



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 7, 2009 **REPORT NO.** PC-09-034

ATTENTION: Planning Commission, Agenda of May 14, 2009

SUBJECT: BETHEL SEMINARY - PROJECT NO. 99622
PROCESS 4

REFERENCE: Conditional Use Permit No. 85-0130 (Attachment 9)
Conditional Use Permit No. 88-0277 (Attachment 10)

**OWNER/
APPLICANT:** Bethel University (Attachment 12)

SUMMARY

Issue(s): Should the Planning Commission approve an 11,713 square-foot addition to, and a remodel of the Bethel Seminary? The 1.15 acre site is located at 6106, 6116, 6148 Arosa Street and 6170 Rose Street in the RM-1-1 and RS-1-7 zones in the College Area Community Planning area.

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration No. 99622 and **ADOPT** the Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planned Development Permit No. 328110 and Conditional Use Permit No. 328108 (amendment to Conditional Use Permit No. 88-0277).

Community Planning Group Recommendation: On June 13, 2007, the College Area Planning Group voted 15:0:1 to approve the project as proposed with no conditions (Attachment 11).

Environmental Review: Mitigated Negative Declaration, Project No. 99622, has been prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and when implemented will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

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

Code Enforcement Impact: None associated with this project.

Housing Impact Statement: The project site is designated for Low-Medium Residential with a density range of up to 15 Dwelling Units per Net Residential Acre (DU/NRA). The proposed project, to add additional square feet of area to an existing non-residential building, would not provide additional housing. In addition, the project would require the removal of an existing and currently uninhabitable single-family residence. This would remove the potential for redevelopment of a site that could provide housing stock during a time when the City Council has determined that the City of San Diego is in a housing state of emergency.

BACKGROUND

The project is located at 6106, 6116, 6148 Arosa Street and 6170 Rose Street in the RM-1-1 and RS-1-7 zones (Attachment 1). The site is designated as Low Medium Residential with a density yield of 10-15 Dwelling Units per Net Residential Acre (DU/NRA) in the College Area Community Plan (Attachment 2). Properties to the north and east are designated as Low Residential with a density yield of 1-10 DU/NRA, and are occupied by single-family residences, while those to the west and south are designated as Low Medium Residential and are occupied by an existing two-story apartment building and the College Avenue Baptist Church respectively.

On June 20, 1985, the Planning Commission granted Conditional Use Permit (CUP) No. 85-0130 (Attachment 9) to construct and operate a two story, 29,200 square foot seminary school and library building. The CUP was not used and an extension of time was requested. On May 26, 1988, the Planning Commission approved the extension of time. The site is currently governed by CUP No. 88-0277 (Attachment 10).

DISCUSSION

Project Description:

The project is proposing to remodel the existing two-story seminary to include a two story addition of 11,713 square-feet comprised of: offices; classrooms; library and chapel, with a 6,912 square-foot basement. The project also includes: demolition of a single family residence; a lot line adjustment; and deviations to the RS-1-7 zone for height; interior side yard and angled building envelope setbacks (Attachments 5 and 6).

The project requires a Planned Development Permit (PDP) for deviations to the RS-1-7 zone for height and setbacks; a CUP to permit the seminary (educational) use; an amendment to existing CUP No. 88-0277 for the expansion, and a lot line adjustment is required to tie the lots together, and is a condition of the development permit.

Deviations

The proposed overall building height is 47 feet where a maximum of 40 feet in height is permitted. The project also proposes a building envelope setback of 39 feet where a maximum of 30 feet is permitted in the RS-1-7 zone. These deviations are supported because the proposed height and scale of the seminary addition is compatible with the surrounding neighborhood. The proposed project has a two story apartment building toward the west, two and three story church buildings toward the south, and two story apartments toward the north. These deviations are also supported because they would allow the seminary structure to utilize traditional architectural features, in this case, sloped roofs and parapets, consistent with places of worship, prayer, and meditation, as well as, identifying the site as a religious center and spiritual focal point in the community.

An interior side yard setback deviation is also requested. The required interior side yard setback is 9-feet-6-inches where 8-feet is proposed. The deviation is supported because it would permit more offsets and articulation on the building façade than if the required setback was implemented.

The deviations are further supported because granting them will implement the community plan's goal to provide articulated structures with varied rooflines and upper story setbacks.

Lot Line Adjustment

The 46,515 square foot site, by itself, is not large enough to accommodate the gross floor area of the development as proposed. To address this issue, the requested actions include a Lot Line Adjustment to acquire an adjacent 8,400 square foot property also owned by the Seminary, developed with a single-dwelling unit. The common lot line will be adjusted to remove 3,400 square feet from the 8,400 square feet residentially developed property, and add it to the 46,515 square foot parcel on which the project is proposed, for a total parcel area of 49,915 square feet. This added area will provide for compliance with the maximum gross floor area requirement and accommodate the proposed project. The residentially developed property will be reduced to 5,000 square feet in area, and will comply with the minimum lot area requirements of the RS-1-7 zone).

Community Plan Analysis:

The proposed project is a request for a Planned Development Permit (PDP) and a Conditional Use Permit (CUP) to amend existing CUP No. 88-0277. If approved, the permits would authorize a two story addition of 11,714 square feet, with a 6,912 square foot basement, to the existing two-story seminary with deviations to overall building height, building envelope and interior side yard setbacks of the RS-1-7 zone. The project is located 6106, 6116, 6148 Arosa Street and 6170 Rose Street, and is designated as Low Medium Residential with a density yield of 10-15 Dwelling Units per Net Residential Acre (DU/NRA) in the College Area Community Plan. The project proposes to remove an existing, currently vacant and uninhabitable 1,282 square foot single family residence and a 165 square foot detached garage. Properties to the north and east are designated as Low Residential with a density yield of 1-10 DU/NRA and are occupied by single-family residences, while those to the west and south are designated as

Low Medium Residential, and are occupied by an existing two-story apartment building and the College Avenue Baptist Church respectively.

The City of San Diego General Plan provides the City of Villages strategy, for how the City can enhance its communities and neighborhoods as growth occurs. The **Land Use and Community Planning Element** clearly establishes community plans as essential components of the General Plan to provide focus upon community-specific issues. The Housing Element of the College Area Community Plan includes the recommendation that “Conditional Use Permits for nonresidential uses in residential areas should include elements to ensure that the development permitted is compatible with surrounding development, such as 1) screening or buffering with fences, walls, landscaping, or increased setbacks or any combination of these four methods should be used to minimize the impact of the project on the surrounding neighborhood; 2) parking areas should be located to the rear of the project or within a structure, and surface parking should be screened from adjacent properties and public right-of-way by landscaping; 3) structures should be compatible with the bulk and scale of surrounding neighborhoods, particularly if those neighborhoods consist of single-family development. Facades should be articulated, rooflines varied and upper stories set back from the story below; and 4) access to and from the project should be designed to minimize on-street congestion.”

The proposed project would meet the intent of the Housing Element of the College Area Community Plan, by first incorporating landscaping to minimize the impact on the surrounding neighborhood and to provide screening. Landscape plans include retention of mature pine trees, as well as new tree plantings such as Australian willow, Chinese pistache and Fern pine. In addition, the project proposes low, medium and large shrubs such as India hawthorne, Holly grape, Bronze flax, and New Zealand tea tree. Secondly, the existing parking area would be reconfigured to meet parking standards and would remain located in the rear of the property. It would be screened by existing shrubs, hedges, and mature trees as well as new plantings. Additional parking is provided by a Shared Parking Agreement with the College Avenue Baptist Church. The third element of compatibility is the façade of the structure which would be well articulated with varied rooflines and upper story setbacks. Design features also include off-set and angled planes, step backs, off-set canopies, and a variety of materials including glass, tile, stucco, and metal fascia. The applicant, after consulting with staff, has redesigned the project and lowered the height of the structure for a greater degree of compatibility with the existing, adjacent single-family residential structures. Lastly, on-street congestion would be minimized because parking is accessed by a single driveway, and the project would not require any on-street loading/unloading or pickup/drop-off areas. Additional parking is provided by a shared parking agreement with the College Avenue Baptist Church.

The **Urban Design Element** of the City of San Diego General Plan is based on the guiding principle of building upon our existing communities, and to guide physical development toward a desired scale and character that is consistent with the social, economic and aesthetic values of the City. Several urban design strategies are identified for achieving a compact and environmentally sensitive pattern of development envisioned in the City of Villages strategy, and specific goals for this element include, “a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context”.

The Urban Design Element of the College Area Community Plan includes recommendations for streetscape. Specifically, landscaping should be used to tie buildings and site improvements to existing streets and sidewalks. It should visually anchor buildings to the larger environment of the neighborhood. Street development should provide for trees and shrubs along sidewalks. Curb cuts should be minimized to allow more landscaping along the streets. Existing mature trees within the public right-of-way or adjacent to it should be preserved and shrubs, trees, and architectural detailing should be used to add visual interest.

The proposed project would meet the intent of the Urban Design Element of the College Area Community Plan by providing landscaping, minimizing curb cuts, preserving mature street trees, and adding visual interest. As the dominant street tree, mature Queen palms would be preserved and several new specimens would be planted. In addition to the Queen palms, planting along the sidewalk would include flowering accent trees, such as Crape myrtle and Purple-leaf plum, and low and medium shrubs, such as India hawthorn and Juniper. The parking lot in the rear yard is accessed by an existing driveway, and no other curb cuts would be necessary. The façade of the structure would add visual interest by incorporating a high degree of articulation with varied rooflines and upper story setbacks. Design features would also include off-set and angled planes, step backs, off-set canopies, and a variety of materials including glass, tile, stucco, and metal fascia. The streetscape would also be enhanced by provision of seating walls with cast concrete seats.

Environmental Analysis:

Circulation

In order to assess potential traffic impacts associated with the Bethel Seminary project, a Traffic Impact and Access Analysis was prepared by Minagar & Associates, Inc (dated July 14, 2008). The results and conclusions are summarized below.

The project, Bethel Seminary, is estimated to generate an average daily trip (ADT) of 90 trips per day with 11 and 8 trips occurring during the AM and PM peak hours, respectively.

The intersection of Arosa Street and College Avenue is currently operating unacceptably at LOS F during the morning and afternoon peak hours, and it is anticipated to continue to operate at LOS F, in the peak hours, in all Near Term and Horizon Year scenarios analyzed. Since the proposed project traffic creates a delay at this intersection exceeding two seconds, the project is deemed to have a significant traffic impact. As mitigation for this impact, the project will construct a traffic signal at Arosa Street and College Avenue. The construction of this traffic signal will fully mitigate the direct (i.e. those occurring in the Near Term) and cumulative impacts (i.e. those occurring in the Horizon Year) of the project to this intersection.

Paleontological Resources

Construction of the project requires approximately 2,700 cubic yards of soil cut and grade cut depths of approximately 13 feet. According to the City of San Diego's Paleontological Guidelines (Revised July 2002), over 2,000 cubic yards of grading at depths of greater than 10 feet (less than 10 feet if the site has been graded) into formations with a moderate resource

sensitivity rating could result in a significant impact to paleontological resources, and mitigation would be required. The mitigation program consists of monitoring excavation activities by a qualified Paleontologist, recovery and curation of any discovered fossils and preparation of a monitoring results report. Implementation of the program would reduce any project-related impacts to fossil resources to below a level of significance.

