



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 26, 2008 **REPORT NO. PC-08-148**

ATTENTION: Planning Commission, Agenda of December 4, 2008

SUBJECT: CASA SAN JUAN; PROJECT NO. 144489
PROCESS FOUR

REFERENCE: Conditional Use Permit No. 85-0732 (Attachment 8)
Conditional Use Permit No. 96-7352 (Attachment 9)
Staff Report No. 86-035 (Attachment 10)

**OWNER/
APPLICANT:** Roman Catholic Bishop of San Diego/
Catholic Charities Diocese of San Diego

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit (CUP) to allow the continued operation of an existing residential care facility located at 4047 Normal Street, in the Uptown Community Plan area?

Staff Recommendation:

Approve Conditional Use Permit No. 505770

Community Planning Group Recommendation: On November 12, 2008, the Uptown Community Planning Group voted 15-0 to recommend approval of the project with no conditions.

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination was made on September 19, 2008, and the opportunity to appeal that determination ended October 3, 2008.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Uptown Community Plan designates the 0.36-acre site for High Residential at a rate of 44 to 73 dwelling units per acre, or 16 to 26 dwelling units allowed on site. The proposed project consisting of an operating residential care facility containing 13 bedrooms would be located within an existing two-story residential structure and would not result in the loss of any existing housing units.

BACKGROUND

The 0.36-acre project site is located at 4047 Normal Street, on the east side of Normal Street, between Polk Avenue and Lincoln Avenue (Attachment 1), in the MR-800B Zone of the Mid-City Communities Planned District, the FAA Part 77 Noticing Area, the Transit Area Overlay Zone and the Residential Tandem Parking Overlay Zone, within the Uptown Community Plan area. The Uptown Community Plan designates the site for multi-family residential development at a rate of 44-73 dwelling units per acre, or 16-26 dwelling units allowed on this site. The MR-800B zone would allow one dwelling unit per 800 square feet of lot area, or 20 dwelling units allowed on this site. The project site is bordered by a mix of multi-family residential and commercial uses to the east and west and multi-family development to the north and south.

The site is developed with an approximately 5,743-square-foot, two-story structure that was built in 1962 as a convent for St. John the Evangelist Parish of the San Diego Diocese. The site includes 12 off-street parking spaces which are accessed from the alley at the rear of the property, a paved recreation/playground area and lawn/landscaped areas (Attachment 5). The project site has operated as a residential care facility for the last 22 years. On January 16, 1986, the Planning Commission approved CUP No. 85-0732 (Attachment 9) to allow the operation of a 35-person residential care facility on the subject site. On August 6, 1997, the City Manager approved CUP No. 96-7352 (Attachment 10) which allowed the continued operation of the residential care facility with a 40-person maximum; that CUP expired on August 20, 2007.

DISCUSSION

Project Description:

The applicant is requesting the approval of a 10-year CUP to allow the continued operation of the residential care facility. No additional expansion or intensification of this facility is proposed with this permit. Section 141.0312 of the Municipal Code allows the operation of a residential care facility for 13 or more residents with the approval of a Process Four Conditional Use Permit.

This facility is owned the Catholic Charities Diocese of San Diego and is contracted with the U.S. Marshal's Service to provide short-term housing for women and children being held as material witnesses in alien smuggling cases. The applicant has indicated that none of the individuals housed in their facility are being charged with a crime and the average length of stay is two to three weeks. The residents leave the facility when they are no longer needed for their case or when they are released on bond to reside with friends or family for the duration of the case. The facility is operated by six staff members and 24-hour supervision of the residents is provided. The facility has been utilized in this manner since July 1982.

Section 141.0312 of the Municipal Code, *Separately Regulated Use Regulations*, requires that residential care facilities such as this provide a minimum of 70 square feet of sleeping area per resident, not including closet or storage space, multipurpose rooms, bathrooms, dining rooms, and halls. The facility as configured provides 42.12 square feet of sleeping area for each of the 35 residents. The configuration and utilization of this facility has not changed since the original CUP approval in 1986 and the applicant asserts that the facility adequately meets the needs of its users.

The applicant has reduced the maximum number of residents from 40 under the previously approved CUP to 35 to help increase the amount of sleeping area square footage per resident. The facility also provides 121.16 square feet of living area per resident that is not included in the sleeping area calculation. Additionally, the site includes approximately 4,000 square feet of fenced, outdoor recreation and playground area on the south side of the property. City staff considers the sleeping area provided to be previously conforming based on the existing and previously permitted use and is supportive of the facility as configured.

The current parking requirements for residential care facilities require one space per employee and one space for every seven beds. The facility has six employees and 35 beds, which equals 11 required parking spaces for this project. The existing 12 off-street parking spaces provided meets the current requirements.

Community Plan Analysis:

The Uptown Community Plan designates the 0.36-acre site for High Residential at a rate of 44-73 dwelling units per acre. Although the community plan does not provide specific recommendations for the application of Conditional Use Permits for residential care facilities, one of the objectives of the Residential Element is to develop adequate housing for those with special needs such as the elderly, handicapped persons, those who need nursing care, low income and homeless persons.

The project proposes to provide temporary housing for undocumented aliens within an existing two-story housing structure and therefore, would not adversely impact the goals, objectives, or recommendations in the community plan. Additionally, the proposed project would implement objectives in the Transportation Element of the community plan for providing adequate off-street parking facilities by providing 12 parking spaces where 11 are required.

Conclusion:

Staff is supportive of the Conditional Use Permit request, which would allow the continued operation of this 35-bed residential care facility. No expansion of the development or intensification of the use is proposed and the project has been conditioned to comply with all applicable regulations.


ALTERNATIVES

1. **Approve Conditional Use Permit No. 505770, with modifications.**
2. **Deny Conditional Use Permit No. 505770, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

