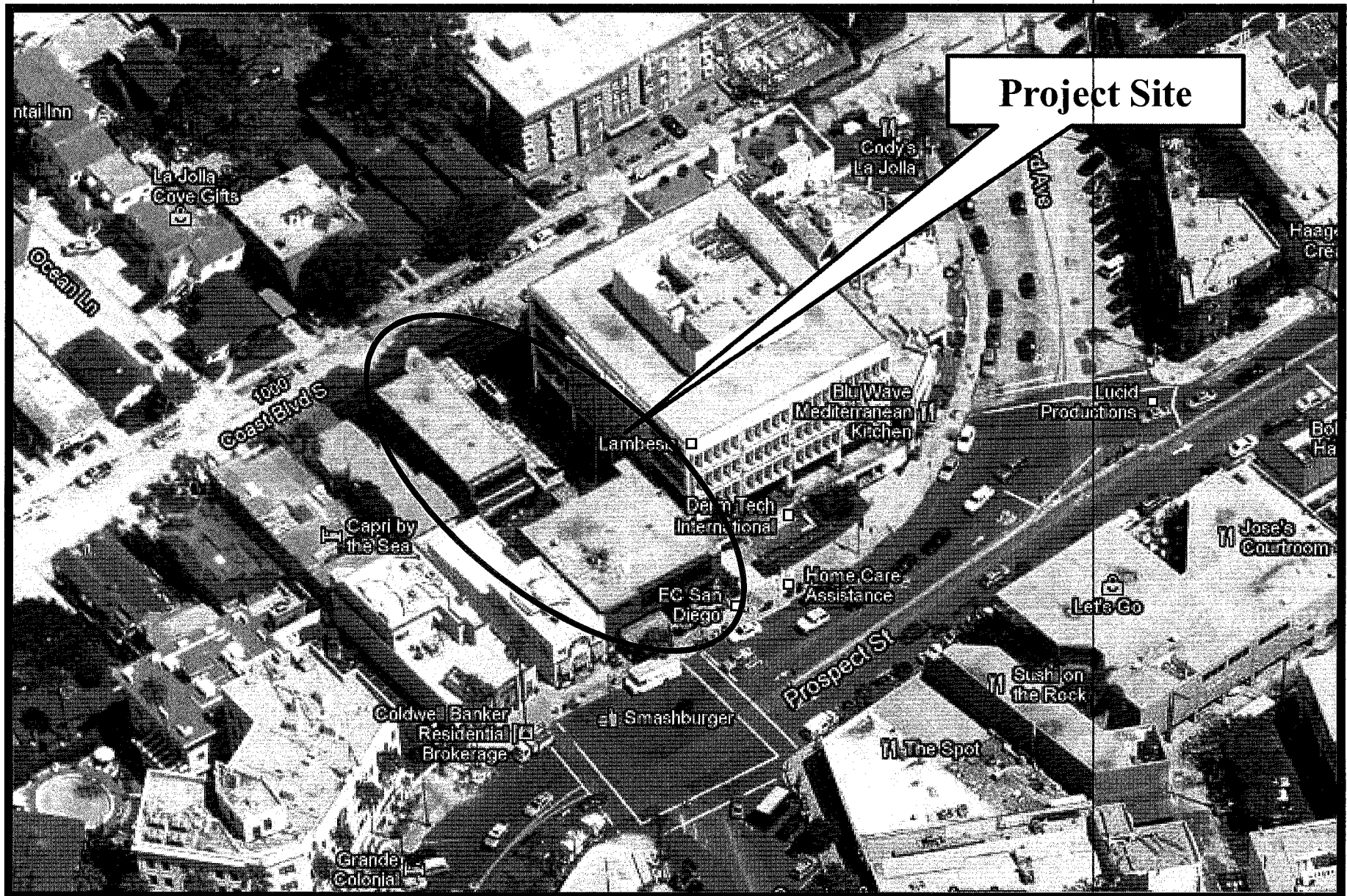


Land Use Map
EC ENGLISH SCHOOL - 1010/1012 PROSPECT ST.
PROJECT NUMBER 280323

Community Land Use Map
La Jolla Community Plan
City of San Diego Planning Department