Conclusion:

Staff recommends that the Planning Commission approve the actions to permit the proposed Bethel Seminary expansion. This recommendation is based on the fact that all the issues identified by City staff during review of the proposed project have been resolved in accordance with the City's General Plan, the College Area Community Plan, the City's Municipal Code and the California Environmental Quality Act.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 328110 and Conditional Use Permit No. 328108 (amendment to Conditional Use Permit No. 88-0277), with modifications.
2. **Deny** Planned Development Permit No. 328110 and Conditional Use Permit No. 328108 (amendment to Conditional Use Permit No. 88-0277), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Patricia Grabski
Development Project Manager
Development Services Department

KGB/PXG

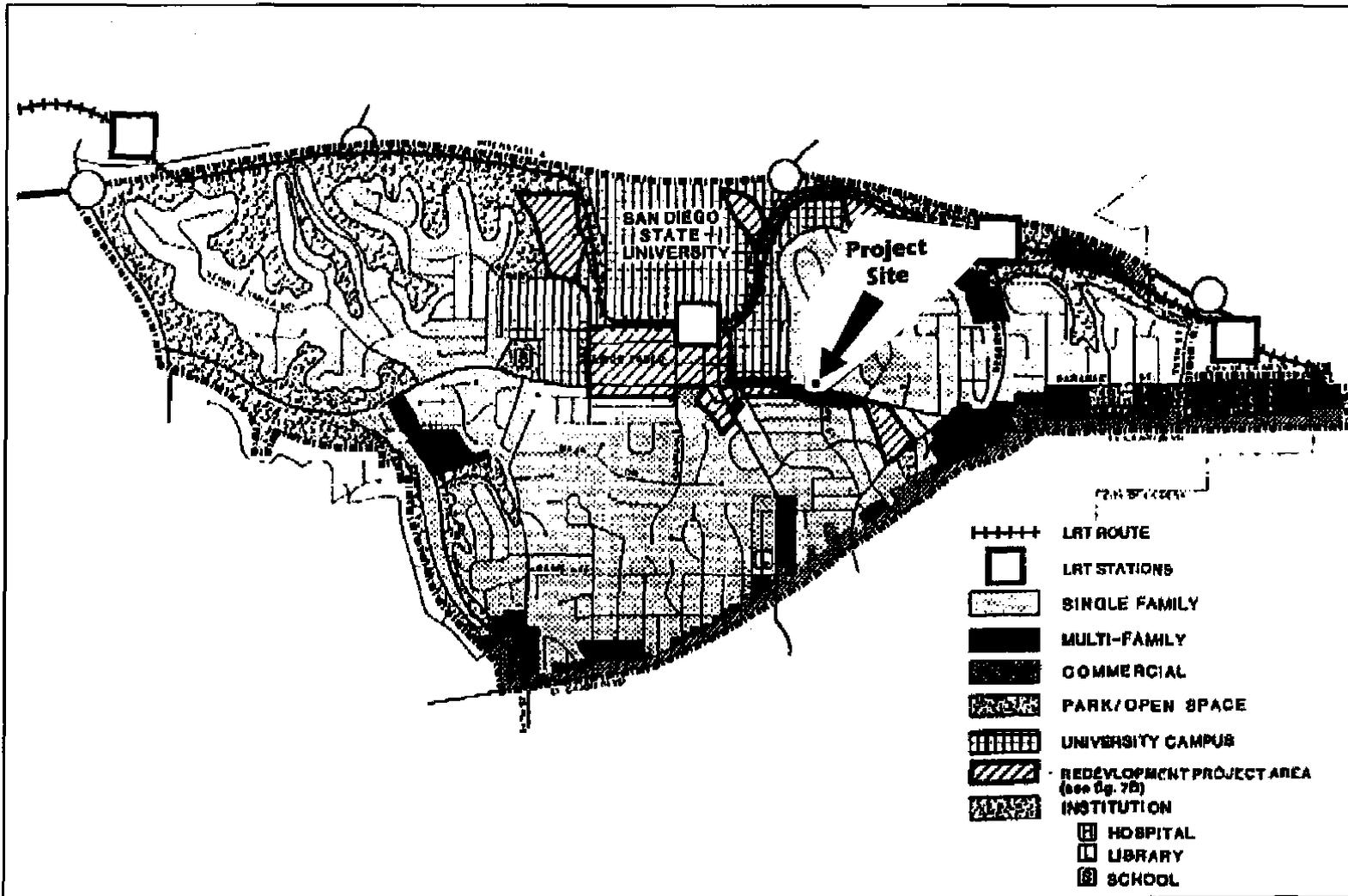
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Photographs
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. CUP No. 85-0130
10. CUP No. 88-0277
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement



AERIAL IMAGE

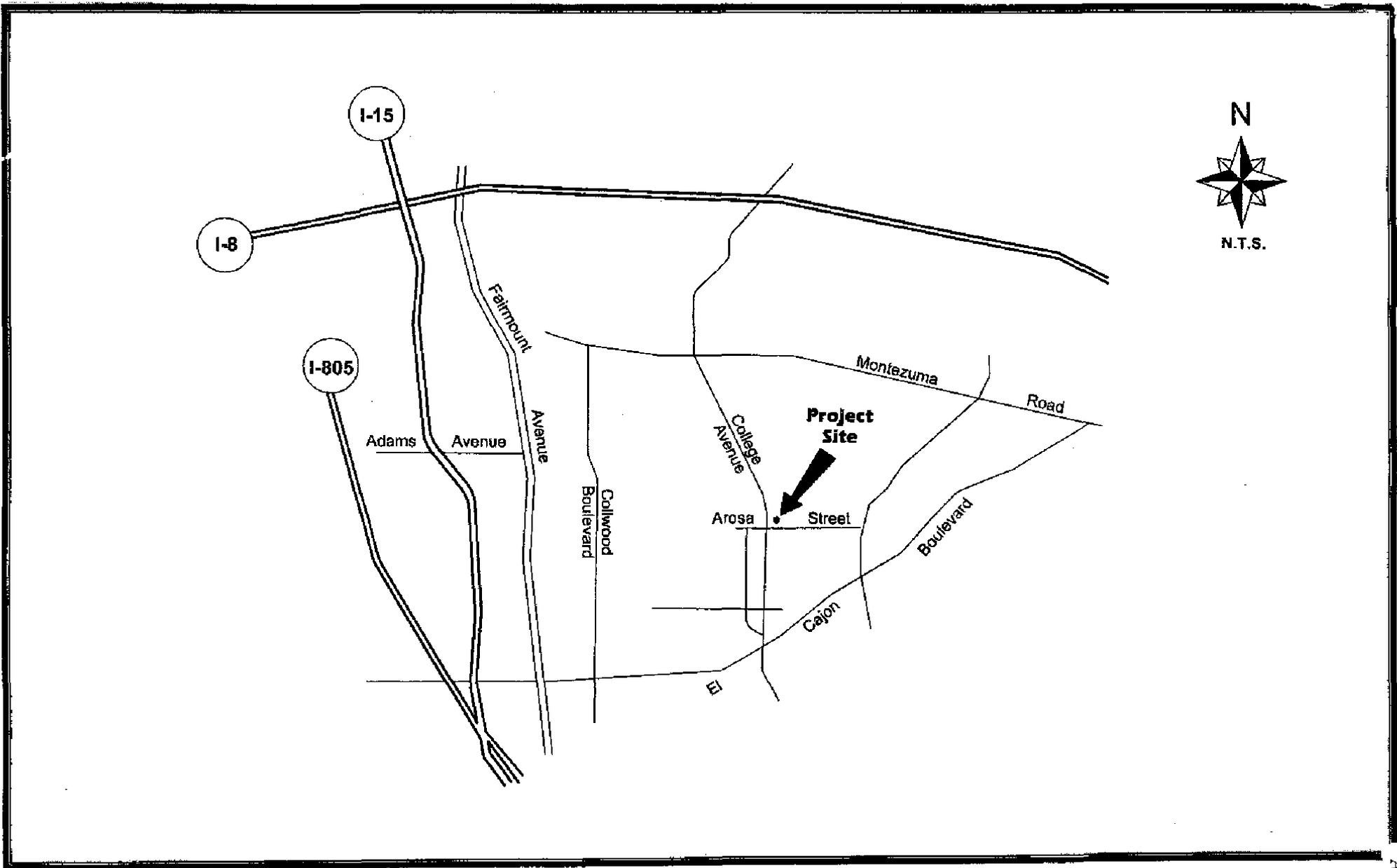




Community Plan Map – College Area

BETHEL SEMINARY – PROJECT NUMBER 99622





Location Map

Environmental Analysis Section - Project No. 99622

CITY OF SAN DIEGO · DEVELOPMENT SERVICES



PROJECT DATA SHEET		
Bethel Seminary		
PTS No. 99622		
PROJECT NAME:	Bethel Seminary	
PROJECT DESCRIPTION:	Demolish existing single-dwelling unit to accommodate the remodel and expansion of an existing educational facility (seminary)	
COMMUNITY PLAN:	COLLEGE AREA	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP); Amendment to CUP 88-0277; Planned Development Permit (PDP); and Lot Line Adjustment	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-medium density residential use at 10-15 dwelling units per acre	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RM-1-1 (westerly portion – a multi-unit residential zone that permits 1 dwelling unit for each 3,000 sq. ft. of lot area); RS-1-7 (easterly portion – a single-unit residential zone that permits 1 dwelling unit per legal lot)</p> <p>HEIGHT LIMIT: 30-ft (RM-1-1 zone); 24/30-ft (RS-1-7 zone)</p> <p>LOT SIZE: 6,000 sq. ft. (RM-1-1 zone); 5,000 sq. ft. (RS-1-7 zone) min.</p> <p>FLOOR AREA RATIO: 0.75 maximum (RM-1-1 zone); 0.51 maximum (RS-1-7 zone)</p> <p>FRONT SETBACK: 15' min/20' std (RM-1-1 zone); 15; min (RS-1-7 zone)</p> <p>SIDE SETBACK: 5 to 8 ft (RM-1-1 zone); 4-ft (RS-1-7 zone)</p> <p>STREETSIDE SETBACK: 10-ft (both zones) not applicable to the site</p> <p>REAR SETBACK: 15 ft. (RM-1-1 zone); 13-ft (RS-1-7 zone)</p> <p>PARKING: 20 auto spaces, 2 accessible spaces, 5 motorcycles spaces and 5 bicycle spaces</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-1-1	Apartment Complex
SOUTH:	Multi-Family Residential; RM-1-1	Church
EAST:	Single-Family Residential; RS-1-7	Single-Family Residential

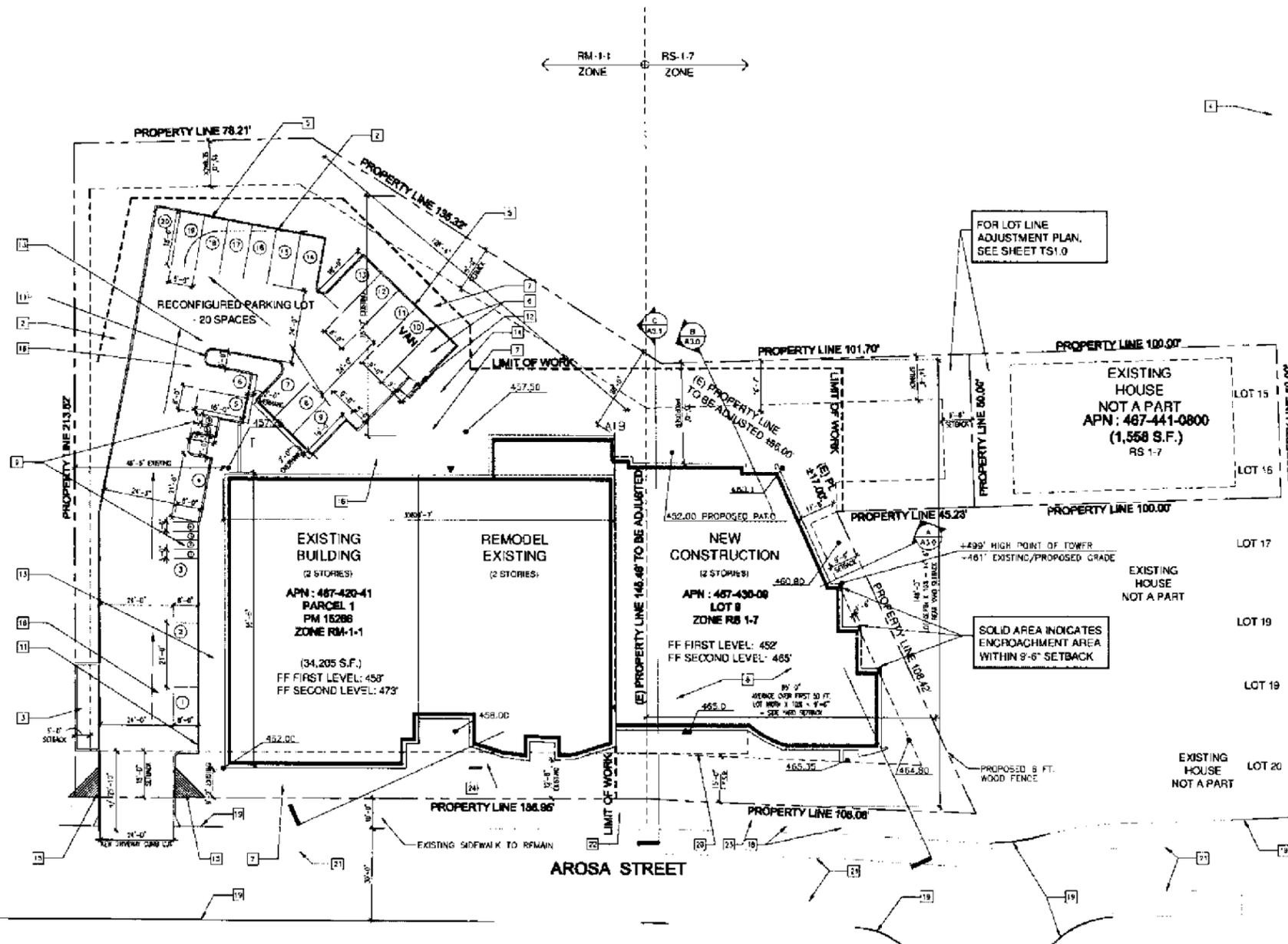
WEST:	Multi-Family Residential; RM-1-1	Apartment Complex
DEVIATIONS OR VARIANCES REQUESTED:	<p>1. Height Deviation (observe 47-feet where 40-feet is the maximum); 2. Interior Side Setback Deviation (observe 8'-0" where 9'-6" is the minimum); and</p> <p>3. Deviation to allow an encroachment 37' into the 30'-0" angled building envelope setback.</p>	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>On February 13, 2007, the University Community Planning Group voted 14:0:0 to approve the project as proposed with no conditions.</p>	

SITE PLAN NOTES

1. RAILING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PDPS POLICY P. 00-5 (UPC 901.4.4).
2. NO BUS STOPS IN THE VICINITY OF THIS PROJECT.
3. POST INDICATOR VALVES, FIRE DEPT. CONNECTION, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE PER UIC 1001A.