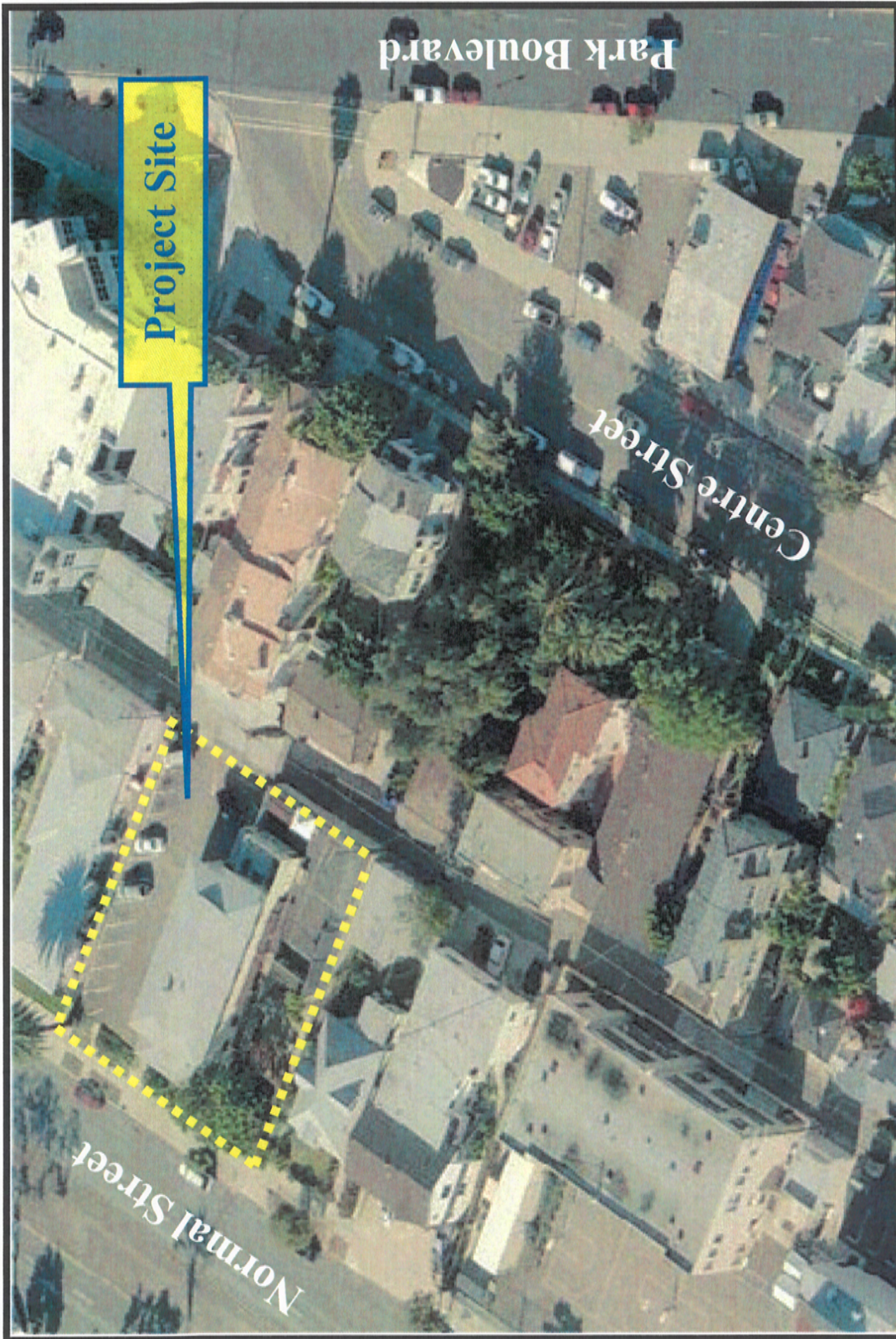


Paul Godwin
Project Manager
Development Services Department

WESTLAKE/PBG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Conditional Use Permit No. 85-0732
9. Conditional Use Permit No. 96-7352
10. Original CUP Staff Report No. 86-035
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Existing Site Photos