Figure 1



Project Site



Project Location Map

EC ENGLISH SCHOOL – 1010/1012 PROSPECT ST.
PROJECT NUMBER 280323



PROJECT DATA SHEET

PROJECT NAME:	EC English School	
PROJECT DESCRIPTION:	Amendment to expand existing language school.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Conditional Use & Site Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial Mixed Use	
<u>ZONING INFORMATION:</u>		
<p>ZONE: Zone 1A: (Commercial Mixed Use)</p> <p>HEIGHT LIMIT: 30-Foot maximum height limit.</p> <p>LOT SIZE: minimum lot size: 2,500 square-feet.</p> <p>FLOOR AREA RATIO: 0.75 maximum.</p> <p>FRONT SETBACK: none required.</p> <p>SIDE SETBACK: none required.</p> <p>STREETSIDE SETBACK: 25 feet.</p> <p>REAR SETBACK: none required.</p> <p>PARKING: 113 parking spaces provided – includes 87 spaces for school use.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial/Mixed Use LJPDO Zone 1A	Commercial retail
SOUTH:	Commercial/Mixed Use LJPDO Zone 1A	Commercial retail
EAST:	Commercial/Mixed Use LJPDO Zone 1A	Commercial retail
WEST:	Commercial/Mixed Use LJPDO Zone 1A	Commercial retail
DEVIATIONS OR VARIANCES REQUESTED:	None with this application	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Planning Board voted to recommend approval. September 6, 2012	

HEARING OFFICER RESOLUTION NO.
 CONDITIONAL USE PERMIT NO. 984608
 SITE DEVELOPMENT PERMIT NO. 988589
EC ENGLISH SCHOOL - PROJECT NO. 288323

WHEREAS, LA JOLLA UTC CORPORATION, Owner and EC ENGLISH SCHOOL, Permittee, filed an application with the City of San Diego for a permit to amend La Jolla Development and Special Use Permit No. 93-0685 to permit the expansion of an existing vocational language school (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 984608 and Site Development Permit No. 9888589, on portions of a 0.31-acre site; and

WHEREAS, the project site is located at 1010 and 1012 Prospect Street in the 1A Zone of the La Jolla Planned District Ordinance of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as portions of Lots 27, 32 and 33, Block 57, Map No. 804 ; and

WHEREAS, on October 31, 2012, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 984608 and Site Development Permit No. 9888589 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on October 8, 2012 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; and 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 October 31, 2012

FINDINGS:

1. Conditional Use Permit Approval – Section §126.0305

(a) The proposed development will not adversely affect the applicable land use plan;

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. The La Jolla Community Plan designates the site for commercial mixed use development. The project site includes two detached buildings with commercial office, retail, restaurant and vocational school use. The English language school has been permitted on the site since 1991 and would expand into existing vacant floor space. All parking associated with the proposed development would be provided on site and all construction would be limited to interior tenant improvements to facilitate the

school use. Therefore, the property would continue to operate as a mixed use commercial development and the project would not adversely affect the applicable land use plan.

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

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. The building has been used as a vocational language school via a La Jolla Development and Special Use Permit since 1991 and has expanded throughout the ensuing years. The EC English School would continue to operate the language school and all expansion would be within the interior space of the existing building. This application would not constitute an intensification of the use on the property and all required parking would be provided on site. A preliminary review of the project determined the project would be categorically exempt from the California Environmental Quality Act (CEQA) because the development is contained within an existing facility. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code;

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. All work associated with the expanded school operation would be on vacant floors within the interior of the buildings. No deviation is requested as a part of this application and all aspects of the existing structures either comply with the Land Development Code or are considered previously conforming from 1982 when the buildings were permitted and constructed. Therefore, the proposed development would comply with the regulations of the Land Development Code.

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

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. The property has been home to a vocational language school since 1991 and the proposed expansion would be within the interior of the buildings on vacant floors. Both the buildings and the associated parking below grade are considered underutilized and the expansion of the school would alleviate that condition. Parking for the expanded school use would be provided on site. An environmental preliminary review determined the expanded school use would not result in any environmental impacts to the surrounding area. Therefore, the proposed use would be appropriate at the proposed location.

2. Site Development Approval – Section §126.0504

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

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. The La Jolla Community Plan designates the site for commercial mixed use development. The project site includes two detached buildings with commercial office, retail, restaurant and vocational

school use. The English language school has been permitted on the site since 1991 and would expand into existing vacant floor space. All parking associated with the proposed development would be provided on site and all construction would be limited to interior tenant improvements to facilitate the school use. Therefore, the property would continue to operate as a mixed use commercial development and the project would not adversely affect the applicable land use plan

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

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. The building has been used as a vocational language school via a La Jolla Development and Special Use Permit since 1991 and has expanded throughout the ensuing years. The EC English School would continue to operate the language school and all expansion would be within the interior space of the existing building. This application would not constitute an intensification of the use on the property and all required parking would be provided on site. A preliminary review of the project determined the project would be categorically exempt from the California Environmental Quality Act (CEQA) because the development is contained within an existing facility. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

(c) The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed development would amend an existing permit and expand the use of a vocational English language school within existing buildings at 1010 and 1012 Prospect Street in the La Jolla Community Plan area. All work associated with the expanded school operation would be on vacant floors within the interior of the buildings. No deviation is requested as a part of this application and all aspects of the existing structures either comply with the Land Development Code or are considered previously conforming from 1982 when the buildings were permitted and constructed. Therefore, the proposed development would comply with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 984608 and Site Development Permit No. 9888589 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. 984608 and Site Development Permit No. 9888589 a copy of which is attached hereto and made a part hereof.