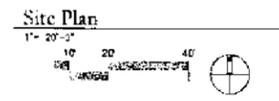
SITE PLAN KEYED NOTES

- 1 EXISTING 6" HIGH WOOD FENCE TO REMAIN
- 2 EXISTING 5" HIGH CHAIN LINK RETAINING WALL WITH WROUGHT IRON GUARDRAIL TO REMAIN
- 3 NEW TRASH ENCLOSURE TO BE 192 SF FOR REUSE AND RECYCLING. 5 FT HIGH MAX.
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING CURB TO REMAIN
- 6 EXISTING ACCESSIBLE PARKING TO REMAIN
- 7 ACCESSIBLE PATH OF TRAVEL
- 8 EXISTING HOUSE TO BE REMOVED
- 9 PROPOSED MOTORCYCLE PARKING - 5 SPACES TOTAL
- 10 EXISTING PARKING LOT TO BE RECONFIGURED
- 11 NEW CURB
- 12 NEW HO RAMP
- 13 EXISTING CURB TO BE REMOVED
- 14 RECYCLE PARKING - 5 SPACES TOTAL
- 15 10'x10' DRIVEWAY VISIBILITY TRIANGLE. NO FENCES OR SHRUBS HIGHER THAN 36" ARE PERMITTED.
- 16 EXISTING PARKING LOT STRIPING
- 17 PROPOSED PARKING LOT STRIPING
- 18 EXISTING DRIVEWAY/CURB CUT TO BE REMOVED AND REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK
- 19 EXISTING RED CURB TO REMAIN
- 20 ROOF OVERHANG/PROJECTION
- 21 ON STREET PARKING
- 22 EXISTING WATER METER AND SERVICE TO REMAIN
- 23 EXISTING WATER METER AND SERVICE TO BE REMOVED
- 24 EXISTING FIRE SERVICE TO REMAIN. INSTALL BACKFLOW



62ND STREET

AROSA STREET

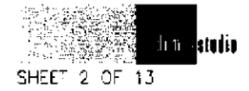


Development Summary Information

Project Name: BETHEL SEMINARY
 City: San Diego, CA 92115
 Project Manager: PATRICK GRARSKI, AICP
 Project Address: 6116 AROSA
 Address Parcel ID: 487-420-41
 Owner: BETHEL SEMINARY
 6116 AROSA STREET
 SAN DIEGO, CALIFORNIA 92115
 619.582.3186
 Architect/Engineer: DOMINY + ASSOCIATES ARCHITECTS @ dominstudio, LLP
 2150 W WASHINGTON SUITE 303
 SAN DIEGO, CALIFORNIA 92110
 619.632.9383
 619.632.9384 Fax
 CONTACT: LDHN PYJAR, FKT, 14
 johnpyja@dominstudio.com

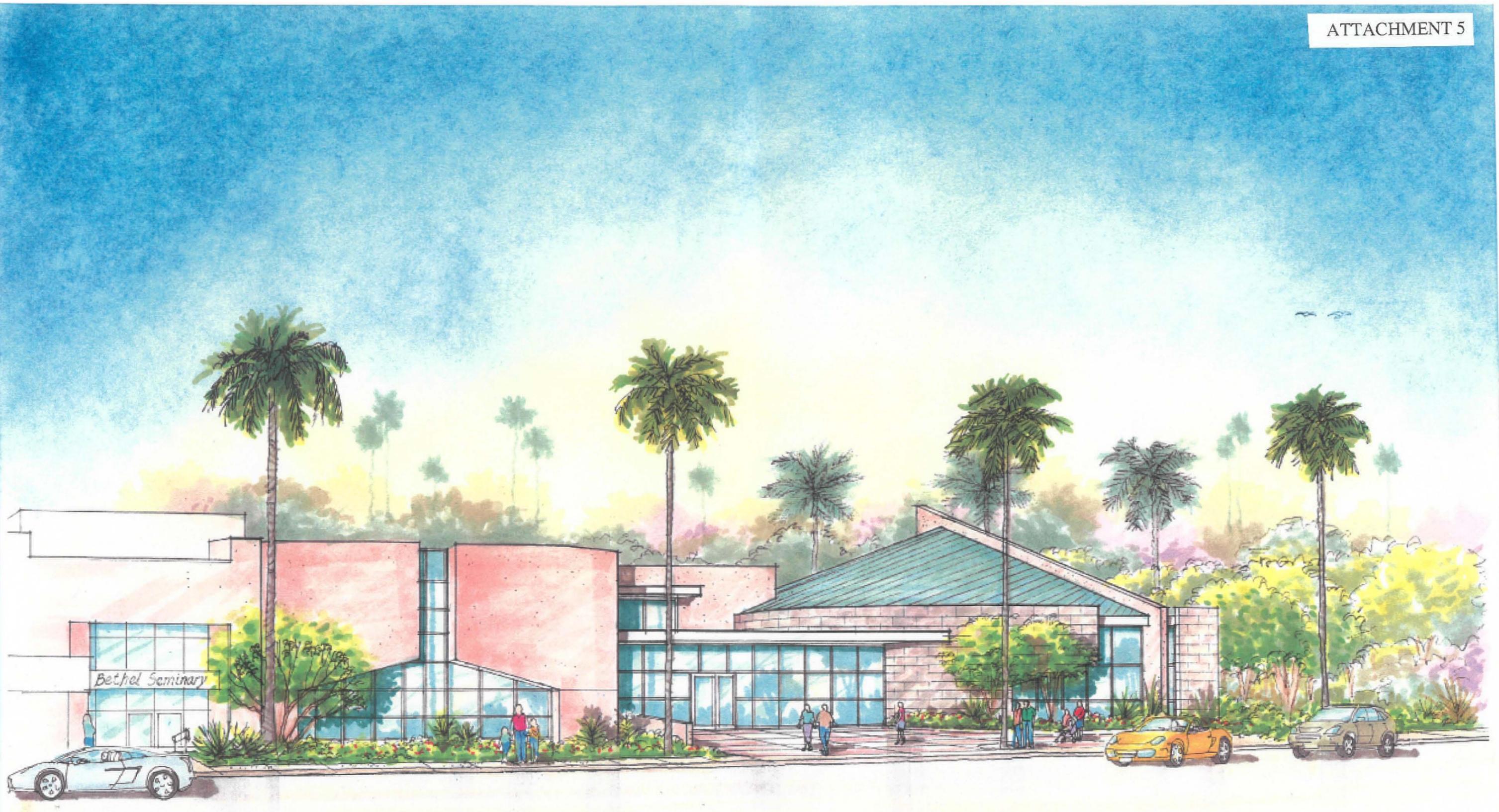
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| Revision 14: | Revision 5: |
| Revision 13: | Revision 4: |
| Revision 12: | Revision 3: 21 FEB 2008 |
| Revision 11: | Revision 2: 7 NOV 2007 |
| Revision 10: | Revision 1: 4 APRIL 2007 |
| Revision 9: | Original Date: 21 APRIL 2006 |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |

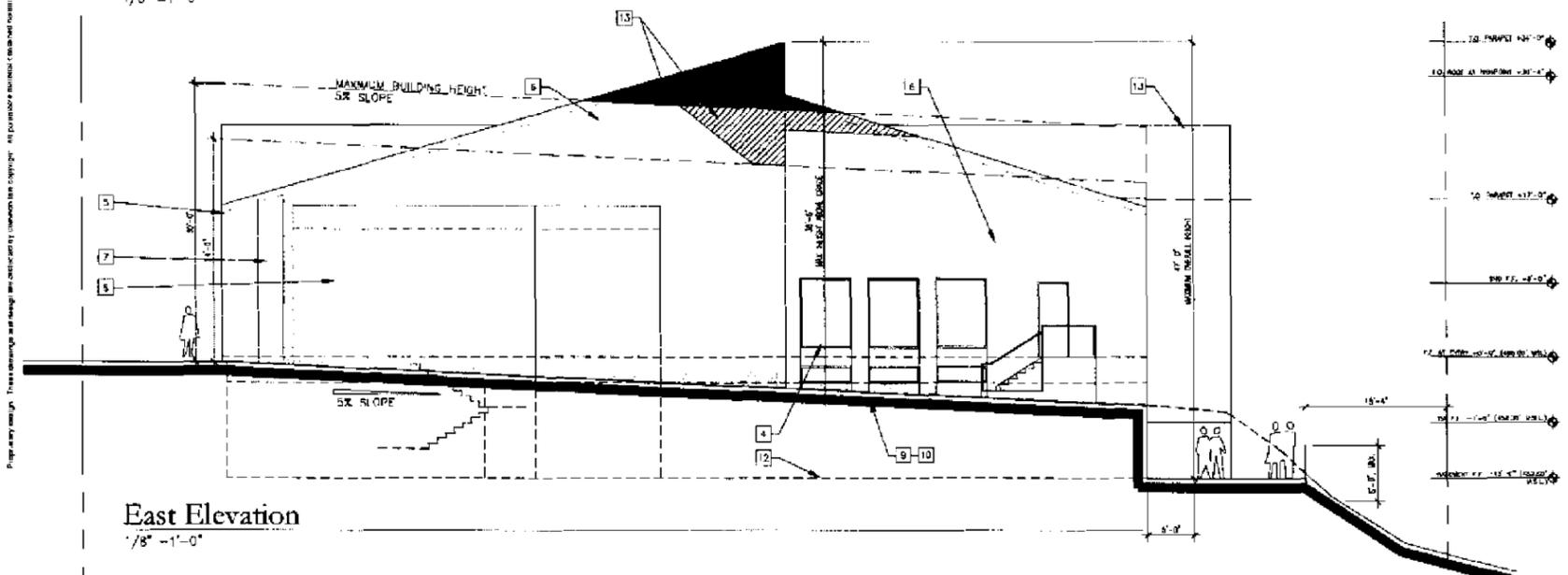
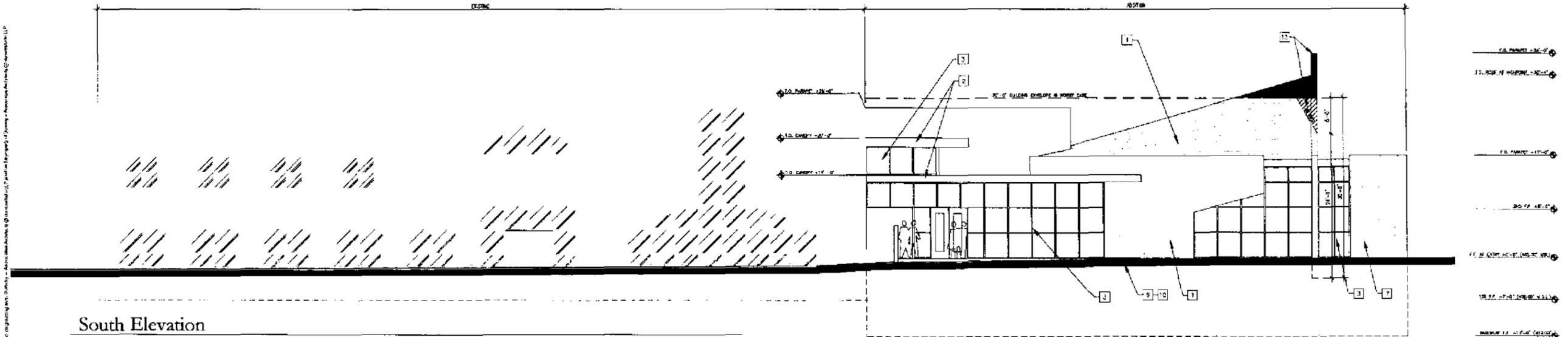
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 Sheet 2 of 13