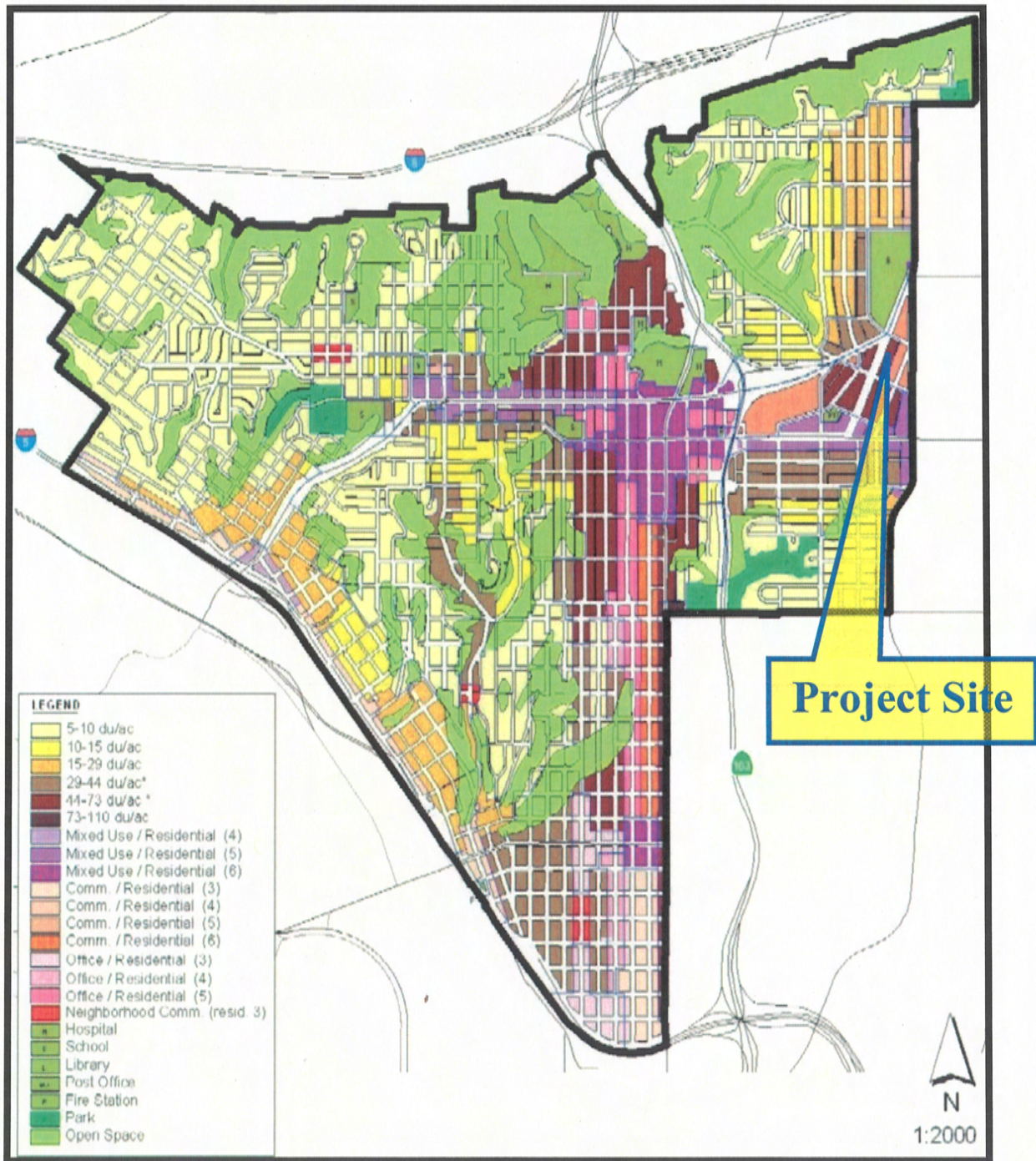


Aerial Photo

CASA SAN JUAN - 4047 NORMAL STREET

PROJECT NO. 144489





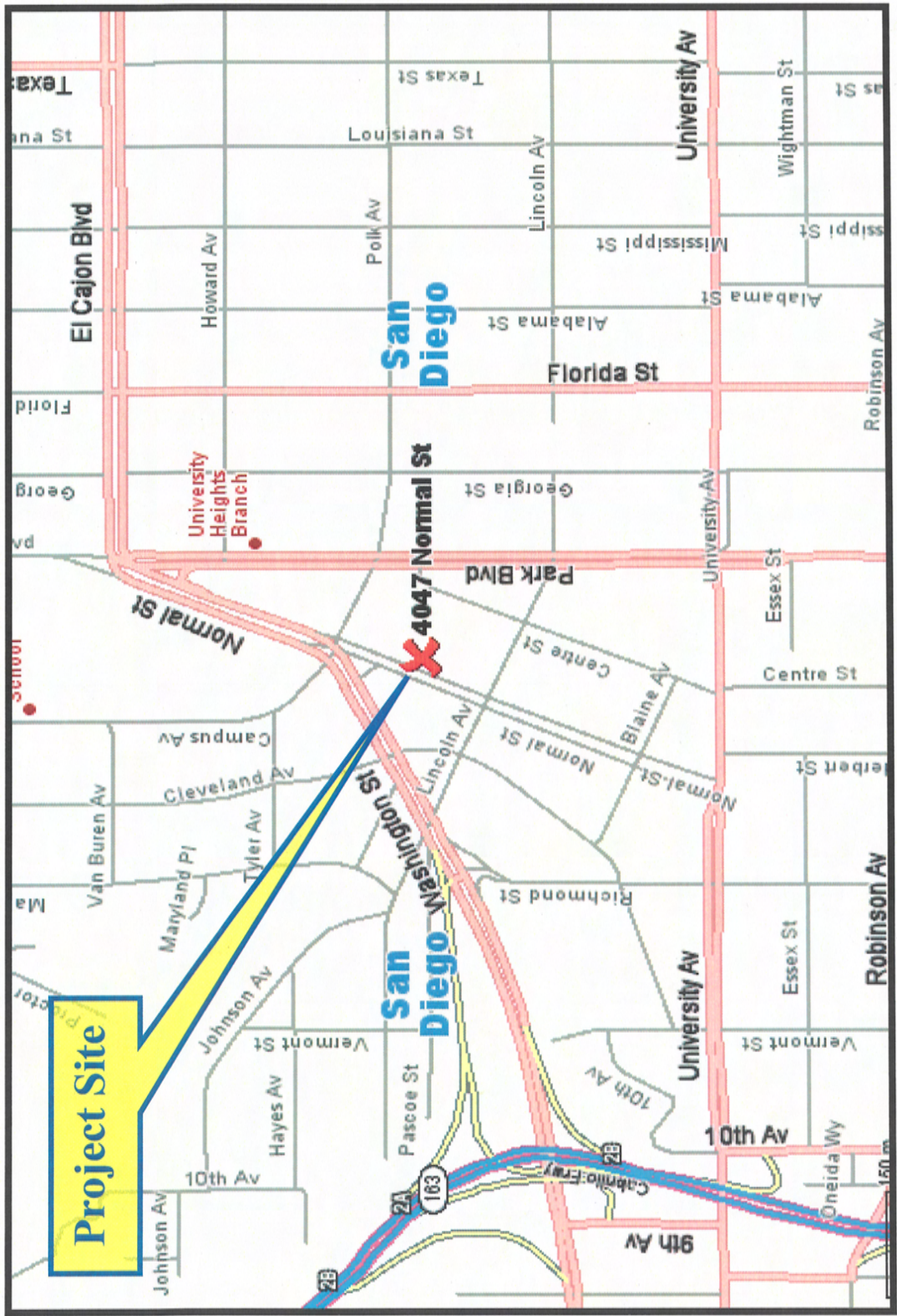
Community Plan Land Use Map

CASA SAN JUAN – 4047 NORMAL STREET

PROJECT NO. 144489 – Uptown

North





Project Location Map

CASA SAN JUAN – 4047 NORMAL STREET
PROJECT NO. 144489



PROJECT DATA SHEET

PROJECT NAME:	Casa San Juan
PROJECT DESCRIPTION:	Conditional Use Permit to allow the continued operation of an existing residential care facility. No construction or enlargements proposed.
COMMUNITY PLAN:	Uptown
DISCRETIONARY ACTIONS:	Conditional Use Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential (Allows residential development up to 73 dwelling units per acre)

ZONING INFORMATION:

ZONE: MR-800B: (A multi-unit residential zone that permits 1 dwelling unit for each 800 square-feet of lot area)

HEIGHT LIMIT: 50-foot maximum height limit

LOT SIZE: 6,000 square-foot minimum lot size

FLOOR AREA RATIO: 1.25 maximum

FRONT SETBACK: 10 feet

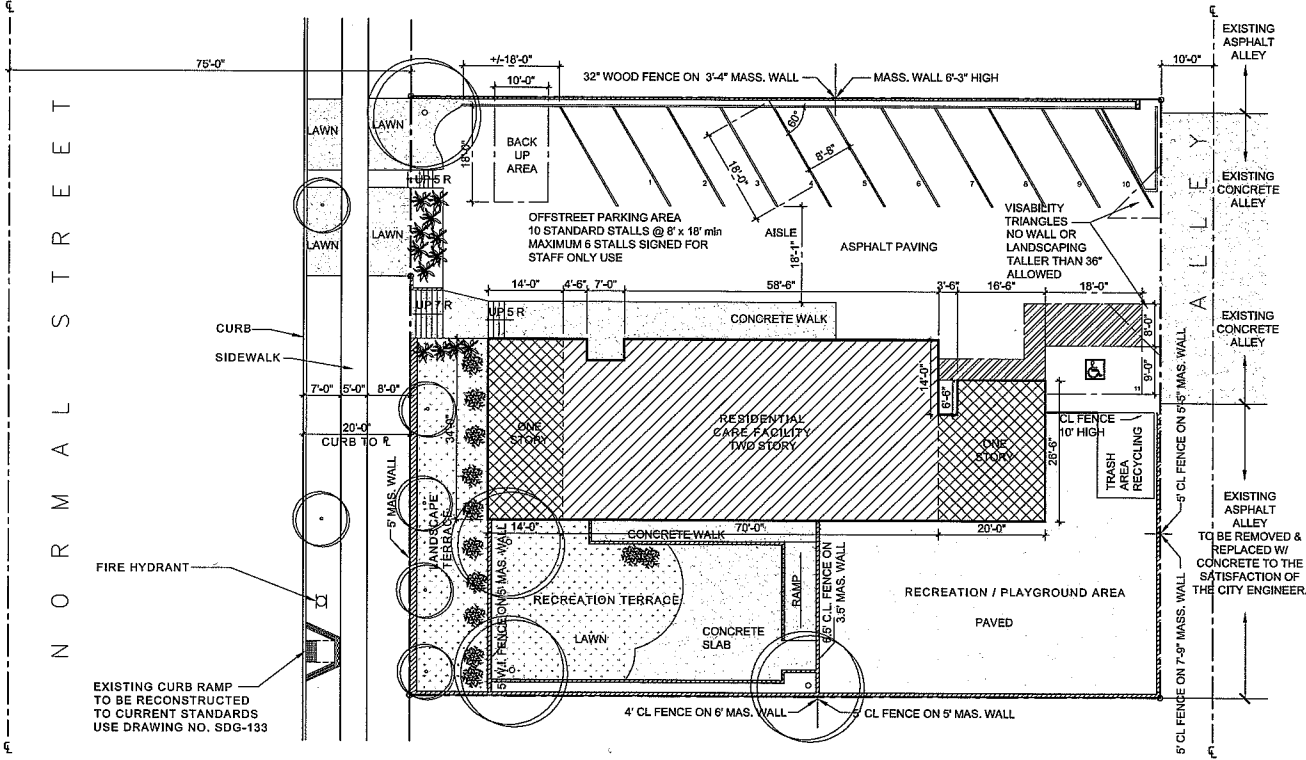
SIDE SETBACK: 6 feet

STREETSIDE SETBACK: 6 feet

REAR SETBACK: 1 foot

PARKING: 11 parking spaces required

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; MR-800B	Multi-Family Residential
SOUTH:	Multi-Family Residential; MR-800B	Multi-Family Residential
EAST:	Commercial/Residential; CL-2	Multi-Family Residential
WEST:	Multi-Family Residential; MR-800B	Commercial & Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 12, 2008, the Uptown Community Planning Group voted ?? to recommend approval of the project with no conditions.	