John P. Hooper
Development Project Manager
Development Services

Adopted on: October 31, 2012

Job Order No. 24002655

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

WHEN RECORDED MAIL TO
PROJECT-MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 2402655

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 984608
SITE DEVELOPMENT PERMIT NO. 988589
EC ENGLISH SCHOOL - PROJECT NO. 288323
HEARING OFFICER

This Conditional Use Permit No. 984608 and Site Development Permit No. 9888589, amendment to La Jolla Development and Special Use Permit No. 93-0685 is granted by the Hearing Officer of the City of San Diego to La Jolla UTC Corporation, Owner, and, EC English School, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0504. The 0.31-acre site is located at 1010 and 1012 Prospect Street in the 1A Zone of the La Jolla Planned District Ordinance of the La Jolla Community Plan. The project site is legally described as: portions of Lots 27, 32 and 33, Block 57, Map No. 804.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to expand and operate a vocational language school described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 31, 2012, on file in the Development Services Department.

The project shall include:

- a. Two detached buildings totaling 24,163 square-feet of leasable floor area with permitted commercial mixed uses including 12,061 square-feet of vocational language school; and
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. 113 off-street parking spaces, including 87 spaces dedicated to the EC English School use;
- 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 November 15, 2015.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of the building permit, the applicant shall assure by permit and bond the reconstruction of the pedestrian ramps Prospect street satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

13. Owner/Permittee shall maintain a minimum of one-hundred and thirteen (113) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

14. Maximum enrollment shall not exceed 300 students at any given time.
15. The maximum number of faculty shall not exceed 25 teachers and administrative staff at any given time.
16. Classroom instruction times will be staggered to start no sooner than two hours apart.
17. A maximum of 150 students will be permitted within the facility at any given time.
18. The hours of operation of the current EC English School are permitted as 8:00am - 6:00pm Monday - Friday.
19. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
20. 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.
21. A minimum of 50 percent of the ground floor street façade must remain a retail use unless there is a change in the La Jolla Planned District or the San Diego Municipal Code that permits less retail.
22. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.
23. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 October 31, 2012 pursuant to Hearing Officer Resolution No. _____.

Permit Type/PTS Approval No.:

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME

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.**

[NAME OF COMPANY]

Owner/Permittee

By _____

NAME

TITLE

[NAME OF COMPANY]

Owner/Permittee

By _____

NAME

TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

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 TITLE/ NO.: **EC ENGLISH SCHOOL / 280323**

PROJECT LOCATION-SPECIFIC: 1010 and 1012 Prospect Street, San Diego, CA 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a SITE DEVELOPMENT PERMIT and a CONDITIONAL USE PERMIT to amend Special Use Permit Nos. 91-0850 and 93-0685 to permit an expansion of an existing English language vocational school. The number of students would increase from 65 to 312 and the number of employees from 10 - to 36. The existing building is located at 1010 and 1012 Prospect Street in the Zone 1A, the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), Coastal Overlay Zone (Non-appealable area two), Parking Impact (coastal and beaches) Overlay Zone (PIOZ), and Residential Tandem Parking Overlay Zone (RTPOZ), Transit Area Overlay Zone (TAOZ) within the La Jolla Planned District (LJPD) of the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: The north Easterly 8 ½ feet of Lots 27 and 32, and Lot 33 of the Park Subdivision of Lots 1 through 7, and Lots 24 through 29 inclusive, in Block 57 of La Jolla Park).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Brandon Smith, D Coop, 3245 University Avenue, San Diego, CA 92104, (760) 805-1730.

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: 15301 (Existing Facilities)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time determination. The project will have substantially the same purpose and capacity as the existing. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

Marengo Morton Architects
 7724 Girard Ave.
 Second Floor
 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
 Michael Morton AIA
 Claude Anthony Marengo DASA

REGISTERED ARCHITECT
 MICHAEL MORTON
 C-19371
 RSN 64102911
 STATE OF CALIFORNIA

All notes, lists and amendments to drawings on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared. No part of these drawings, including specifications, publications or other documents, is to be used, copied, or otherwise reproduced, in whole or in part, without the express written consent of Marengo Morton Architects, Incorporated. There shall be no change, modification, addition or deletion from these drawings or any portion thereof without the written consent of Marengo Morton Architects, Incorporated. Void, physical, or electronic content or use of these drawings and related specifications shall constitute acceptance of all these drawings.