SHEET 2 OF 13

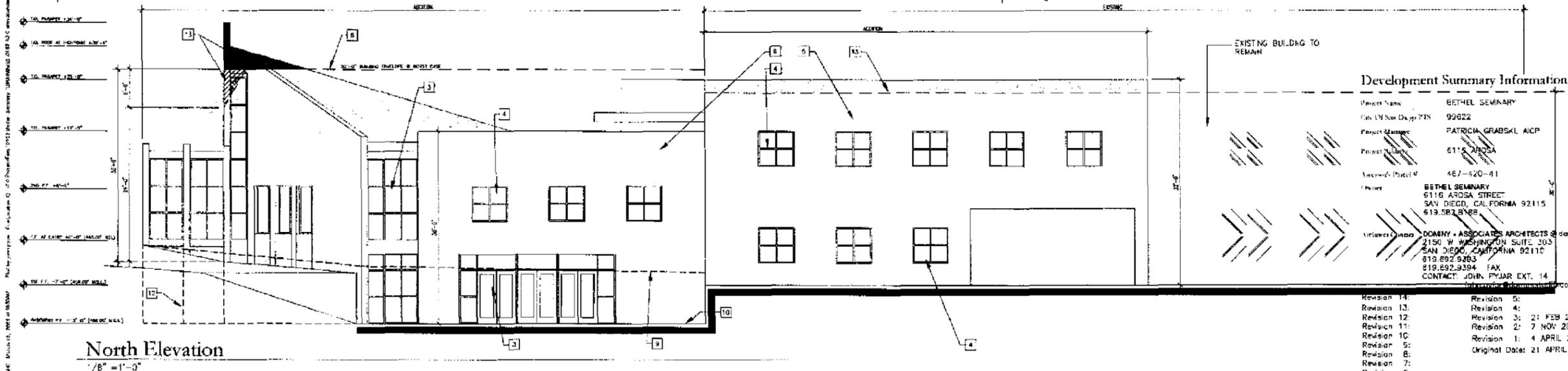
Project Name: Bethel Seminary, 6116 Arosa Street, San Diego, CA 92115
 City: San Diego, CA 92115
 Project Manager: Patrick Grarski, AICP
 Project Address: 6116 Arosa
 Address Parcel ID: 487-420-41
 Owner: Bethel Seminary
 6116 Arosa Street
 San Diego, California 92115
 619.582.3186
 Architect/Engineer: Dominy + Associates Architects @ Dominstudio, LLP
 2150 W Washington Suite 303
 San Diego, California 92110
 619.632.9383
 619.632.9384 Fax
 Contact: LDHN Pyjar, FKT, 14
 johnpyja@dominstudio.com





ELEVATION KEYED NOTES

- 1 BUILT UP ROOF
- 2 METAL FACIA
- 3 ALUMINUM STOREFRONT FRAMING WITH LOW-E COATED INSULATING GLASS, TO MATCH EXISTING, TYP
- 4 ALUMINUM WINDOW TO MATCH STOREFRONT SYSTEM, TYP
- 5 STUCCO EXPANSION JOINT, TYP OVER COLUMN BASE - SEALED, TYP
- 6 STUCCO, FINISH TO MATCH EXISTING, TYP
- 7 TILE
- 8 BUILDING ENVELOPE
- 9 EXISTING GRADE
- 10 PROPOSED GRADE
- 11 PROPERTY LINE
- 12 LINE OF BASEMENT
- 13 INDICATES AREAS ENCRACHING INTO ANGLED BUILDING ENVELOPE
- 14 INDICATES AREAS ENCRACHING INTO HEIGHT LIMITATIONS

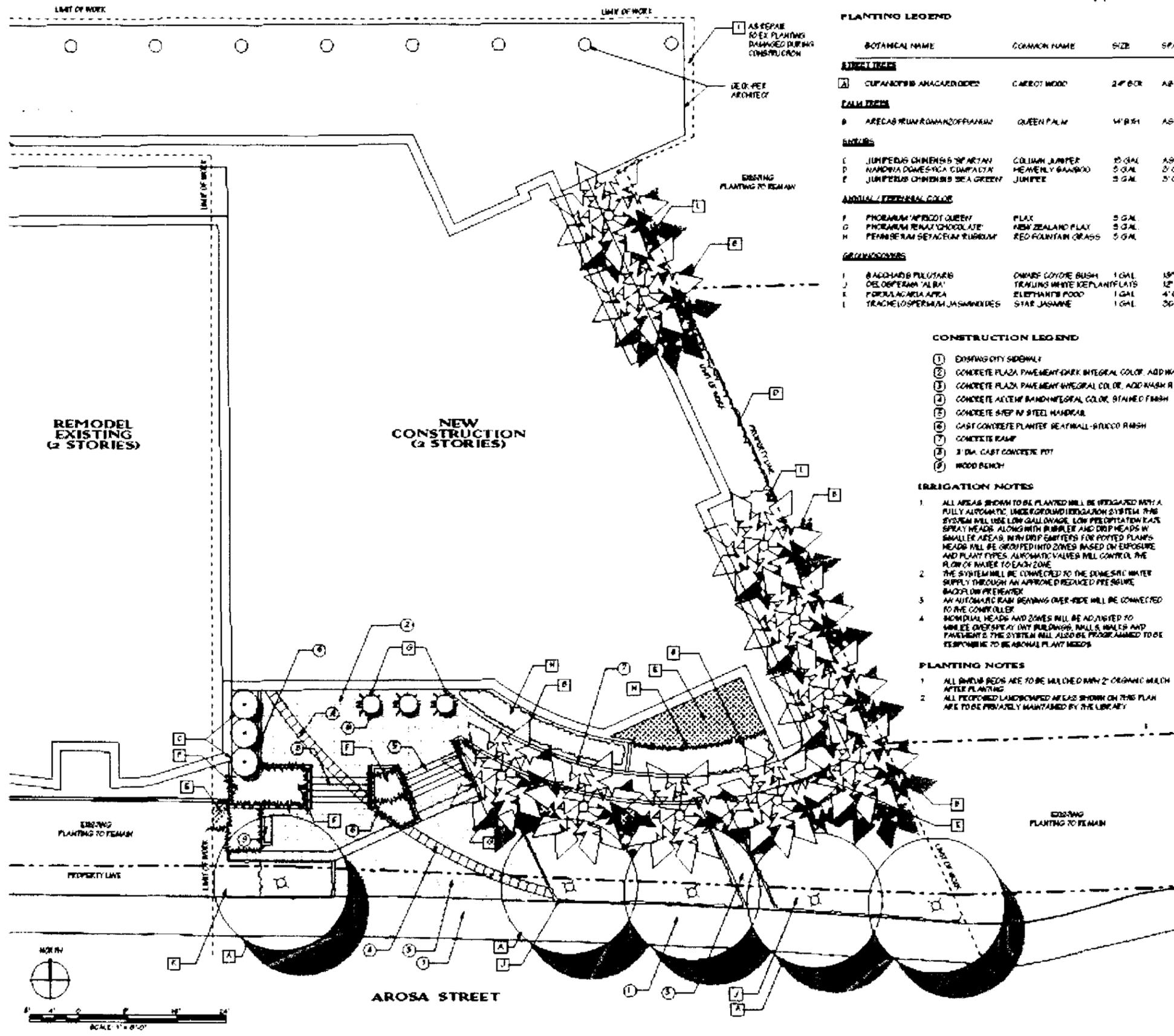


Development Summary Information

Project Name: BETHEL SEMINARY
 City/County/State/ZIP: 92102
 Project Manager: PATRICIA GRABSKI AICP
 Project Number: 6115 ARDOSA
 Address/Phone #: 467-420-41
 Project: BETHEL SEMINARY
 6115 ARDOSA STREET
 SAN DIEGO, CALIFORNIA 92115
 619.581.8788
 Architect/Engineer: DOMINY + ASSOCIATES ARCHITECTS & ENGINEERS LLP
 2150 W WASHINGTON SUITE 203
 SAN DIEGO, CALIFORNIA 92110
 619.592.9183
 619.592.9394 FAX
 CONTACT: JOHN PYJAR EXT. 14

Revision 14:	Revision 5:
Revision 13:	Revision 4:
Revision 12:	Revision 3: 21 FEB 2008
Revision 11:	Revision 2: 7 NOV 2007
Revision 10:	Revision 1: 4 APRIL 2007
Revision 9:	Original Date: 21 APRIL 2006
Revision 8:	
Revision 7:	
Revision 6:	

DORRIS POWELL ATELIER, INC.



PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
SHRUBS/TREES				
A CUPANOPSIS ANACARDIODES	CARROT WOOD	24" B.C.	AS SHOWN	
PALM TREES				
B ARECAS TRUN ROMANOFFIANNA	QUEEN PALM	W/ B.S.	AS SHOWN	
SMALLS				
C JUNIPERUS CHINENSIS SPARTAN	COLIUM JUNIPER	10 GAL	AS SHOWN	
D NANNARIA DAMEYCA CUMPACTA	HEAVENLY BAMBOO	5 GAL	3' O.C.	
E JUNIPERUS CHINENSIS SEA GREEN	JUNIPER	5 GAL	3' O.C.	
ANNUAL / PERENNIAL COLOR				
F PHORARIA AFRICOT QUEEN	FLAX	5 GAL	2' X 2' O.C.	
G PHORARIA RENAI 'CHOCOLATE'	NEW ZEALAND FLAX	5 GAL	AS SHOWN	
H PEARBERIA SETACEUM RUBYUM	RED FOUNTAIN GRASS	5 GAL	3' O.C.	
GRASSES				
I BACCHARIS PILULARIS	DWARF COYOTE BUSH	1 GAL	18" O.C.	
J DELOSPERMA 'ALBA'	TRAILING WHITE ICE PLANT/LAYS	1 GAL	12" O.C.	
K PORULACARIA APEA	ELIPHANT POOD	1 GAL	4' O.C.	
L TRACHELOSPERMA JASMINODES	STAR JASMINE	1 GAL	36" O.C.	

CONSTRUCTION LEGEND

- EXISTING CITY SIDEWALK
- CONCRETE PLAZA PAVEMENT-DARK INTEGRAL COLOR, ADD MARBLE FINISH
- CONCRETE PLAZA PAVEMENT-MEDIAL COLOR, ADD MARBLE FINISH
- CONCRETE ACCENT BANDS-MEDIAL COLOR, STAINED FINISH
- CONCRETE STEP IN STEEL HANDRAIL
- CAST CONCRETE PLANTER BEATBALL-BRAND FINISH
- CONCRETE RAMP
- 3" DIA. CAST CONCRETE POT
- WOOD BENCH

IRRIGATION NOTES

- ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY HEADS, ALONG WITH BUBBLER AND DRIP HEADS IN SMALLER AREAS. IN DRIP SYSTEMS FOR POTTED PLANTS HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE.
- THE SYSTEM WILL BE CONNECTED TO THE DOMESTIC WATER SUPPLY THROUGH AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER.
- AN AUTOMATIC RAIN SENSING OVER-RIDE WILL BE CONNECTED TO THE CONTROL VALVE.
- INDIVIDUAL HEADS AND ZONES WILL BE ADJUSTED TO MAINTAIN OVERSPRAY ONLY BUILDINGS, WALLS, WALKS AND PARKWAYS. THE SYSTEM WILL ALSO BE PROGRAMMED TO BE RESPONSIVE TO SEASONAL PLANT NEEDS.

PLANTING NOTES

- ALL BENCH BEDS ARE TO BE MULCHED WITH 2" ORGANIC MULCH AFTER PLANTING.
- ALL PROPOSED LANDSCAPED AREAS SHOWN ON THIS PLAN ARE TO BE PRIVATELY MAINTAINED BY THE LIBRARY.

LANDSCAPE ORDINANCE CALCULATIONS

PROPERTY IS ZONED _____
PROPOSED PROJECT IS _____

STREET FRONT IN PUBLIC RIGHT-OF-WAY

LENGTH OF STREET FRONTAGE	22 FT
STREET TREES REQUIRED	5
STREET TREES PROVIDED	5

AREAS

TOTAL AREA	3,583 SQ. FT.
PLANTING AREA REQUIRED	280 SQ. FT.
PLANTING AREA PROVIDED	230 SQ. FT.
PLANTING AREA AS HARDSCAPE	0
PLANT POINTS REQUIRED	100
PLANT POINTS PROVIDED	114
POINTS ACHIEVED WITH TREES	20

REMAINING YARD

TOTAL AREA	1,107 SQ. FT.
PLANTING AREA REQUIRED	332 SQ. FT.
PLANTING AREA PROVIDED	307
PLANTING AREA AS HARDSCAPE	0
PLANT POINTS REQUIRED	58
PLANT POINTS PROVIDED	78
POINTS ACHIEVED WITH TREES	17

VEHICULAR USE AREA

TOTAL AREA	0
AREA IN STREET YARD	---
PLANTING AREA REQUIRED	---
PLANTING AREA PROVIDED	---
PLANT POINTS REQUIRED	---
PLANT POINTS PROVIDED	---
POINTS ACHIEVED WITH TREES	---

AREA OUTSIDE STREET YARD

PLANTING AREA REQUIRED	---
PLANTING AREA PROVIDED	---
PLANT POINTS REQUIRED	---
PLANT POINTS PROVIDED	---

LANN AREA

TOTAL LANN AREA	0
PERCENTAGE OF TOTAL PLANTING	---



THIS PLAN IS CONCEPTUAL AND SCHEMATIC IN NATURE ONLY. IT IS NOT INTENDED TO BE A FINAL CONSTRUCTION PLAN. THIS PLAN DOES NOT SHOW FINAL CONSTRUCTION DETAILS, STRUCTURAL OR DRAINAGE REQUIREMENTS, FINAL PLANTING LOCATIONS, OR IRRIGATION DESIGN. ADDITIONAL DETAILS MUST BE DEVELOPED BY THESE AREAS PRIOR TO CONSTRUCTION. DPA, INC. ASSUMES NO LIABILITY FOR CONSTRUCTION PURSUANT TO THIS PLAN.