SITE PLAN
SCALE: 1/16"=1'-0"

PROJECT TEAM

ARCHITECT

PUBLIC
4441 PARK BOULEVARD
SAN DIEGO, CA 92116
(619) 682-4083
(619) 682-4084 fax

OWNER:

CATHOLIC CHARITY
CASA DE SAN JUAN
4047 NORMAL STREET
349 CEDAR STREET
SAN DIEGO, CA 92101
619-296-7459

PUBLIC

Architecture • Planning

4441 Park Blvd.
San Diego, CA 92116
619.682.4083
619.682.4084 fax
www.publicdigital.com

All drawings and specifications are property of the architect and shall not be reproduced in any manner without express written permission from PUBLIC.

PROJECT INFORMATION

PROJECT DESCRIPTION:

NO WORK PROPOSED

REQUIRED PERMIT:

C.U.P. RENEWEL

SCOPE OF WORK:

EXISTING CONDITIONS REPORT

LEGAL DESCRIPTION:

PARCELS 7 AND 8 OF BLOCK 179 UNIVERSITY HEIGHTS D'HEMECOURT AMENDED MAP

APN:

445-491-08

SITE ADDRESS:

4047 NORMAL STREET
SAN DIEGO, CA 92101

CONSTRUCTION TYPE:

TYPE V-B (SPRINKLERED)

OCCUPANCY:

I-1

EXISTING & PROPOSED USES:

RESIDENTIAL CARE FACILITY

ZONE:

MID CITIES
MCCPD MR-800B
1 UNIT PER 800 SF

SOIL CONDITION:

UNDISTURBED

SETBACKS:

FRONT

10'-0"

SIDE

6'-0"

REAR

1'-0" W / ALLEY

HEIGHT LIMIT:

50'-0"

NO. OF STORIES:

2

LOT SIZE:

15,750 sf

MAX. F.A.R. :

1.25

PROJECT F.A.R. :

0.36

ALLOWABLE SQ. FT. BASED ON F.A.R.

19,687.5 sf

FLOOR AREA:

FIRST FLOOR

3,363 sf

SECOND FLOOR

2,380 sf

TOTAL PROJECT FOR F.A.R.

5,743 sf

PARKING:

REQUIRED PER PREVIOUS CUP

9

REQUIRED PER CURRENT SDMC

6 STAFF @ 1/1 STAFF

6

Max 35 beds @ 1/7 beds

5

PARKING PROVIDED

10 Standard

1 HC Van

VICINITY MAP

DATE:

06.11.08

PHASE:

ISSUED FOR:

REVISIONS:

08.18.08

plan check corrections

09.22.08

plan check corrections

SCALE

1/16" = 1'-0"

JOB #

SHEET

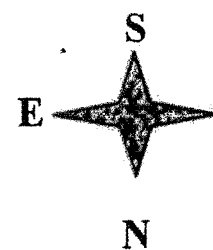
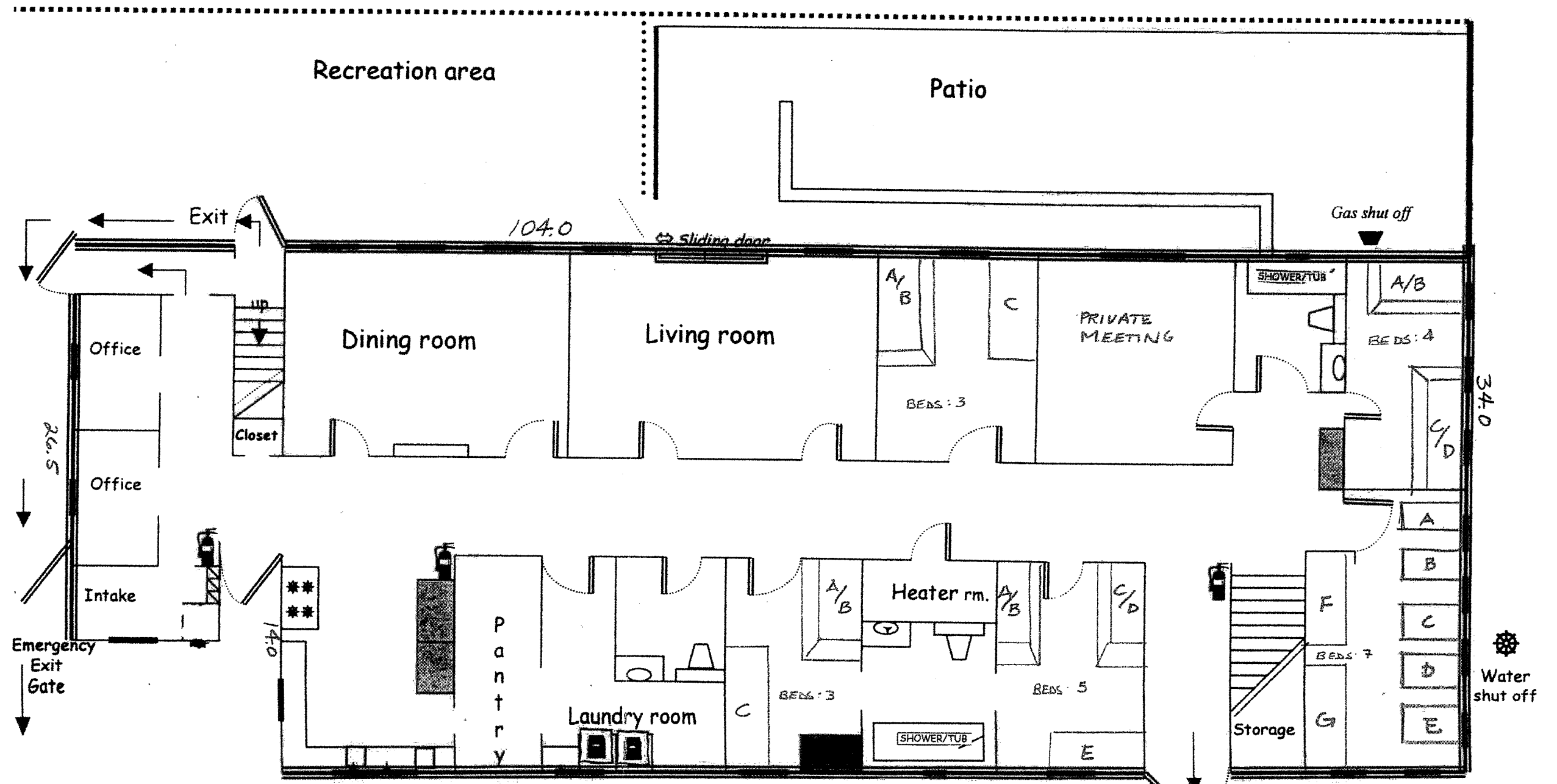
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NORTH

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RESIDENTIAL CARE FACILITY
Client: CATHOLIC CHARITY CASA DE SAN JUAN
San Diego, California 92101