EC - ENGLISH SCHOOL
 1010 & 1012 PROSPECT STREET
 LA JOLLA, CA 92037

PHASE CONSTRUCTION DOCUMENT PHASE

PROJECT NO. 2012-14

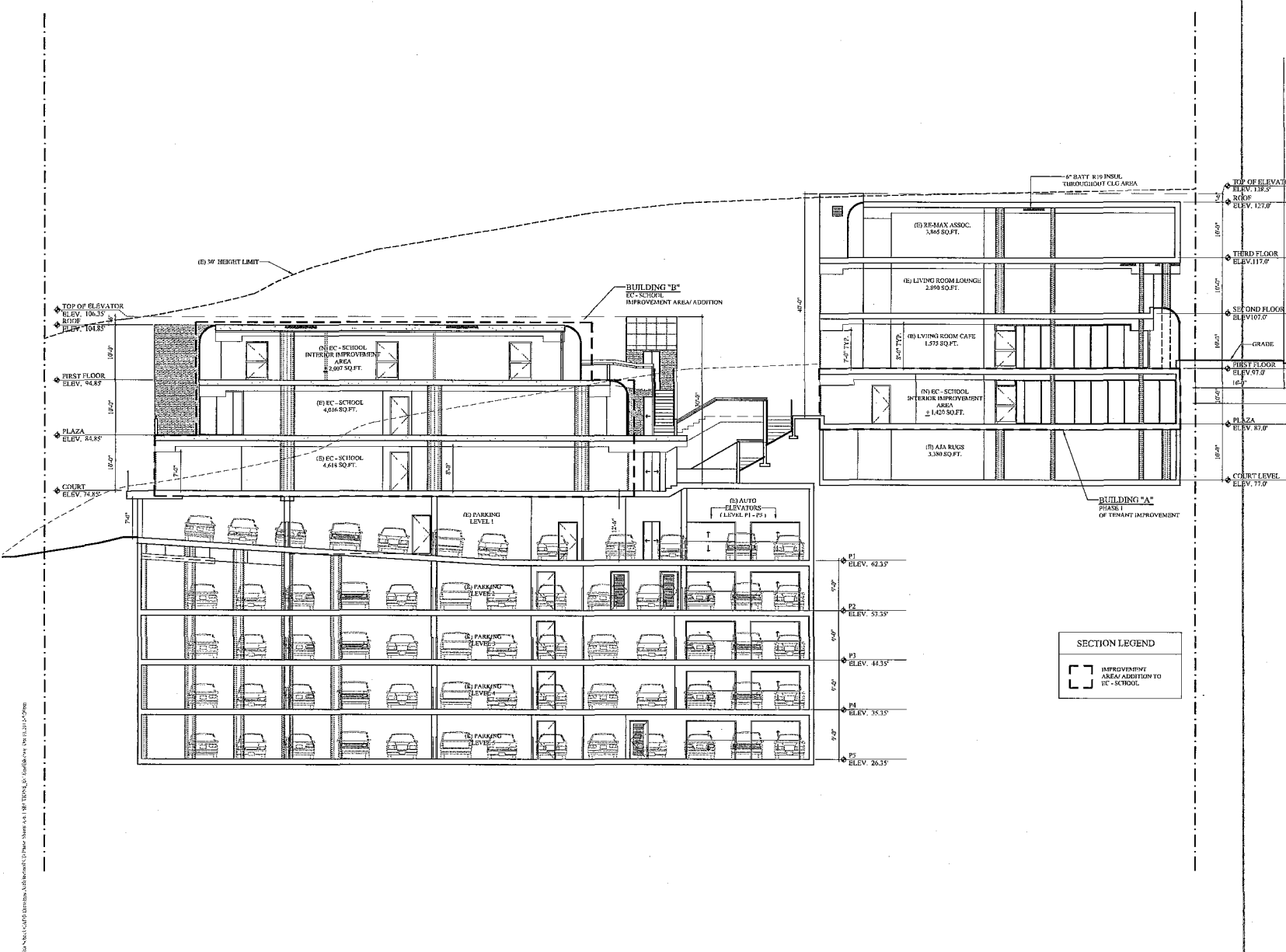
REVIEWED BY CAM

DRAWN BY RR

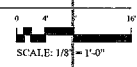
DATE 10-10-2012

MEET WITH EXISTING SECTIONS

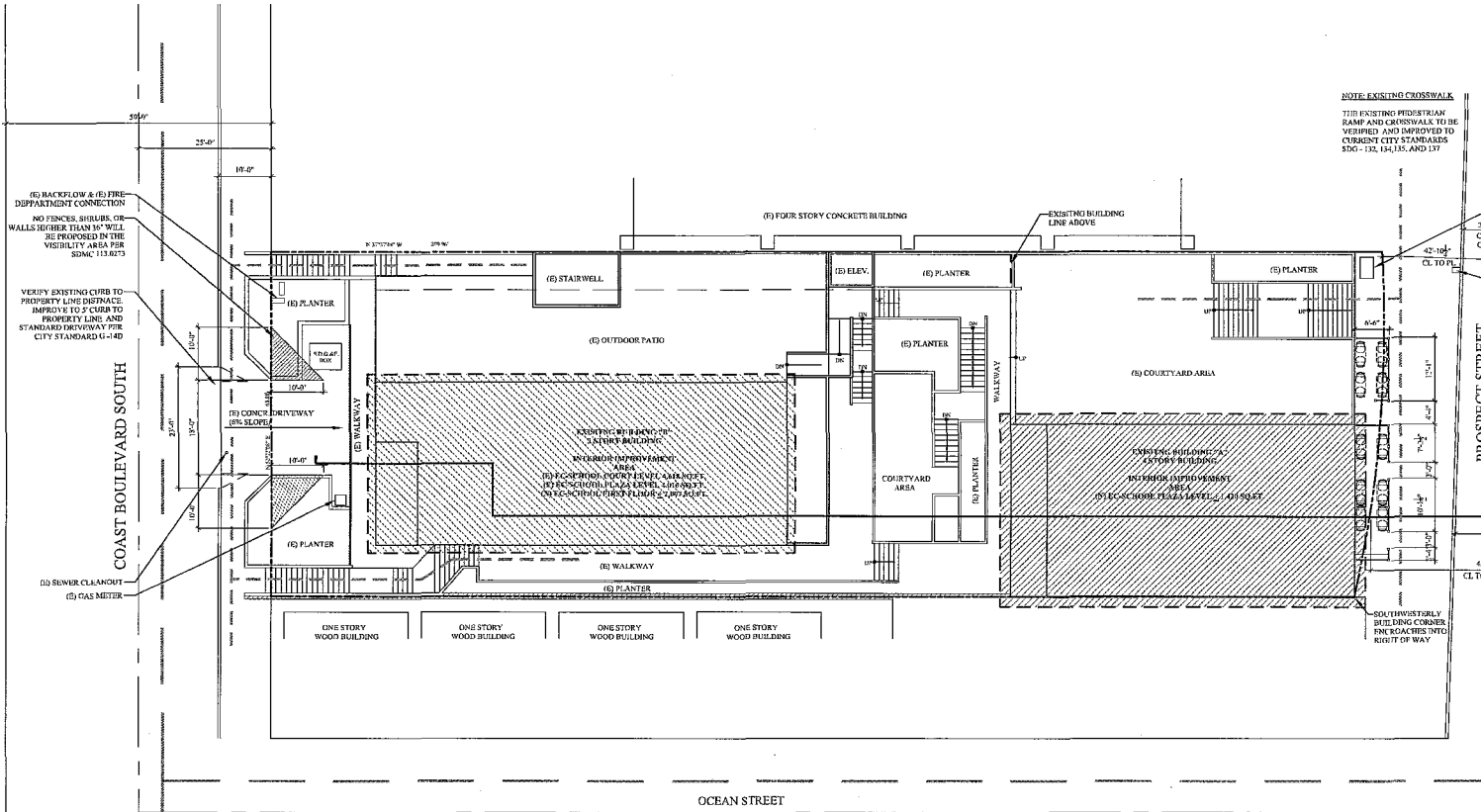
A-6.1
 SHEET OF



A EXISTING SECTION



10/10/2012 10:10:12 AM C:\Users\morton\Documents\Projects\1010 & 1012 Prospect Street\1010 & 1012 Prospect Street.dwg (PLOT)



NOTE: EXISTING CROSSWALK
THIS EXISTING PEDESTRIAN RAMP AND CROSSWALKS TO BE VERIFIED AND IMPROVED TO CURRENT CITY STANDARDS SDG-132, 134.13, AND 137

(E) BACKFLOW & (E) FIRE DEPARTMENT CONNECTION
NO FENCES, BARRIERS, OR WALLS GREATER THAN 36" WILL BE PROVIDED IN THE VISIBILITY AREA FOR SDMC 113.0273

VERIFY EXISTING CURB TO PROPERTY LINE DISTANCE. IMPROVE TO COMPLY TO PROPERTY LINE AND STANDARD DRIVEWAY PER CITY STANDARD 14-10

(S) SEWER CLEANOUT
(S) GAS METER

ALTERATIONS IN EXISTING BUILDINGS DISABLED ACCESS

General

- In an existing building (including those identified as historic buildings) compliance with the California Building Code Disabled Access provisions is required by renovations, structural repairs, alterations (tenant improvements) and additions to these buildings. The term "renovate" here represents all work associated with the renovations, structural repairs, alterations and additions to existing buildings.
- Ch. 11B requires accessibility for:
 - The area of travel from a public way to accessible parking wherever it is the primary method of arrival;
 - A primary building entrance, a path of travel from the accessible building entrance to the area(s) of use (including an enclosure); A path of travel to sanitary facilities, public telephones & drinking fountains serving the area;
 - Any sanitary facilities, drinking fountains, signs & public telephones serving the area of use.
- "I am the developer in responsible charge of this tenant improvement project. I have inspected the drawings and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law."