1	2	3
4	5	6
7	8	9
10	11	

LANDSCAPE CONCEPT PLAN

BETHEL SEMINARY
SAN DIEGO, CALIFORNIA

DATE: 3.21.06
SCALE: 1/8" = 1'-0"
NO. 108
REVISED: 02.07
L-2

Prepared By:	DORRIS POWELL ATELIER, INC. 200 EL CAJON BOULEVARD SAN DIEGO, CA 92108 619.254.9042	Revision 14	_____
Project Address:	61 W AROSA STREET SAN DIEGO, CA 92111	Revision 13	_____
Project Name:	BETHEL SEMINARY	Revision 12	_____
Sheet Title:	LANDSCAPE CONCEPT PLAN	Revision 11	_____
		Revision 10	_____
		Revision 9	_____
		Revision 8	_____
		Revision 7	_____
		Revision 6	_____
		Revision 5	_____
		Revision 4	_____
		Revision 3	_____
		Revision 2	_____
		Revision 1	_____
		Original Date:	3.24.06
		Sheet:	11 of 12
		DATE:	_____

GENERAL NOTES

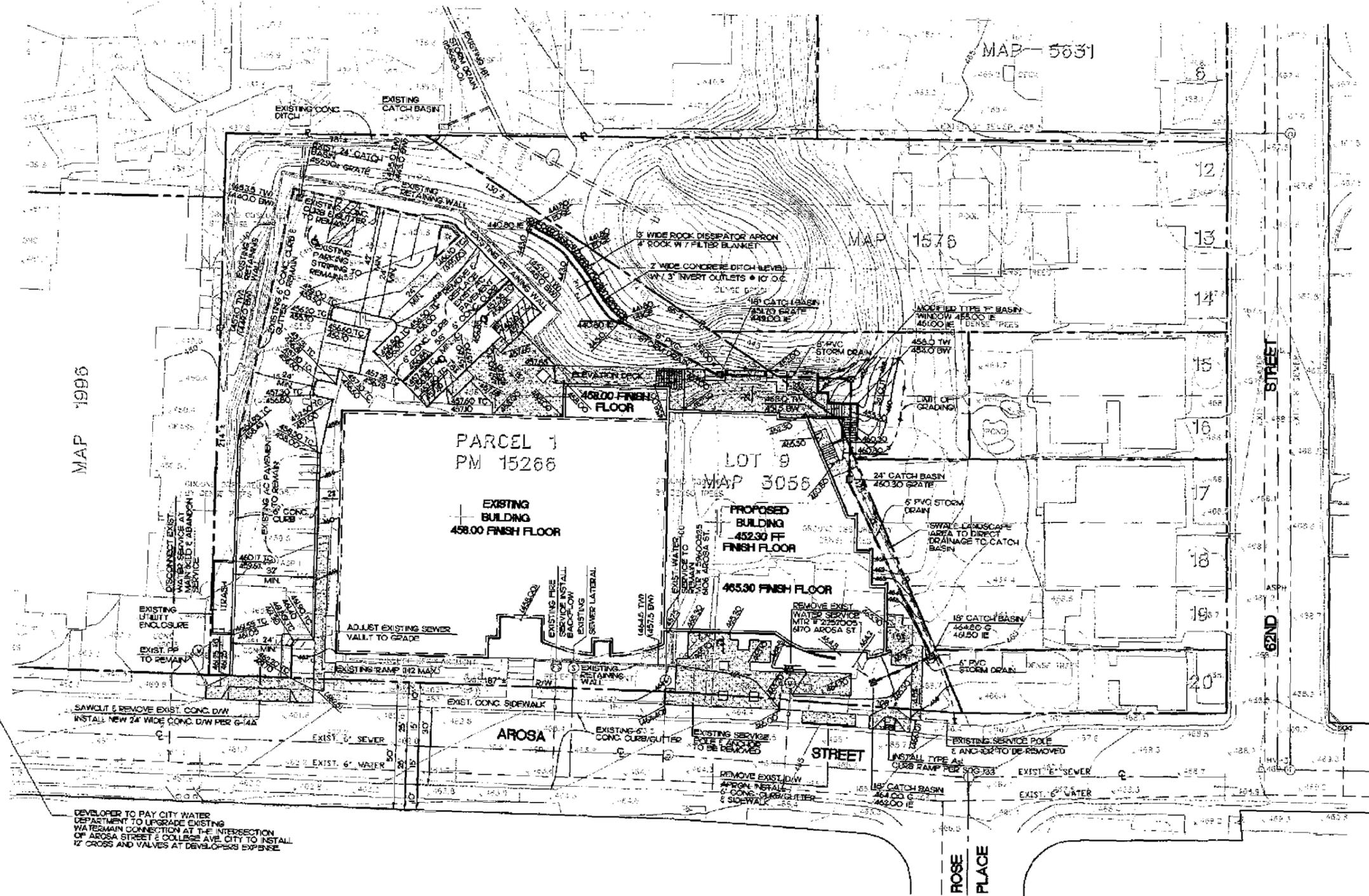
1. GRADED PAV AREAS SHALL BE HYDROSEED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDROSEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
3. ALL DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT AND OUTSIDE OF THE PUBLIC-RIGHT-OF-WAY WILL BE PRIVATE AND PRIVATELY MAINTAINED.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL EXECUTE A MAINTENANCE AGREEMENT FOR ONGOING PERMANENT BEST MANAGEMENT PRACTICE (BMP) MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
5. THE PERMITTEE OR DESIGNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE LAND DEVELOPMENT CODE INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.
6. TOPOGRAPHIC SURVEY BY:
AGUIRRE & ASSOCIATES
REGISTERED CIVIL ENGINEERS
DATED 4-05-01
7. WATER A 12-INCH CROSS-CONNECTION AND VALVES WILL BE INSTALLED AT THE INTERSECTION OF AROSA STREET AND COLLEGE AVENUE AT THE OWNER'S EXPENSE.

LEGEND

ITEM	SYMBOL
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED STRUCTURE	
PROPOSED CONCRETE PAVEMENT	
PROPOSED AC PAVEMENT	
DIRECTION OF DRAINAGE (MIN)	
PROPOSED CATCH BASIN	
PROPOSED STORM DRAIN	
PROPOSED ROCK DISSIPATOR	



ENGINEER OF WORK
 Snipes-Dye Associates
 Civil Engineers and Land Surveyors
 504 CENTER BLVD. STE. 6, LA MESA, CA 91942
 PHONE (619) 444-8888 FAX (619) 444-2013
 LICENSE NO. 45227-EX-01



CONCEPTUAL GRADING PLAN

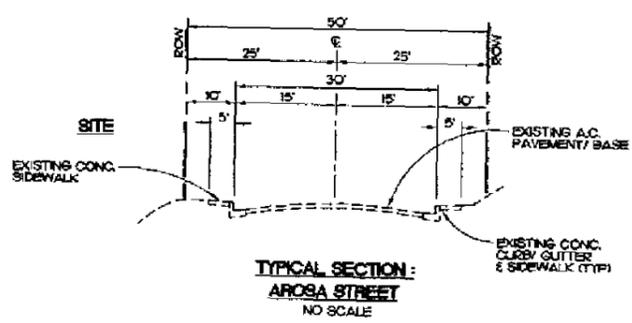
STORMWATER BEST MANAGEMENT PRACTICES INTEGRATED INTO PROJECT DESIGN

1. SITE DESIGN
 - A. REDUCTION OF IMPERVIOUS SURFACE TO THE MAXIMUM EXTENT POSSIBLE.
 - B. LIMITED GRADED SLOPES.
2. SOURCE CONTROL
 - A. INSTALLATION OF EFFICIENT LANDSCAPE IRRIGATION SYSTEM.
 - B. COMPLIANCE WITH MAINTENANCE AGREEMENTS AND GENERAL GOOD SITE HOUSEKEEPING PROCEDURES.
3. STRUCTURAL TREATMENT
 - A. INSTALLATION OF CATCH BASIN FILTERS.
 - B. MAINTENANCE AGREEMENT.

DRAINAGE NOTES

1. BMP STRUCTURAL FILTERS SHALL BE INSTALLED IN ALL CATCH BASINS.
2. VEGETATED SWALE AT STORM DRAIN OUTLET.
3. ROCK DISSIPATOR AT STORM DRAIN OUTLET.
4. SEE WATER QUALITY TECHNICAL REPORT BY SNIPES-DYE ASSOCIATES DATED 3-15-07 FOR PROPOSED SITE BEST MANAGEMENT PRACTICES (BMPs).

BENCH MARK
 CITY OF SAN DIEGO BENCH MARK
 NWPB AT AROSA STREET & COLLEGE AVE.
 ELEVATION = 457.39 MSL, UGCS DATUM 1929

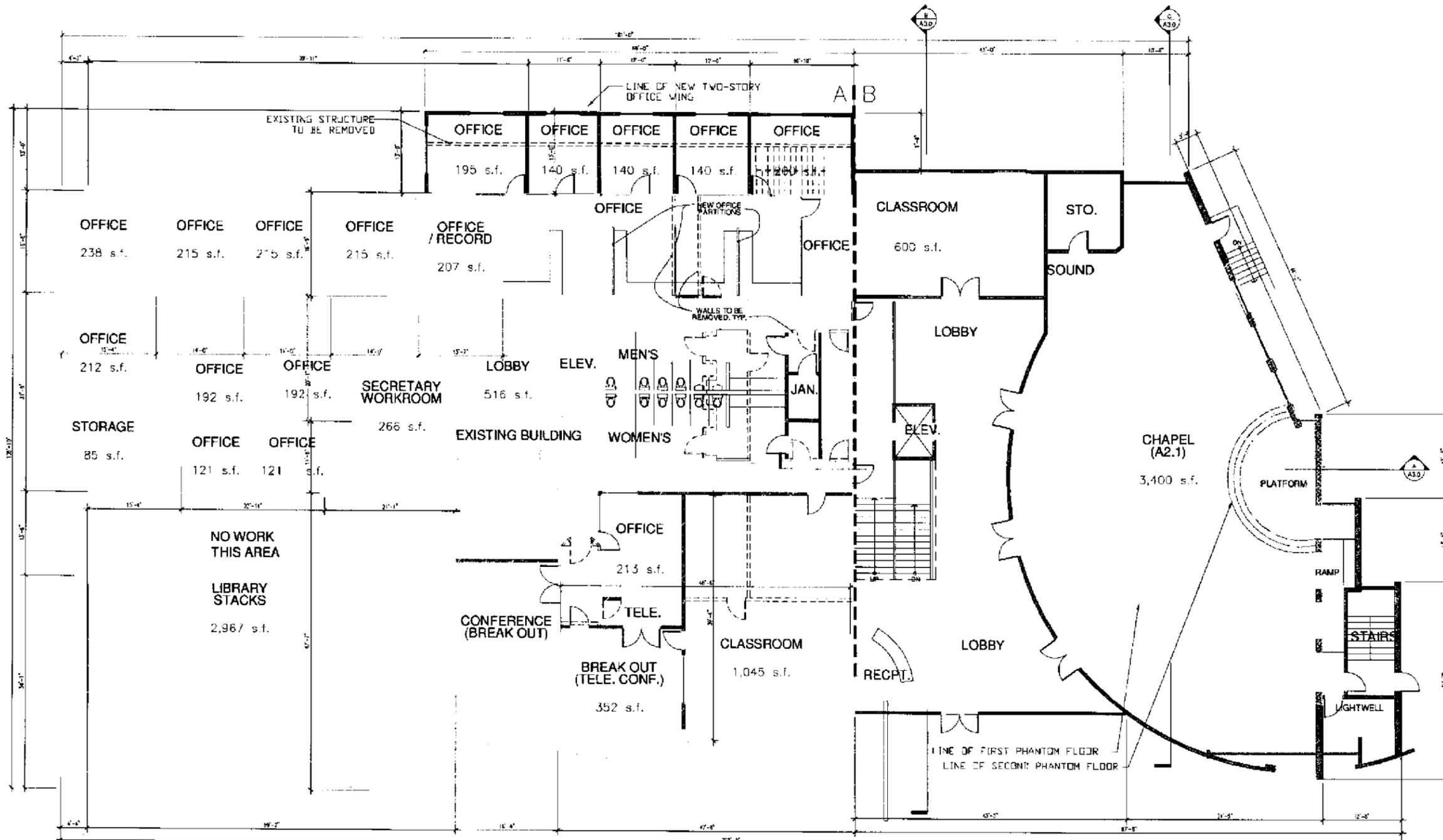


GRADING TABULATION

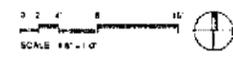
TOTAL AMOUNT OF SITE TO BE GRADED:		
AREA	0.25 ACRES	PERCENT OF TOTAL SITE = 22%
AMOUNT OF CUT	50 CY.	MAX. DEPTH OF CUT = 4 FEET
AMOUNT OF FILL	25 CY.	MAX. DEPTH OF FILL = 2 FEET
MAXIMUM HEIGHT OF FILL SLOPE	NONE	SLOPE RATIO = NA
MAXIMUM HEIGHT OF CUT SLOPE	NONE	SLOPE RATIO = NA
AMOUNT OF EXPORT	25 CY.	
RETAINING WALLS	NONE	MAXIMUM HEIGHT = NA