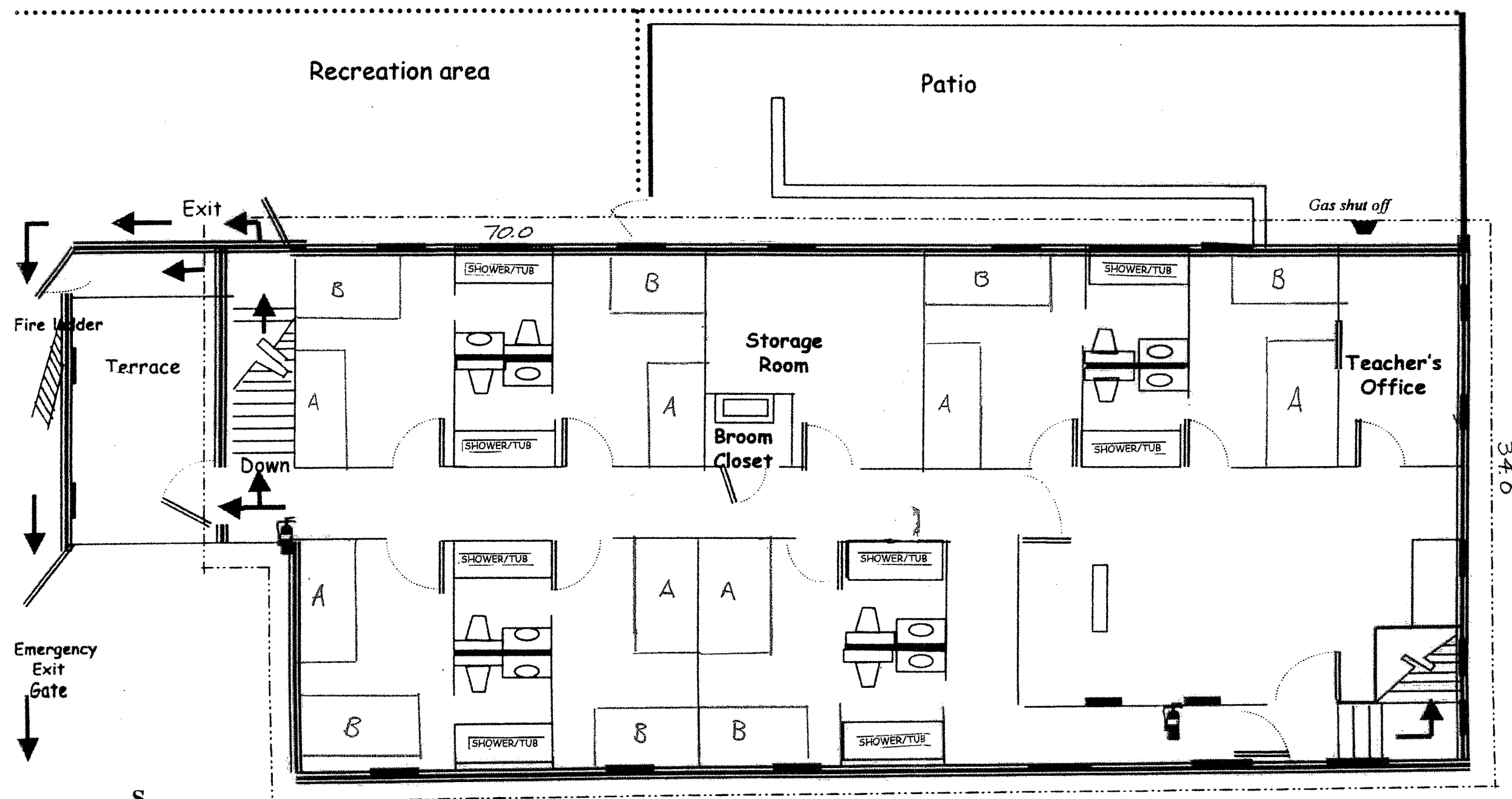
Casa de San Juan First Story Floor Plan



Parking lot

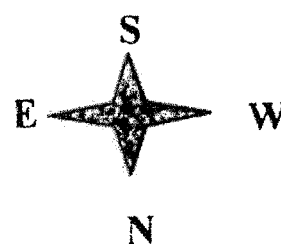
1st FLOOR: TOTAL BEDS = 22
BATH W TUB = 2
BATH W/O TUB = 1

Casa de San Juan Second Story Floor Plan



2nd story = 7 rooms @ 2 beds each
total beds = 14

BATH W/ TUB = 8



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-8915

CONDITIONAL USE PERMIT NO. 505770
CASA SAN JUAN - PROJECT NO. 144489
PLANNING COMMISSION

This Conditional Use Permit No. 505770 is granted by the Planning Commission of the City of San Diego to the Roman Catholic Bishop of San Diego, Owner, and Catholic Charities Diocese of San Diego, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0312. The 0.36-acre site is located at 4047 Normal Street, in the MR-800B Zone of the Mid-City Communities Planned District, the FAA Part 77 Noticing Area, the Transit Area Overlay Zone and the Residential Tandem Parking Overlay Zone, within the Uptown Community Plan area. The project site is legally described as Parcels 7 and 8 of Block 179, University Heights, according to the amended Map by G.A. D'Hemecourt.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow the continued operation of a 35-bed residential care facility for undocumented aliens, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2008, on file in the Development Services Department.

The project shall include:

- a. An existing two-story, 5,743-square-foot building operating as a residential care facility with a maximum of 35 residents;
- b. Existing landscaped and outdoor recreation areas;
- c. Off-street parking;
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 4, 2028.
3. The conditions listed in the previously approved CUP No. 96-7352, approved August 6, 1997, still apply unless otherwise noted in this permit, to the satisfaction of the Development Services Department.
4. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
6. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

10. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

12. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

13. Prior to the recordation of the permit, the applicant shall provide documentation to the Development Services project manager that the curb ramp near the fire hydrant on Normal Street has been reconstructed to current standards, and the asphalt portion of the alley has been replaced with concrete, full width along the appropriate property frontage, all satisfactory to the City Engineer. If this work is not completed within 90 days of the public hearing approval of the permits, the approval of the CUP shall be rescinded.

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
15. All 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.
16. Twenty-four hour staff supervision of the residents shall be provided at all times.

TRANSPORTATION REQUIREMENTS

17. No fewer than 11 off-street parking spaces, including one van disabled accessible space, shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.
18. No more than six parking spaces shall be clearly identified as staff parking, satisfactory to the City Manager.
19. The maximum number of residents at any given time shall not exceed 35.

LANDSCAPE REQUIREMENTS

20. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
22. The Permittee or Subsequent Owner shall be responsible for the long-term maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 4, 2008, Resolution No. ??.

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
TITLE: 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.**

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 505770
CASA SAN JUAN - PROJECT NO. 144489

WHEREAS, the ROMAN CATHOLIC BISHOP OF SAN DIEGO, Owner, and the CATHOLIC CHARITIES DIOCESE OF SAN DIEGO, Permittee, filed an application with the City of San Diego for a permit to allow the continued operation of a 35-bed residential care facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 505770, on portions of a 0.36-acre site;

WHEREAS, the project site is located at 4047 Normal Street, in the MR-800B Zone of the Mid-City Communities Planned District, the FAA Part 77 Noticing Area, the Transit Area Overlay Zone and the Residential Tandem Parking Overlay Zone, within the Uptown Community Plan area;

WHEREAS, the project site is legally described as Parcels 7 and 8 of Block 179, University Heights, according to the amended Map by G.A. D'Hemecourt;

WHEREAS, on December 4, 2008, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 505770 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 4, 2008.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

Approval of the requested Conditional Use Permit would allow the continued operation of a 35-bed residential care facility on a 0.36-acre project site is located at 4047 Normal Street, in the MR-800B Zone of the Mid-City Communities Planned District, within the Uptown Community Plan area.