Signature: _____ Date: _____
- "I am the developer in responsible charge of this tenant improvement project. I have inspected the drawings and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law."

Signature: _____ Date: _____
- "If the building developer determines compliance with any accessibility provisions, include the staff engineer, detailed plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility provisions affected by the renovation, alteration, or addition, etc.). The plan must be stamped by the field inspector at the building to the Building Development Review Division.

GENERAL SITE NOTES

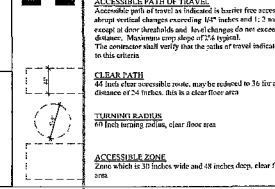
- The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
- The contractor shall verify all existing conditions on site before any excavation or construction work. Minor alterations to existing electrical, water, sewer and other existing utilities in the tenant spaces are proposed. Before commencing any site foundation or site cutting or excavation the contractor shall verify locations of all size utilities, other utilities and conditions. These include but are not limited to property lines, which boundaries of new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other utilities the owner wishes to be affected in any way by the construction of the building. Flag or otherwise mark all locations of the property lines, easements (if any) and other utilities and location utility types.
- All existing or future work shall be verified in the field by the General Contractor with actual site conditions. Written agreements shall be made for scaled dimensions and shall be verified on the job site. Detailed verification of all dimensions and conditions shall be the sole responsibility of the General Contractor or Subcontractors.
- The Contractor or sub-contractor shall verify the Architect if any conflicts or discrepancies between the information in the plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the Architect office.
- Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- Coordinate with other tenants the temporary shut-off of any site utilities, including but not limited to electrical service, gas service, water service, sewer service, telephone service, cable or other data links with are connected to the building.
- Landscaping for a approved mobile location. Contractor shall dispose of all site refuse at city-approved facilities.
- Provide building address numbers, visible and legible three feet or more from the property.
- Verify the level and plumb of existing floors, walls, ceilings and other items, which will not be changed, so that any attached structure, walls, ceiling or other components can be installed level and plumb.
- The structure forming the Tenant Improvement are existing to see the exterior, windows, doors, HVAC systems, area utilities, walkways and service equipment. The Architect has not done any research into the condition of the existing structure so he is not responsible for condition or stability.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

This project shall comply with all requirements of the state permit, California Regional Water Quality Control Board, San Diego Region, under NPDES permit CB0011775 (CASH010) (California Regional Water Quality Control Board, San Diego Region, under NPDES permit CB0011775 (CASH010) (California Regional Water Quality Control Board, San Diego Region, under NPDES permit CB0011775 (CASH010))

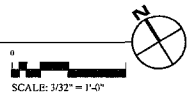
- Notes 1-6 below represent key minimum requirements for construction BMP's.
1. Sufficient BMP's must be installed to prevent soil, sand or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction activities on any other construction activity. The contractor shall be responsible for cleaning any soil or debris that may be in the street at the end of each work day or after a storm event that causes a breach in the installed construction BMP's.
 2. All stock piles of soil and/or building materials that are intended to be left unattended for a period greater than seven calendar days are to be protected with erosion and sediment controls. Stock piles must be protected each day when the probability of rain is 10% or greater.
 3. A concrete washout shall be provided on all vehicles which prepare the construction of any concrete improvement that are to be placed in place on the site.
 4. All construction-related control devices shall be maintained in working order at all times.
 5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
 6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

ACCESSIBILITY LEGEND



NOTE:
The tenant space, a primary entrance to the building, the primary path of travel from the entrance to the tenant space and the sanitary facilities, drinkin fountains and public telephones serving the tenant space must be accessible to the disabled.

1 PROPOSED SITE PLAN



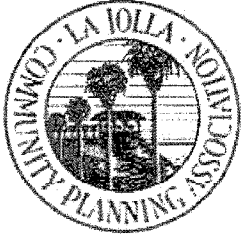
Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Mittal Morton AIA
Claude Anthony Marengo Design



All Plans, Maps and Drawings are to be used in their entirety for the last copy of the project. Marengo Morton Architects, Incorporated and the architect herein shall not be held responsible for any errors, omissions or other conditions that may be present in any drawings, specifications or any other documents, in whole or in part, without the express written consent of Marengo Morton Architects, Incorporated. No change, modification or deletion from these drawings or specifications shall be made without the express written consent of Marengo Morton Architects, Incorporated. No change, modification or deletion from these drawings or specifications shall be made without the express written consent of Marengo Morton Architects, Incorporated. No change, modification or deletion from these drawings or specifications shall be made without the express written consent of Marengo Morton Architects, Incorporated.