S:\Projects\13174_Belton_Sanitary_Eng\Drawings\13174_01.dwg, Jan 12, 2009 - 12:58pm



Second Level Floor Plan
1/8" = 1'-0"



HATCH INDICATES EXISTING BUILDING

Development Summary Information

Project Name: BETHEL SEMINARY
 City: San Diego, CA 92115
 Project Manager: PATRICIA GRABSKI, MCP
 Project Address: 6116 AROSA
 Account Number: 467-420-41
 Owner: BETHEL SEMINARY
 6116 AROSA STREET
 SAN DIEGO, CALIFORNIA 92115
 619.582.8186
 Architect: DOMINY + ASSOCIATES ARCHITECTS @ COMUSSTUDIO, LLP
 2150 W WASHINGTON, SUITE 303
 SAN DIEGO, CALIFORNIA 92110
 619.682.8383
 619.682.8384 FAX
 CONTACT: JOHN PYJOR, EXT. 14
 john.pyjor@comusstudio.com

Design & Architecture
 2150 W Washington, Suite 303
 San Diego, California 92110
 Tel: 619.682.8383
 Fax: 619.682.8384
 www.comusstudio.com
 Project: 0294
 Schematic Design: 20 Oct 2005
 Prelim Design: 28 Mar 2006
 30% PDP Schematic: 21 Apr 2006
 50% Schematic: 4 Apr 2007
 90% Schematic: 7 November 2007
 100% Schematic: 21 February 2008

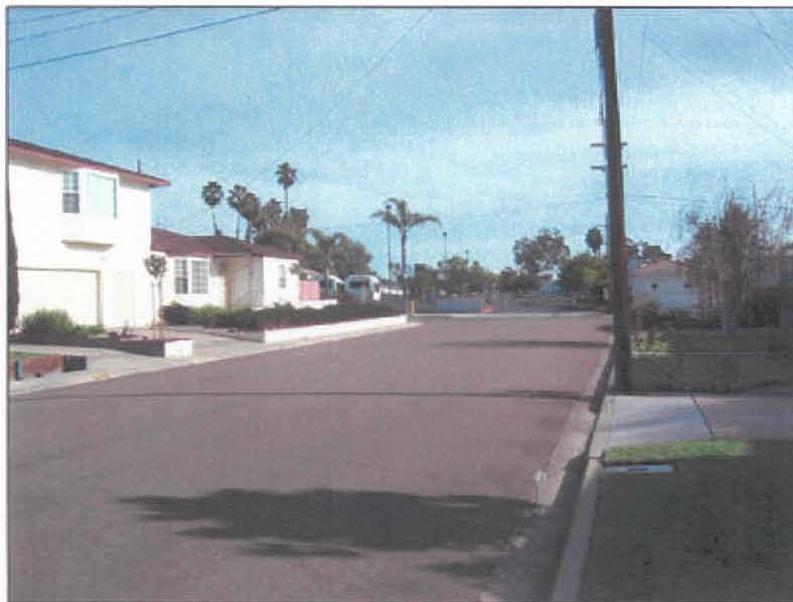
- Revision 14: Revision 5:
- Revision 13: Revision 4:
- Revision 12: Revision 3: 21 FEB 2008
- Revision 11: Revision 2: 7 NOV 2007
- Revision 10: Revision 1: 4 APRIL 2007
- Revision 9: Original Date: 21 APRIL 2006
- Revision 8:
- Revision 7:
- Revision 6:



Project Name: Bethel Seminary - 0294 (02.11.07) - 2nd Floor Plan
 City: San Diego, CA 92115
 Project Manager: Patricia Grabski, MCP
 Project Address: 6116 Arosa
 Account Number: 467-420-41
 Owner: Bethel Seminary
 6116 Arosa Street
 San Diego, California 92115
 619.582.8186
 Architect: Dominy + Associates Architects @ ComusStudio, LLP
 2150 W Washington, Suite 303
 San Diego, California 92110
 619.682.8383
 619.682.8384 FAX
 Contact: John Pyjor, Ext. 14
 john.pyjor@comusstudio.com



Northeast corner of site looking northeast across 62nd.



Northeast corner of site looking south down 62nd.

Bethel Seminary Photo Survey

Dominy + Associates Architects @ domusstudio
2150 West Washington, Suite 303
San Diego, California 92110

Tel 619.692.9393
Fax 619.692.9394
domusstudio.com

domusstudio



25. Southeast corner of site looking south.



26. Southeast corner of site looking west down Arosa.

Bethel Seminary Photo Survey

Dominy + Associates Architects @ domusstudio
2130 West Washington, Suite 303
San Diego, California 92110

Tel 619.692.9393
Fax 619.692.9394
domusstudio.com

domusstudio



Southwest corner of site looking southwest down Arosa.



Southwest corner of site looking south across Arosa.

Bethel Seminary Photo Survey

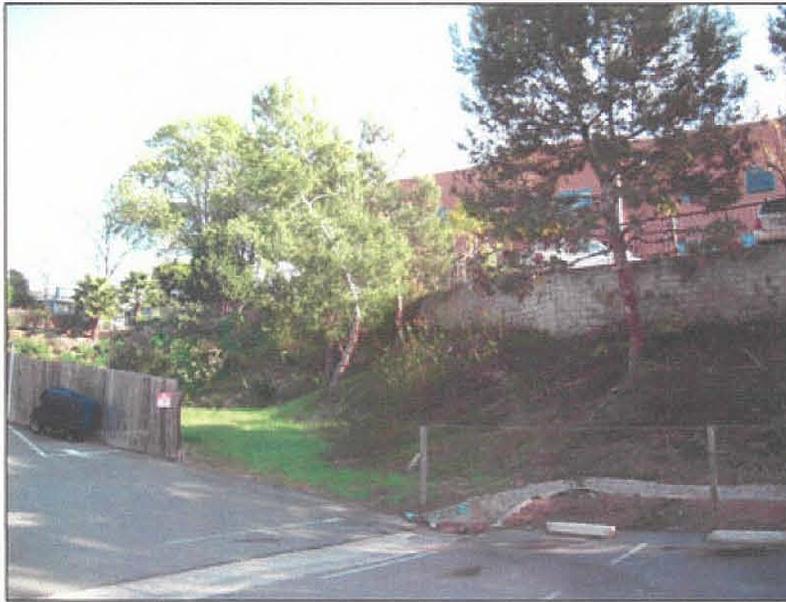
Dominy + Associates Architects @ domusstudio
2150 West Washington, Suite 303
San Diego, California 92110

Tel 619.692.9393
Fax 619.692.9394
domusstudio.com

domusstudio



9. Northeast corner looking up 62nd Street to the northwest.



10. North-northwest corner looking south into site.

Bethel Seminary Photo Survey

Daminy + Associates Architects @ domusstudio
2150 West Washington, Suite 303
San Diego, California 92110

Tel 619.692.9393
Fax 619.692.9394
domusstudio.com

domusstudio



Southwest corner looking across Arosa St. into the site.



South side looking west down Arosa.

Bethel Seminary Photo Survey

Dominy + Associates Architects @ domusstudio
2150 West Washington, Suite 303
San Diego, California 92110

Tel 619.692.9393
Fax 619.692.9394
domusstudio.com

domusstudio

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: 42-6273

CONDITIONAL USE PERMIT NO. 328108
PLANNED DEVELOPMENT PERMIT NO. 328110
AMENDMENT TO CONDITIONAL USE PERMIT NO. 88-0277
BETHEL SEMINARY PROJECT NO. 99622 (MMRP)
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 328108; Planned Development Permit (PDP) No. 328110 and amendment to CUP No. 88-0277 is granted by the Planning Commission of the City of San Diego to Bethel Seminary, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0604. The site is located at 6106, 6116 and 6148 Arosa Street and 6170 Rose Street in the RM-1-1 and RS-1-7 zones in the College Area Community Planning area. The project site is legally described as Lot 9 of College Manor, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 3056, filed in the Office of the County Recorder of San Diego County, February 15, 1954 and Parcel No. 1 of Parcel Map No. 15266, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 16, 1988 as instrument No. 88-288724 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel the existing two-story seminary, including an approximate 537 square-foot renovation and a two story addition of approximately 11,713 square-feet, with a 6,912 square-foot basement, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 14, 2009, on file in the Development Services Department.

The project shall include:

- a. Demolition of a single family residence;

- b. Remodel of the existing two-story seminary, including an approximate 537 square-foot renovation and a two story addition, at the eastern elevation, of approximately 11,713 square-feet, with a 6,912 square-foot basement;
- c. Occupancy at the campus, at any one time, shall not exceed 188 students and 40 faculty/staff. Student total enrollment shall not exceed 225, with staggered classroom hours.
- d. The chapel and class rooms shall not be utilized concurrently.
- e. Height deviation to exceed the 40 foot height limit of the RS-1-7 zone to a maximum of 47 feet.
- f. Interior side yard setback deviation to provide 8-feet where 9-feet-6-inches is required in the RS-1-7 zone;
- g. Building envelope setback deviation for a maximum height of 39 feet where 30 feet is permitted in the RS-1-7 zone.
- h. A Lot Line Adjustment Parcel Map is required;
- i. Landscaping (planting, irrigation and landscape related improvements);
- j. Off-street parking, and
- k. 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. 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. 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.
 4. 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.
 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 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.
 8. 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.
 9. 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 is 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.
10. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

12. The mitigation measures specified in the MMRP, and outlined in Mitigated Negative Declaration No. 99622, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 99622, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Circulation/Parking and Paleontological Resources.

14. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

15. The applicant shall reconstruct the existing driveway with a City standard driveway, on Arosa Street, per Standard Drawings G-14A, G-16 and SDG-100. All work shall be completed and accepted by the City Engineer, prior to building occupancy.

16. The applicant shall close the non-utilized driveway with City standard curb, gutter and sidewalk, on Arosa Street. All work shall be completed and accepted by the City Engineer, prior to building occupancy.

17. The applicant shall construct a City standard pedestrian ramp with truncated dome, adjacent to the project site at the intersection Arosa Street and Rose Place. All work shall be completed and accepted by the City Engineer, prior to building occupancy.
18. The applicant shall obtain an Encroachment Maintenance and Removal Agreement for the enhanced paving, landscape and irrigation located in Arosa Street right-of-way.
19. Prior to the issuance of any construction permit; the applicant shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP's) maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the applicant shall incorporate any construction BMP's necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
21. Prior to the issuance of any construction permit the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
22. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post construction BMP's on the final construction drawings, consistent with the approved Water Quality Technical Report.
23. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
25. Prior to issuance of any construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the City Manager for approval. Improvement plans shall take into account a 40 square feet area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
26. Prior to issuance of any construction permits for buildings "including shell," the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual Landscape Standards to the City Manager for

approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered.

27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

28. 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.

29. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

30. 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 or prior to a Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

31. Prior to the issuance of a building permit a Lot Line Adjustment Parcel Map is required to be filed with the County Recorder.

32. 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.

33. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

34. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

35. No fewer than 20 automobile spaces, 2 accessible spaces (including 1 van accessible space), 5 motorcycle spaces, and 5 bicycle spaces, shall be permanently maintained on the

property within the approximate location shown on the project's Exhibit "A." 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.