The Uptown Community Plan designates the site for multi-family residential development at a rate of 44-73 dwelling units per acre, or 16-26 dwelling units allowed on this site. The continued operation of the site as a residential care facility in a multi-family neighborhood is consistent with the community plan land use designation. No additional development or intensification of the use is proposed with the current request. Therefore, the proposed project would not adversely affect the Uptown land use plan.

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

Approval of the requested Conditional Use Permit would allow the continued operation of a 35-bed residential care facility on a 0.36-acre project site is located at 4047 Normal Street, in the MR-800B Zone of the Mid-City Communities Planned District, within the Uptown Community Plan area.

This project was determined to be exempt from review under the California Environmental Quality Act (CEQA), as an existing facility. Although no additional development or intensification of the use is proposed with the current request, any future expansion would require the applicant to obtain the appropriate permits and comply with the applicable regulations, including building and safety codes. The existing facility provides short-term housing for women and children being held as material witnesses in alien smuggling cases and none of the individuals housed in their facility are being charged with a crime. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

Approval of the requested Conditional Use Permit would allow the continued operation of a 35-bed residential care facility on a 0.36-acre project site is located at 4047 Normal Street, in the MR-800B Zone of the Mid-City Communities Planned District, within the Uptown Community Plan area.

No additional development or intensification of the use is proposed with the current request. The existing residential care facility complies with all current regulations for square footage and parking. The facility does not meet the current requirement for sleeping area square footage, however, staff considers the project to be previously conforming for this standard. No deviation or variance requests are included in this action. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

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

Approval of the requested Conditional Use Permit would allow the continued operation of a 35-bed residential care facility on a 0.36-acre project site is located at 4047 Normal Street, in the MR-800B Zone of the Mid-City Communities Planned District, within the Uptown Community Plan area.

Both the Uptown Community Plan and the MR-800B Zone allow multi-family residential development on the project site. The continued operation of a residential care facility at the project site is consistent and compatible with the surrounding residential and commercial land uses. The building was constructed in 1960 as a convent. The existing care facility has operated in this location since 1982 and includes adequate off-street parking, outdoor recreation areas and existing landscaping. Therefore, the proposed use is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 505770 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 505770, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: December 4, 2008

Job Order No. 42-8915

cc: Legislative Recorder, Planning Department

CUP NO. 85-0732

Page 1 of 5

CONDITIONAL USE PERMIT NO. 85-0732
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of The City of San Diego to Diocese of San Diego Education and Welfare Corporation, a California corporation, Owner/Permittee, under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to operate a residential care facility located on the east side of Normal Street (4047) between Polk and Lincoln Avenues, described as Portions of Lots 9 and 10 and all of Lots 11 and 12 and the north one-half of Lot 13, Block 179 of University Heights, Amended Map by G.A. d'Hemecourt, Block 8, Page 36, et seq., of Lis Pendens, in the R-600.
2. The facility shall consist of the following:
 - a. An existing two-story structure as a residential care facility;
 - b. Off-street parking; and
 - c. Accessory uses as may be determined incidental and approved by the Planning Director.
3. No fewer than 9 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated January 16, 1986, on file in the office of the Planning Department. 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. No permit for operation of any facility 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 Conditional Use Permit is recorded in the office of the County Recorder.
5. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit

CUP NO. 85-0732

Page 2 of 5

"A," dated January 16, 1986, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated January 16, 1986, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

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

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

- a. Authorized by the Planning Commission; or
- 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.

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

11. This Conditional Use Permit is a covenant running with the lands 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.

12. The maximum number of residents at any given time shall not exceed thirty-five (35).

13. Twenty-four-hour supervision of the residents shall be provided for at all times.

14. This Conditional Use Permit is subject to a one-year trial basis and shall expire on January 16, 1987. An extension of time may be granted by the Planning Commission upon recommendation of the Planning Director.

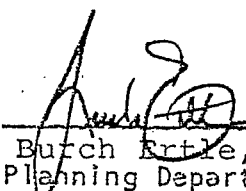
CUP NO. 85-0732

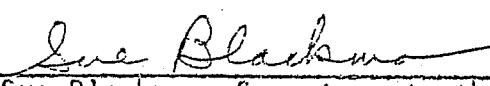
Page 3 of 5

15. Within 90 days of the Planning Commission decision, the yard area of the existing single-family residence shall be cleaned up, and new plant material in the form of a hedge or a solid fence shall be placed on the common property line between the residential structure and the proposed parking area to the satisfaction of the Planning Director.

Passed and Adopted by the Planning Commission of The City of San Diego on January 16, 1986.

AUTHENTICATED BY:


Burch Ertle, Senior Planner
Planning Department


Sue Blackman, Secretary to the
Planning Commission

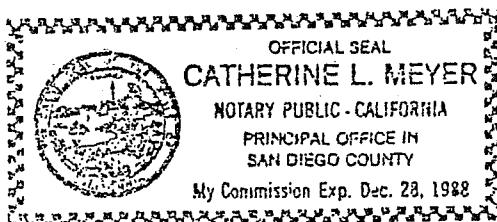
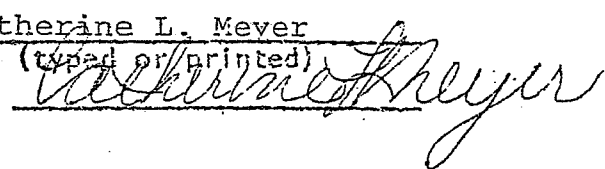
State of California,)
County of San Diego.) SS.

On this 19th day of Feb, in the year 1986
before me, Catherine L. Meyer, a Notary Public
in and for said county and state, personally appeared Burch Ertle,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Senior
Planner of The City of San Diego Planning Department, and SUE BLACKMAN,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person who executed this instrument as Secretary
to the Planning Commission of The City of San Diego, and acknowledged
to me that The City of San Diego executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in
the County of San Diego, State of California, the day and year in this
certificate first above written.

NOTARY STAMP

Name Catherine L. Meyer
(typed or printed)

Signature 

L.S.

PLANNING COMMISSION RESOLUTION NO. 6076

GRANTING CONDITIONAL USE PERMIT NO. 85-0732


WHEREAS, DIOCESE OF SAN DIEGO EDUCATION AND WELFARE CORPORATION, a California corporation, Owner/Permittee, filed an application for a conditional use permit to operate a residential-care facility located on the east side of Normal Street, between Polk and Lincoln Avenues, described as Portions of Lots 9 and 10 and all of Lots 11 and 12, and the north one-half of Lot 13, Block 179 of University Heights, Amended Map by G. A. d'Hemecourt, Block 8, Page 36, et seq., of Lis Pendens, in the R-600 zone; and

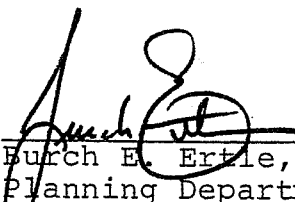
WHEREAS, on January 16, 1986, the Planning Commission of The City of San Diego considered Conditional Use Permit No. 85-0732, pursuant to Section 101.0506 of the Municipal Code of The City of San Diego, received documentary, written and oral testimony for consideration and heard from all interested parties present at the public hearing; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of The City of San Diego as follows:

1. That the Planning Commission adopts those written findings set forth in Planning Report No. 86-035, dated January 10, 1986; a copy of said findings is attached hereto and by this reference incorporated herein; and
2. That said findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 85-0732 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in the permit, a copy of which is attached hereto and made a part hereof.