EC - ENGLISH SCHOOL
1010 & 1012 PROSPECT STREET
LA JOLLA, CA 92037

REVISED	
PLANS CONSTRUCTION DOCUMENT PHASE	
PROJECT NO.	2012-14
REVIEWED BY	CAM
DRAWN BY	RR
DATE	10-10-2012
SHEET TITLE	PROPOSED SITE PLAN
SHEET	A-1.1 OF



PO Box 889, La Jolla, CA 92038
<http://www.LaJollaCPA.org>
 Voicemail: 858.456.7900
info@LaJollaCPA.org

President: Tony Crisafi
 Vice President: Joe LaCava
 Treasurer: Orrin Gabsch
 Assistant Treasurer: Jim Fitzgerald
 Secretary: Dan Allen

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
 La Jolla Recreation Center, 615 Prospect Street

Thursday, 6 September 2012

FINAL MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Cynthia Bond, Tom Brady, Bob Collins, Michael Costello, Dan Courtney, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Tim Lucas, Nancy Manno, Cindy Thorsen, Frances O'Neill Zimmerman.

Absent: Devin Burstein, Laura Ducharme-Conboy, Tony Crisafi, David Little, Phil Merten.

1. Welcome and Call To Order: Joe LaCava, Vice President, at 6:03 PM

Swearing in of Incoming Trustee – Bob Collins

Vice President LaCava administered the LJCPA Oath of Office to new Trustee **Bob Collins** who was elected in the Special Election at the August meeting to fill a 3-year term that ends in April 2014.

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/Gabsch, 10-0-1).

In favor: Allen, Bond, Brady, Collins, Costello, Fitzgerald, Gabsch, Lucas, Manno, Thorsen.
 Abstain: LaCava.

3. Meeting Minutes Review and Approval – 2 August Regular Meeting

Approved Motion: Motion to approve Minutes of 2 August Meeting, (Manno/Fitzgerald, 11-0-1).

In favor: Allen, Bond, Brady, Collins, Costello, Fitzgerald, Gabsch, Lucas, Manno, Thorsen, Zimmerman.
 Abstain: LaCava.

4. Elected Officials Report - Information Only

A. San Diego City Council District 2 - Councilmember Kevin Faulconer

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov

Ms. Miles was not present.

B. San Diego City Council District 1 - Councilmember Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

Councilmember Lightner reported that the Children's Pool lifeguard tower construction contract has been let and startup is scheduled this fall; the Children's Pool rope barrier was postponed at the Planning Commission and will be heard in late September at the earliest; she is working with the Save La Jolla Post Office Task Force; action on the Cove stench requires approval from the Coastal Commission and from the Regional Water Quality Control Board, and meetings with those agencies have been scheduled; on Torrey Pines Road improvements, \$1 million is available to remove obstructions on the north sidewalk, the slope stabilization on the south side in the region opposite Little Street will begin late in 2013, and there is a shortfall of \$20 million to proceed with the remainder of the Torrey Pines Road Plan.

5. Non-Agenda Public Comment - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://physicalplanning.ucsd.edu>

Ms. Delouri was not present.

D. FY2014 Capital Improvement Program Budget – CPGs invited to submit recommendations
 There are three training sessions for this process. Trustees wishing to attend should contact Vice President LaCava. LJCPA will take action in October and/or November.

E. Development Services Reorganization

A memorandum from Kelly Broughton, Development Services Department Director, along with a new organization chart was e-mailed earlier to the Trustees.

9. Consent Agenda – Ratify or Reconsider Committee Action

~~Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.~~

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

A. 5628 La Jolla Blvd

PDO Action: Signage and façade colors comply with the PDO 6-0-0.

5628 La Jolla Blvd.- Review signage and façade colors for LJPDO code compliance in LJPDO zone

B. Herringbone Sidewalk Café Permit

DPR ACTION: findings can be made for a Neighborhood Use Permit for a 151 SF sidewalk café for a restaurant at 7837 Herschel Avenue. 7-0-1

7837 Herschel Ave- 151 sq ft sidewalk café permit with railing at 3 ft 6 inches tall and clearances of 8 ft throughout and 3 street trees

C. EC English School

DPR ACTION: Findings can be made a for Site Development Permit and Conditional Use Permit to increase the number of students to 300 and number of employees to 25 for an English language vocational school in the existing building at 1010 Prospect Street. 6-0-2

1010 Prospect Street – SDP and CUP to amend CUP 93-0685 to increase the number of students and employees from English language vocational school in an existing building.