36. Prior to the issuance of the proposed Conditional Use Permit, the applicant must record an approved Shared Parking Agreement which allows the project to use a minimum of 208 automobile parking spaces at the College Avenue Baptist Church during classroom hours and a minimum 77 automobile parking spaces at the College Avenue Baptist Church during the hours the chapel area is utilized, satisfactory to the City Engineer.

37. No special events or functions will be held in the auditorium on the weekdays until after 7:00 p.m.

38. Prior to the addition of 15 new students (above the 147 maximum currently on campus at one time) at the University, the applicant shall assure by permit and bond the construction of a traffic signal at the intersection of Arosa Street at College Avenue, including extending the existing southbound left turn pocket to a minimum 100 feet long with a minimum 90 foot long transition. This traffic signal shall be completed prior to the addition of 20 new students at the University, satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

39. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

40. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new 12-inch x12-inch cross-connection and associated valves, to upgrade the existing water main connection at the intersection of Arosa Street and College Avenue in a manner satisfactory to the Water Department Director and the City Engineer.

42. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the removal of two existing water services within the Arosa Street right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

43. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on

each water service, including domestic, fire and irrigation, in a manner satisfactory to the Water Department Director, the City Engineer and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

44. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including backflow devices, services, meters and the water main upgrade at the Arosa Street and College Avenue intersection, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

45. All on-site water facilities shall be private including domestic, fire and irrigation systems.

46. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with 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 May 14, 2009 Resolution Number.

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

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

NAME
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. 328108
PLANNED DEVELOPMENT PERMIT NO. 328110
AMENDMENT TO CONDITIONAL USE PERMIT NO. 88-0277
BETHEL SEMINARY - PROJECT NO. 99622 (MMRP)

WHEREAS, BETHEL SEMINARY, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing two-story seminary; including an approximate 537 square-foot renovation; a two story addition of approximately 11,713 square-feet, with a 6,912 square-foot basement; which will include offices; classrooms; library and chapel; demolition of a single family residence; a lot line adjustment and deviations to the RS-1-7 zone for height; side yard and angled building envelope setbacks (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 328108; Planned Development Permit (PDP) No. 328110 and amendment to CUP No. 88-0277, on portions of 1.15 acres;

WHEREAS, the project site is located at 6106, 6116, 6148 Arosa Street and 6170 Rose Street in the RM-1-1 and RS-1-7 zones in the College Area Community Planning area;

WHEREAS, the project site is legally described as Lot 9 of College Manor, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 3056, filed in the Office of the County Recorder of San Diego County, February 15, 1954 and Parcel No. 1 of Parcel Map No. 15266, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 16, 1988 as instrument No. 88-288724 of Official Records;

WHEREAS, on May 14, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 328108; Planned Development Permit (PDP) No. 328110 and amendment to CUP No. 88-0277 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, May 14, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The site is located at 6106, 6116, 6148 Arosa Street and 6170 Rose Street in the RM-1-1 and RS-1-7 zones in the College Area Community Planning area. The community plan land use designation is Low Medium Residential with a density yield of 10-15 Dwelling Units per Net Residential Acre (DU/NRA). The proposal is to remodel an existing two-story seminary; including an approximate 537 square-foot renovation; a two story addition of approximately 11,713 square-feet, with a 6,912 square-foot basement; demolition of a single family residence; a lot line adjustment and deviations to the RS-1-7 zone for height; side yard and building envelope setbacks. Properties to the north and east are designated as Low Residential with a density yield of 1-10 DU/NRA and are occupied by single-family residences, while those to the west and south are designated as Low Medium Residential, and are occupied by an existing two-story apartment building and the College Avenue Baptist Church respectively.

The Housing Element of the College Area Community Plan includes the recommendation that “Conditional Use Permits for nonresidential uses in residential areas should include elements to ensure that the development permitted is compatible with surrounding development, such as 1) screening or buffering with fences, walls, landscaping, or increased setbacks or any combination of these four methods should be used to minimize the impact of the project on the surrounding neighborhood; 2) parking areas should be located to the rear of the project or within a structure, and surface parking should be screened from adjacent properties and public right-of-way by landscaping; 3) structures should be compatible with the bulk and scale of surrounding neighborhoods, particularly if those neighborhoods consist of single-family development. Facades should be articulated, rooflines varied and upper stories set back from the story below; and 4) access to and from the project should be designed to minimize on-street congestion.”

The proposed project would meet the intent of the Housing Element of the College Area Community Plan, by first incorporating landscaping to minimize the impact on the surrounding neighborhood and to provide screening. Landscape plans include retention of mature pine trees, as well as new tree plantings such as Australian willow, Chinese pistache and Fern pine. In addition, the project proposes low, medium and large shrubs such as India hawthorne, Holly grape, Bronze flax, and New Zealand tea tree. Secondly, the existing parking area would be reconfigured to meet parking standards and would remain located in the rear of the property. It would be screened by existing shrubs, hedges, and mature trees as well as new plantings. Additional parking is provided by a Shared Parking Agreement with the College Avenue Baptist Church. The third element of compatibility is the façade of the structure which would be well articulated with varied rooflines and upper story setbacks. Design features also include off-set and angled planes, step backs, off-set canopies, and a variety of materials including glass, tile, stucco, and metal fascia. The applicant, after consulting with staff, has redesigned the project and lowered the height of the structure for a greater degree of compatibility with the existing, adjacent single-family residential structures. Lastly, on-street congestion would be minimized because parking is accessed by a single driveway, and the project would not require any on-street loading/unloading or pickup/drop-off areas. Additional parking is provided by a shared parking agreement with the College Avenue Baptist Church.

The Urban Design Element of the College Area Community Plan includes recommendations for streetscape. Specifically, landscaping should be used to tie buildings and site improvements to existing streets and sidewalks. It should visually anchor buildings to the larger environment of the neighborhood. Street development should provide for trees and shrubs along sidewalks. Curb cuts should be minimized to allow more landscaping along the streets. Existing mature trees within the public right-of-way or adjacent to it should be preserved and shrubs, trees, and architectural detailing should be used to add visual interest.

The proposed project would meet the intent of the Urban Design Element of the College Area Community Plan by providing landscaping, minimizing curb cuts, preserving mature street trees, and adding visual interest. As the dominant street tree, mature Queen palms would be preserved and several new specimens would be planted. In addition to the Queen palms, planting along the sidewalk would include flowering accent trees, such as Crape myrtle and Purple-leaf plum, and low and medium shrubs, such as India hawthorn and Juniper. The parking lot in the rear yard is accessed by an existing driveway, and no other curb cuts would be necessary. The façade of the structure would add visual interest by incorporating a high degree of articulation with varied rooflines and upper story setbacks. Design features would also include off-set and angled planes, step backs, off-set canopies, and a variety of

materials including glass, tile, stucco, and metal fascia. The streetscape would also be enhanced by provision of seating walls with cast concrete seats.

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

The approvals prepared for this project include various conditions of approval relevant to achieving compliance with the regulations of the Municipal Code in effect for the project site; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and welfare of the persons residing or working in the area. These conditions include standards that pertain to best management practices, traffic circulation, engineering, utilities, noise, and landscaping and require compliance with operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to the site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, based on the above, the proposed development would not be detrimental to the public health, safety or welfare of persons residing or working in the vicinity.

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

Specific conditions of approval will ensure compliance with the relevant regulations of the San Diego Land Development Code in effect for this site except for height and setbacks. Deviations to height, building envelope and side yard setbacks have been requested through a Planned Development Permit.

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

The site has been developed since 1989 with a two story, 23,849 square foot seminary which is permitted by CUP 88-0277. The proposal to add 11,713 square feet with a 6,912 square foot basement is appropriate at this location because it will continue to provide for adult theological education and the use is consistent with other institutions of higher learning and religious worship in the College Area.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The site is located at 6106, 6116, 6148 Arosa Street and 6170 Rose Street in the RM-1-1 and RS-1-7 zones in the College Area Community Planning area. The community plan land use designation is Low Medium Residential with a density yield of 10-15 Dwelling Units per Net Residential Acre (DU/NRA). The proposal is to remodel an existing two-story seminary, including an approximate 537 square-foot renovation and a two story addition of approximately 11,713 square-feet, with a 6,912 square-foot basement. Properties to the north and east are designated as Low Residential with a density yield of 1-10 DU/NRA and are occupied by single-family residences, while those to the west and south are designated as Low Medium Residential, and are occupied by an existing two-story apartment building and the College Avenue Baptist Church respectively.

The Housing Element of the College Area Community Plan includes the recommendation that “Conditional Use Permits for nonresidential uses in residential areas should include elements to ensure that the development permitted is compatible with surrounding development, such as 1) screening or buffering with fences, walls, landscaping, or increased setbacks or any combination of these four methods should be used to minimize the impact of the project on the surrounding neighborhood; 2) parking areas should be located to the rear of the project or within a structure, and surface parking should be screened from adjacent properties and public right-of-way by landscaping; 3) structures should be compatible with the bulk and scale of surrounding neighborhoods, particularly if those neighborhoods consist of single-family development. Facades should be articulated, rooflines varied and upper stories set back from the story below; and 4) access to and from the project should be designed to minimize on-street congestion.”

The proposed project would meet the intent of the Housing Element of the College Area Community Plan, by first incorporating landscaping to minimize the impact on the surrounding neighborhood and to provide screening. Landscape plans include retention of mature pine trees, as well as new tree plantings such as Australian willow, Chinese pistache and Fern pine. In addition, the project proposes low, medium and large shrubs such as India hawthorne, Holly grape, Bronze flax, and New Zealand tea tree. Secondly, the existing parking area would be reconfigured to meet parking standards and would remain located in the rear of the property. It would be screened by existing shrubs, hedges, and mature trees as well as new plantings. Additional parking is provided by a Shared Parking Agreement with the College Avenue Baptist Church. The third element of compatibility is the façade of the structure which would be well articulated with varied rooflines and upper story setbacks. Design features also include off-set and angled planes, step backs, off-set canopies, and a variety of materials including glass, tile, stucco, and metal fascia. The applicant, after consulting with staff, has redesigned the project and lowered the height of the structure for a greater degree of compatibility with the existing, adjacent single-family residential structures. Lastly, on-street congestion would be minimized because parking is accessed by a single driveway, and the project would not require any on-street loading/unloading or pickup/drop-off areas. Additional parking is provided by a shared parking agreement with the College Avenue Baptist Church.

The Urban Design Element of the College Area Community Plan includes recommendations for streetscape. Specifically, landscaping should be used to tie buildings and site improvements to existing streets and sidewalks. It should visually anchor buildings to the larger environment of the neighborhood. Street development should provide for trees and shrubs along sidewalks. Curb cuts should be minimized to allow more landscaping along the streets. Existing mature trees within the public right-of-way or adjacent to it should be preserved and shrubs, trees, and architectural detailing should be used to add visual interest.

The proposed project would meet the intent of the Urban Design Element of the College Area Community Plan by providing landscaping, minimizing curb cuts, preserving mature street trees, and adding visual interest. As the dominant street tree, mature Queen palms would be preserved and several new specimens would be planted. In addition to the Queen palms, planting along the sidewalk would include flowering accent trees, such as Crape myrtle and Purple-leaf plum, and low and medium shrubs, such as India hawthorn and Juniper. The parking lot in the rear yard is accessed by an existing driveway, and no other curb cuts would be necessary. The façade of the structure would add visual interest by incorporating a high degree of articulation with varied rooflines and upper story setbacks. Design features would also include off-set and angled planes, step backs, off-set canopies, and a variety of materials including glass, tile, stucco, and metal fascia. The streetscape would also be enhanced by provision of seating walls with cast concrete seats.

Because the proposed project would implement the housing and urban design elements of the College Area Community Plan the proposed development will not adversely affect the plan.

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

The approvals prepared for this project include various conditions of approval relevant to achieving compliance with the regulations of the Municipal Code in effect for the project site; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and welfare of the persons residing or working in the area. These conditions include standards that pertain to best management practices, traffic circulation, engineering, utilities, noise, and landscaping and require compliance with operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to the site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, based on the above, the proposed development would not be detrimental to the public health, safety or welfare of persons residing or working in the vicinity.

3. The proposed development will comply with the regulations of the Land Development Code;

Specific conditions of approval will ensure compliance with the relevant regulations of the San Diego Land Development Code in effect for this site except for height and setbacks. Deviations to height, building envelope and side yard setbacks have been requested through a Planned Development Permit.

4. The proposed development, when considered as a whole, will be beneficial to the Community; and

The proposed development, when considered as a whole, will be beneficial to the community by providing theological education opportunities. Graduates from the seminary have assumed leadership roles in the community, including pastors at local churches. The operation of the seminary would support intrinsic values of the community and provide for educational experiences for personal improvement along cultural, ecumenical, secular and spiritual principles.