Sue Blackman, Secretary to
the Planning Commission


Burch E. Ertle, Senior Planner
Planning Department

PLANNING COMMISSION RESOLUTION NO. 6076
CONDITIONAL USE PERMIT 85-0732
Page 2

FINDINGS

1. The proposed use has been in operation for three and one-half (3½) years without incident, thus establishing that the subject residential-care facility will not adversely affect the neighborhood, the General Plan or the community plan and will not be detrimental to the health, safety and general welfare of persons residing or working in the area.
2. The proposed use will comply with all the relevant regulations in the Municipal Code as regulated by Conditional Use Permit No. 85-0732.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 96-7352
CASA DE SAN JUAN
CITY MANAGER

This Permit, is granted by the City Manager of the City of San Diego to the CATHOLIC DIOCESE, Owner and CATHOLIC CHARITIES, Permittee pursuant to Section 101.0581 of the Municipal Code of the City of San Diego on a .36-acre site. The project site is located at 4047 Normal Street in the MR-800B Zone of the Uptown Community Plan Area. The project site is legally described as Lots 9-12, Block 179, University Heights Subdivision.

1. Subject to the terms and conditions set forth in this permit, permission is granted to Owner and permittee to operate a 40 bed residential care facility for undocumented aliens described herein as identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated August 6, 1997 on file in the Office of Development Services. The facility shall include:

- a. An existing two-story, 5,743-square-foot building;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Off-street parking facilities; and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

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 Permittee signs and returns the permit to Development Services; and
- b. The permit is recorded in the office of the San Diego County Recorder.

3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property 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 in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to; the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)

7. The applicant shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the

alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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 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.

9. This Conditional Use Permit and corresponding use of this site shall expire on August 20, 2007. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.

10. Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decisionmaker at that time.

11. No fewer than nine off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A,". Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

12. There shall be compliance with the regulations of the underlying zone(s) unless a deviation to a specific regulation(s) is approved as a provision of this permit. Where there is a conflict between a provision of this permit (including exhibits) and a regulation of the underlying zone, the regulation shall prevail unless the provision was specifically approved as part of this permit.

13. 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.

14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
15. Twenty-four hour staff supervision of the residence shall be provided at all times.
16. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
17. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
18. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.
19. Prior to issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated August 6, 1997, on file in the Office of Development Services. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.
20. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.
21. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the *Landscape Technical Manual*.
22. Prior to the issuance of any building permits, the applicant shall:
 - a. Provide building address numbers visible and legible from street or road fronting property or a directory (UFC 901.44).

- b. Show location of all fire hydrants on plot to conform to Fire Department Policy #F-85-1 (UFC 903.2).
23. This development may be subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.
24. This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Development Services Manager.
25. This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.
27. Prior to the issuance of any building permits, the applicant shall assure by permit and bond:
- a. The replacement of the seven-foot-wide portion of the sidewalk adjacent to the curb along the entire property frontage of Normal Street;
 - b. The replacement of the asphalt portion of the alley with full width concrete; and
 - c. The closure and restoration to full height curb, gutter and sidewalk of the existing curb cut on Normal Street, all satisfactory to the City Engineer.

APPROVED by the City Manager of the City of San Diego on August 6, 1997.

I:\ALL\WPO\HOOPER\967352.CUP

CITY MANAGER
RESOLUTION NO.
GRANTING CONDITIONAL USE PERMIT NO. 96-7352
CASA DE SAN JUAN

WHEREAS, on February 21, 1997, CATHOLIC CHARITIES, Owner/Permittee, filed an application for a Conditional Use Permit to construct and operate an existing 40-bed residential care facility located at 4047 Normal Street, described as Lots 9-12, Block No. 179, University Heights Subdivision, in the MR-300B Zone; and

WHEREAS, on August 6, 1997, the City Manager of the City of San Diego considered Conditional Use Permit No. 96-7352, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

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

1. That the City Manager adopted the following written Findings, dated August 6, 1997:

- A. THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD, THE GENERAL PLAN, OR THE COMMUNITY PLAN, AND, IF CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA; AND

The proposed use is consistent with the City of San Diego General Plan and the Uptown Community Plan. The proposed residential care facility has operated in the existing two-story structure since 1985 and has been a harmonious element of the surrounding mixed-use neighborhood. Permit conditions have been included in C.U.P. 96-7352 that will ensure the continued co-existence in the community.

- B. THE PROPOSED USE, WILL COMPLY WITH ALL THE RELEVANT REGULATIONS IN THIS CODE.

The proposed facility complies with Section 101.0581 (Residential Care Facilities) of the City of San Diego Municipal Code. The existing structure complies with the development regulations of the Mid-City Planned District Ordinance as well as other relevant code requirements.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the City Manager, Conditional Use Permit No. 96-7352 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 96-7352, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Senior Planner

Adopted on: August 6, 1997

DATE ISSUED: January 10, 1986 REPORT NO. 86-035

ATTENTION: Planning Commission, Agenda of January 16, 1986,
Item No. 5.

SUBJECT: CONDITIONAL USE PERMIT NO. 85-0732; A REQUEST TO
OPERATE A RESIDENTIAL CARE FACILITY - "CASA DE SAN
JUAN".

DESCRIPTION: Located at 4047 Normal Street between Polk and
Lincoln Avenues; Lots 9 thru 12 and the north
one-half of Lot 13, Block 179 of University
Heights, Amended Map by G.A. d'Hemecourt, Block 8,
Page 36, et sec., of Lis Pendens.
Applicant/Property Owner: Roman Catholic Bishop of
San Diego, a Corporation. Uptown Community
Planning Area.

SUMMARY:

Issue - Is the proposed residential care facility compatible
with the established neighborhood?

Department Recommendation -

1. CERTIFY the Negative Declaration, EQD File No. 85-0732,
which has been prepared for the subject project.
2. APPROVE the CUP request subject to one (1) year trial
trial basis.

Other Recommendations - The Uptown Planners, the local
community planning group, have not responded to the referral
concerning the subject CUP request.

Fiscal Impact - None.

Environmental Impact - Based upon Environmental Report, EQD
No. 85-0732, the proposed project will not have a significant
effect on the environment.

BACKGROUND:

The project proposal is a conditional use permit request for the operation of a residential care facility. The project site is located at 4047 Normal Street in the R-600 zone. The Uptown Community Plan designates the subject property for medium high density residential (45 - 74 du/ac) use.

The proposed residential care facility is a two-story building constructed in 1962 as a convent for St. John the Evangelist parish of the San Diego Diocese. The purpose of the facility is to provide temporary room and board for undocumented persons under a contractual agreement with the Office of the U.S. Marshall, to be operated by the Catholic Community Services Organization of the Roman Catholic Diocese of San Diego. The residents, awaiting court appearance in Federal cases will be assigned to the facility by the U.S. Marshal. They will not have been charged with any criminal offense and will be appearing in court as witnesses for the U.S. Government. The residents will be adolescent males, ages 13-17, with some older females with children. The maximum number of residents proposed is thirty-five (35) and the typical length of stay is two (2) weeks.