D. Tong Residence EOT

DPR ACTION: to deny the EOT. Findings can not be made for Extensions of Time for Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing Single Dwelling Unit and construct a new 6,796 SF single dwelling unit with attached 3 car garage at 961 La Jolla Rancho Road. 7-0-1

961 La Jolla Rancho Rd. - Extensions of Time for Coastal Development Permit 139245 and Site Development Permit 141335 for Environmentally Sensitive Lands to demolish an existing Single Dwelling

Approved Motion: Motion

To accept the action of the Planned District Ordinance Committee: (A) 5628 La Jolla Blvd: Signage and façade colors comply with the PDO, and forward the recommendation to the City,

To accept the actions of the Development Permit Review Committee: (B) Herringbone Sidewalk Café Permit: findings can be made for a Neighborhood Use Permit for a 151 SF sidewalk café for a restaurant at 7837 Herschel Avenue, (C) EC English School: Findings can be made a for Site Development Permit and Conditional Use Permit to increase the number of students to 300 and number of employees to 25 for an English language vocational school in an existing building at 1010 Prospect Street, and forward the recommendations to the City,

(Collins/Fitzgerald, 11-0-1).

In favor: Allen, Bond, Brady, Collins, Costello, Fitzgerald, Gabsch, Lucas, Manno, Thorsen, Zimmerman.
 Abstain: LaCava.



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Walver Land Use Plan Amendment Other _____

Project Title _____ Project No. For City Use Only _____

EC English - San Diego, Conditional Use Permit 280323

Project Address:
 1010 + 1012 PROSPECT STREET, LANOWA CA 92037

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) 280322
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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? _____ 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):
EC San Diego Language Center

Owner Tenant/Lessee

Street Address: **1012 Prospect St. #200**

City/State/Zip: **La Jolla, CA 92037**

Phone No: **858-456-1212** Fax No: **858-456-1217**

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

Title (type or print):
Director

Signature: *MDelgadillo* Date: **8/19/11**

Corporate/Partnership Name (type or print):
La Jolla UTC Corporation

Owner Tenant/Lessee

Street Address: **PO BOX 3010**

City/State/Zip: **La Mesa CA 91944**

Phone No: **(619) 668-4500** Fax No: **(619) 668-9012**

Name of Corporate Officer/Partner (type or print):
Richard M. Kappman, Receiver

Title (type or print):
Receiver

Signature: *[Signature]* Date: **5/7/12**

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:

City of San Diego
Permit Intake
CATHERINE MEYER
MS 501

LA JOLLA PLANNED DISTRICT AND SPECIAL USE PERMIT NO. 93-0685
(AMENDMENT TO PERMIT NO. 91-0850)
PLANNING DIRECTOR

This La Jolla Planned District Permit is granted by the Planning Director of the City of San Diego to INTERNATIONAL CENTER FOR AMERICAN ENGLISH, Owner/Permittee, pursuant to Section 103.1201 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to expand the existing center from 3,900 square feet to 6,200 square feet in an existing 11,560-square-foot office building, located at 1012 Prospect Street, described as a portion of Lots 27, 32, and 33, Block 57 of Map 804 in the 1A Zone of the La Jolla Planned District.

2. The facility shall consist of the following:

- a. Tenant Improvements of 2,300 square feet, for a total of 6,200 square feet in an existing 11,560-square-foot office building;
- b. A maximum of 65 students and 10 staff will be permitted on site;
- c. Thirty-two (32) Off-street parking spaces;
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than thirty-two (32) off-street parking spaces shall be maintained on the property as shown on Exhibit "A," dated March 30, 1994, on file in the office of the Planning Department. The Permittee shall maintain the parking lease agreements dated October 15, 1991 and June 7, 1993 and attached as Exhibit B. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. The Center shall operate only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday.

5. No permit for the construction of tenant improvements shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The permit is recorded in the office of the County Recorder.

NOTE: PLEASE RECORD AS RESTRICTION ON USE OR DEVELOPMENT OF REAL PROPERTY AFFECTING THE TITLE TO OR POSSESSION THEREOF.

ORIGINAL

6. This permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 103.1201 of the Municipal Code. Any such extension must meet all Municipal Code and ~~La Jolla Planned District Ordinance requirements and applicable~~ guidelines in effect at the time the extension is considered.

7. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

8. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; and
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

9. This permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

10. This permit is a covenant running with the land and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

Passed and adopted by the Planning Director of the City of San Diego on March 30, 1994.

ORIGINAL