Twenty-four hour supervision is provided by the staff. Residents are kept occupied with structured classes, recreation, receive meals, medical care and are given access to legal services. Six (6) staff members will operate the facility during peak daylight hours, with four (4) staff members in place during evening and night time hours. No staff member will live or sleep at the facility. Workers performing office duties will ordinarily observe 9:00 a.m. to 5:00 p.m. hours.

It should be noted for the record that this proposal has actually been in operation since July of 1982. In addition, according to the applicant, during this three and one-half year time period, approximately 1,928 individuals have temporarily stayed at the Case De San Juan facility; of this total approximately 18 residents have run away. In light of the fact that the facility has only an alarm system (doors are not locked and no bars on the windows) providing the sole control mechanism, it is apparent that potentially troublesome individuals have not been assigned to this facility.

The two-story wood frame/stucco building (2380 square feet - first floor and 3363 square feet - second floor) contains 13 bedrooms of various sizes and 10 bathrooms with a living room on each floor. The administrative office, laundry room and kitchen are located on the first floor. A 10 foot high fence encloses the common outdoor areas (See Attachment No. 2).

Vehicular access to the project site is via the alley, with nine off-street parking spaces being proposed.

Included as part of this permit request is an existing single-family residence on a 2,574 square foot portion of the site. By virtue of the fact that the residence physically crosses a common property line, Lots "A" and "B" (See Attachment No. 3) are merged. Although, this property is owned by the Diocese, conditions of sale included an estate for life. The only realistic development potential for the residence is in association with the remaining Diocese property. At some future date, an amendment will have to be processed in order to actively integrate this single-family residence into the proposed residential care facility operation or to change its use to something other than residential.

ANALYSIS:

Although the existing Diocese building is not out of character with the established neighborhood, given the controlled environment of the proposed facility, the most important issue relating to this CUP request is one of land use compatibility. The applicant conducted a survey of existing land uses within the immediate area. The land use survey demonstrated that this particular area has a spectrum of uses which ranges from single-family residences to commercial uses (see Attachment No. 3).

Immediately to the north of the subject property is multi-unit residential development. South of the project site is a single-family residence, an apartment building, and a private school (Aseltine School). Directly in front of the proposed facility site, across Normal Street (130-foot right-of-way) is a veterinarian office and multi-family residential development. To the east, a 20-foot-wide alley is located to the rear (east) of the subject site is single- and multi-family residential developments.

Based upon the diversity demonstrated by the preceding land use survey, the Planning Department believes the findings of approval by the Planning Commission can be made:

- a. The proposed use has been in operation for three and one-half (3 1/2) years without incident, thus establishing that the subject residential care facility will not adversely affect the neighborhood, the General Plan or the Community Plan, and will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and

- b. The proposed use will comply with all the relevant regulations in the Municipal Code as regulated by Conditional Use Permit No. 85-0732.

RECOMMENDATION

The Planning Department recommends APPROVAL of the CUP request subject to a one (1) year trial basis.



Lee Okeson
Deputy Director

RODRIGUEZ:(236-6464):sml

- ATTACHMENTS:
1. Location Map
 2. Site Plan/Photographs
 3. Land Use Survey
 4. Ownership List
 5. Letter of Recommendations
 6. Draft CUP Permit

Uptown Community Planning Group Recommendation

On November 12, 2008, the Uptown Community Planning Group voted 15-0, on consent, to recommend approval of the project as proposed. The published meeting minutes were not available as of the print date of this report. However, an email confirming the vote from Leo Wilson, Chair of the Uptown Planning Group, is attached.

Godwin, Paul

From: Leo Wilson [leo.wikstrom@sbcglobal.net]
Sent: Thursday, November 13, 2008 1:22 PM
To: Godwin, Paul
Subject: RE: Casa San Juan - CPG on 11/12 - PTS 144489

Hi Paul:

The project passed on consent 15 - 0, with chair abstaining.

Leo

--- On Thu, 11/13/08, Godwin, Paul <PGodwin@sandiego.gov> wrote:

From: Godwin, Paul <PGodwin@sandiego.gov>
Subject: RE: Casa San Juan - CPG on 11/12 - PTS 144489
To: "Leo Wilson" <leo.wikstrom@sbcglobal.net>
Date: Thursday, November 13, 2008, 12:22 PM

Hi Leo – Just checking in to see if you know what the vote was on this project and if it stayed on consent.

Thanks!

Paul B. Godwin

Development Project Manager

City of San Diego, Development Services Department

1222 First Avenue, MS 501, San Diego, CA 92101

Office: (619) 446-5103 Fax: (619) 446-5499

Email: pgodwin@sandiego.gov

City Website: www.sandiego.gov

From: Leo Wilson [mailto:leo.wikstrom@sbcglobal.net]
Sent: Monday, November 10, 2008 9:56 AM
To: Godwin, Paul
Subject: Re: Casa San Juan - CPG on 11/12 - PTS 144489

11/13/2008



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

Ownership Disclosure Statement

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

Project Title

Casa San Juan

Project No. For City Use Only

144489

Project Address:

4047 Normal Street San Diego 92103

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: Casa San Juan	Project No. (For City Use Only) <div style="border: 1px solid black; padding: 2px; display: inline-block; font-size: 1.2em;">44489</div>
----------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------

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. 95-1644613
☐ 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): <u>The Roman Catholic Bishop of San Diego, FBO St. John's</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>PO Box 85728</u> City/State/Zip: <u>San Diego CA 92186</u> Phone No: <u>(858) 490-8200</u> Fax No: <u>(858) 490-8272</u> Name of Corporate Officer/Partner (type or print): <u>Alexandra Kelly, Esq.</u> Title (type or print): <u>Attorney-in-fact</u> Signature: <u><i>Alexandra Kelly</i></u> Date: <u>9/18/07</u>	Corporate/Partnership Name (type or print): <u>Catholic Charities Diocese of San Diego</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: <u>349 Cedar Street</u> City/State/Zip: <u>San Diego</u> Phone No: <u>(619) 231-2828</u> Fax No: <u>(619) 234-2272</u> Name of Corporate Officer/Partner (type or print): <u>Sister RayMonda DuVall</u> Title (type or print): <u>Executive Director</u> Signature: <u><i>Sister RayMonda DuVall</i></u> Date: <u>10/10/07</u>
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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:
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DEVELOPMENT SERVICES
Project Chronology
 CASA SAN JUAN; PROJECT NO. 144489

	Action	Description	City Review Time	Applicant Response
11/21/07	First Submittal	Project Deemed Complete		
1/3/08	First Assessment Letter	First Assessment Letter sent to applicant	43 days	
4/1/08	Second submittal	Applicant's response to last Assessment Letter		89 days
4/21/08	Second Assessment Letter	Assessment letter sent to applicant	20 days	
7/18/08	Third submittal	Applicant's response to last Assessment Letter		88 days
8/8/08	Third Assessment Letter	Assessment letter sent to applicant	21 days	
8/26/08	Fourth submittal	Applicant's response to last Assessment Letter		18 days
9/18/08	Fourth Assessment Letter	Assessment letter sent to applicant	23 days	
10/21/08	Fifth Submittal	Applicant's response to last Assessment Letter		33 days
11/7/08	All Cycle Issues Resolved	Staff review complete	17 days	
11/12/08	Uptown Planning Group Recommendation	Voted to recommend approval of the project.		5 days
12/4/08	Planning Commission Hearing		22 days	
TOTAL STAFF TIME**			146 days	
TOTAL APPLICANT TIME**				233 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	379 days	