5. Any proposed deviations pursuant to Section 126.0602(b) (1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The proposed building height is 47 feet where the overall building height is 40 feet and approximately 39 feet where 30 feet is required for the building envelope height in the RS-1-7 zone. These deviations are supported because the proposed height and scale of the seminary addition is consistent with the surrounding neighborhood. The proposed project has a two story apartment building toward the west, two and three story church buildings toward the south and two story apartments toward the north. These deviations are also supported because they would allow the seminary structure to utilize traditional architectural features, in this case, sloped roofs and parapets, consistent with places of worship, prayer, and meditation, as well as, identifying the site as a religious center and spiritual focal point in the community.

A deviation to the side yard setback is also proposed to be reduced from the required 9 feet 6 inches to 8 feet. The deviation would allow for offsets and articulation on the building façade. All the requested deviations are supported because granting them will implement the community plans goal of have articulated structures with varied rooflines and upper story setbacks regulations.

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit (CUP) No. 328108; Planned Development Permit (PDP) No. 328110 and amendment to CUP No. 88-0277 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit (CUP) No. 328108; Planned Development Permit (PDP) No. 328110 and amendment to CUP No. 88-0277 Permit No. , a copy of which is attached hereto and made a part hereof.

Patricia Grabski
Development Project Manager
Development Services

Adopted on: May 14, 2009

Job Order No. 42-6273

cc: Legislative Recorder, Development Services Department

v. 888

CONDITIONAL USE PERMIT NO. 85-0130
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of The City of San Diego to COLLEGE AVENUE BAPTIST CHURCH, 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 construct, use and maintain a seminary school and library located on the north side of Arosa Street, 100 feet east of College Avenue, described as a portion of Lot 5, La Mesa Colony, Map 346, in the R-3000 Zone.
2. The facility shall consist of the following:
 - a. A 29,200 square foot, two-story building containing classrooms and library for theological study and offices for staff;
 - b. Off-street parking; and
 - c. Accessory uses as may be determined incidental and approved by the Planning Director.
3. No fewer than 49 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated June 20, 1985, 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 construction 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 "A," dated June 20, 1985, on file in the office of the Planning Department. No change, modifications or alterations shall be

CUP NO. 85-0130

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 June 20, 1985, 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. This Conditional Use 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 101.0506 and 101.0507 of the Municipal Code. Any extension of time shall be subject to all terms and conditions in effect at the time the extension is applied for.

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

10. 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.

11. 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.

12. 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.

13. The subject property shall be maintained in a neat and orderly fashion at all times.

CUP NO. 85-0130

14. Student enrollment shall not exceed 225, with staggered classroom hours.

15. Classroom hours shall be restricted from 8:00 a.m. to 10:00 p.m. Mondays through Fridays. There shall be no seminary use of the classrooms on weekends, except that the College Avenue Baptist Church may have some occasional use of the classrooms on Sundays. The permittee shall submit to the Planning Director a list of the occasional Sunday activities on the site and have those activities approved prior to any Sunday use.

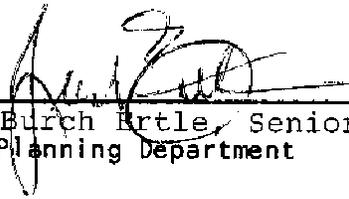
16. During weekday seminary classroom hours, the facility shall have full use of the College Avenue Baptist Church parking lot located on the south side of Arosa Street.

17. Sign identification for the facility shall consist of cast iron lettering on the front of the building as shown on Exhibit "A", dated June 20, 1985.

Passed and Adopted by the Planning Commission of The City of San Diego on June 20, 1985.

CUP No. 85-0130

AUTHENTICATED BY:



 Burch Ertle, Senior Planner
 Planning Department



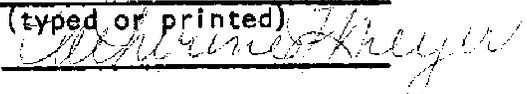
 Sue Blackman, Secretary to the
 Planning Commission

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

On this 12th day of July, in the year 1985,
 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.

Name Catherine L. Meyer

Signature 
 (typed or printed)

NOTARY STAMP



CUP No. 85-0130

ACKNOWLEDGED:

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 Permittee hereunder.

COLLEGE AVENUE BAPTIST CHURCH, a California corporation
Owner/Permittee

By [Signature]

The attached letter provides background respecting our concern over the restrictive language of Article 15. This was discussed with Mr. Nick Osler, Senior Planner, on September 17, 1985. The letter provides the rationale for the request for weekend usage.

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

On this SIXTH day of SEPTEMBER, in the year 1985, before me, Sally Joan Kennedy, a Notary Public in and for said county and state, personally appeared JOHN J. WILSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or secretary) or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

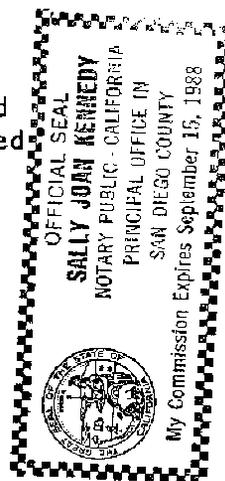
(corporation)

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.

Name Sally Joan Kennedy
(typed or printed)

NOTARY STAMP

Signature [Signature]



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

On this _____ day of _____, in the year _____, before me, _____, a Notary Public in and for said county and state, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

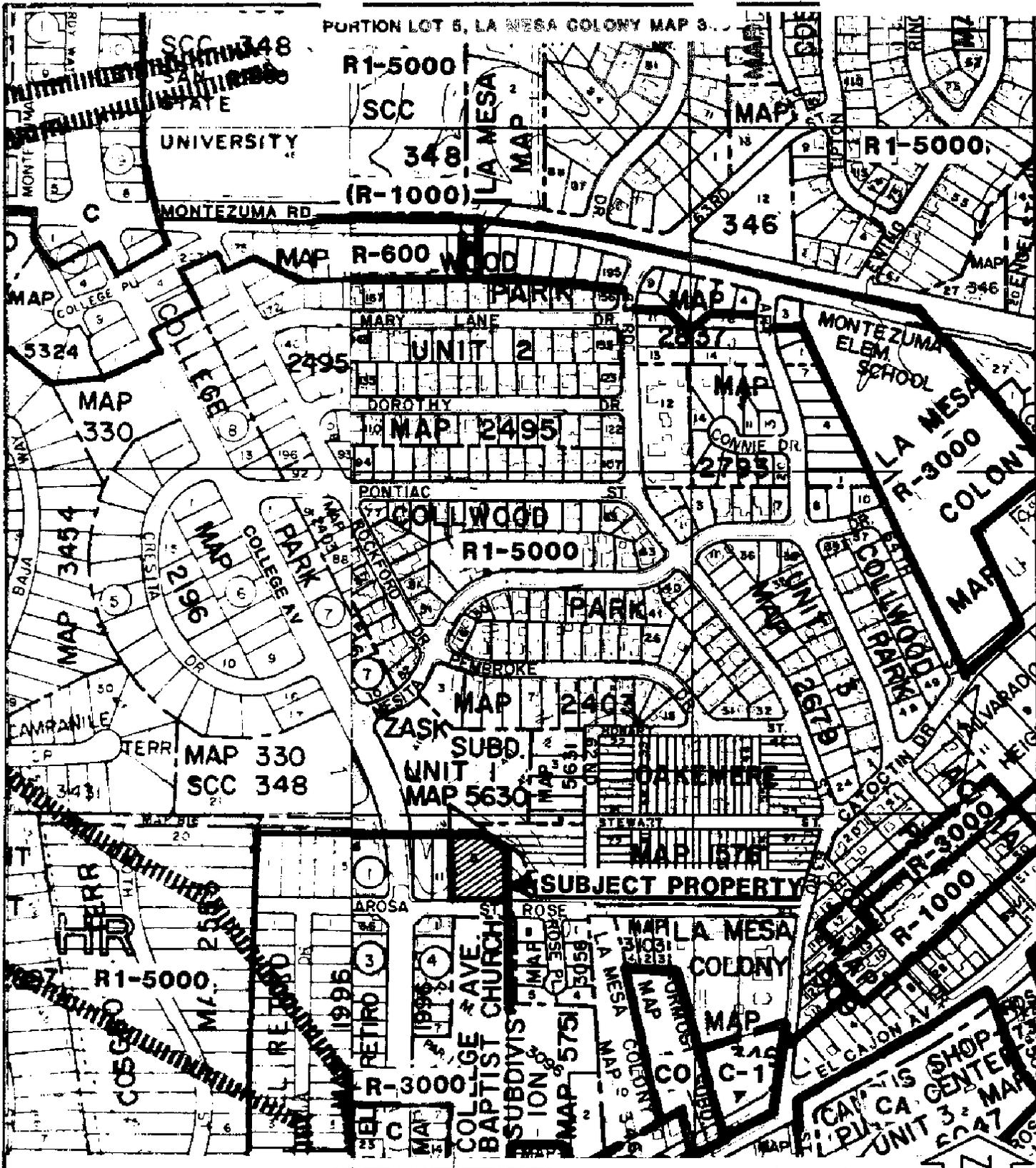
(partnership)

Name _____
(typed or printed)

NOTARY STAMP

Signature _____

PORITION LOT 5, LA MESA COLONY MAP 3



A CONDITIONAL USE PERMIT TO ALLOW
 CONSTRUCTION OF A SEMINARY SCHOOL AND
 LIBRARY WITH PARKING AT EXISTING CHURCH FACILITY

0 200 400 FEET
 (218-1749) (3-1-85 MH)
 PARCEL 467-420-41



CUP 85-0130

AREA 0.80 ACRE

CITY OF SAN DIEGO PLANNING DEPARTMENT

NOTE: COUNTY RECORDER, PLEASE RECORD AND RESTRICTED CONDITIONAL USE OR DEVELOPMENT OF REAL PROPERTY, INTEREST, EASE, TITLE TO OR POSSESSION THEREOF. 886

ATTACHMENT 9

ording requested by
mail to:
ty of San Diego
Planning Department
200 C Street, M.S. 4A
San Diego, CA 92101-3864

PLANNING COMMISSION RESOLUTION NO. 5650

GRANTING CONDITIONAL USE PERMIT NO. 85-0130

WHEREAS, COLLEGE AVENUE BAPTIST CHURCH, a California corporation, Owner/Permittee, filed an application for a conditional use permit to construct and use and maintain a two-story, 29,200 sq. ft. seminary classroom and library building with a parking garage with 32 spaces, on property across the street from the College Avenue Baptist Church, 100 ft. east of College Avenue, midway between El Cajon Boulevard and Montezuma Road, described as a Portion of Lot 5, La Mesa Colony Map No. 346, within the State University Plan area, in the R-3000 zone; and

WHEREAS, on June 20, 1985, the Planning Commission of The City of San Diego considered Conditional Use Permit No. 84-0130, 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. 85-333, dated June 14, 1985; 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. 85-0130 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
Sue Blackman, Secretary to
the Planning Commission

Bunch Ertle
Bunch Ertle, Senior Planner
Planning Department

85-384046

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CAL.

1985 OCT 16 AM 8 23

VERA L. LYLE
COUNTY RECORDER

RF	9
SR	7
FILE	
NO	1

PLANNING COMMISSION RESOLUTION NO. 5650
CONDITIONAL USE PERMIT NO. 85-0130
FINDINGS

FINDINGS OF FACT

1. The proposed use would not adversely affect the neighborhood, the General Plan or the Community Plan and would not be detrimental to the health, safety and general welfare of persons living or working in the area. Churches and schools are often found in residentially zoned areas. The Department believes that the type of use proposed as well as the recommended conditions should result in a development compatible with the neighborhood.
2. The proposed use would comply with all relevant regulations in the Municipal Code. The proposed building would be consistent with setback, floor area and building height regulations of the underlying R-3000 Zone and consistent with regulations governing Conditional Use Permit development.

FROM : BETHEL SEMINARY SAN DIEGO

FAX NO. : 619 582 3177

Mar. 20 2006 4:30 PM

CONDITONAL USE PERMIT NO. 88-0277
EXTENSION OF TIME TO CONDITIONAL USE PERMIT NO. 85-0130

PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of the City of San Diego to COLLEGE AVENUE BAPTIST CHURCH, a California corporation, Owner/Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to construct, use and maintain a seminary school and library, located on the north side of Arosa Street, 100 feet east of College Avenue, described as a portion of Lot 5, La Mesa Colony, Map 346, in the R-3000 Zone.

2. The facility shall consist of the following:

- a. A 23,000-square-foot, two-story building containing classrooms and library for theological study and offices for staff;
- b. Off-street parking; and
- c. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 38 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated May 26, 1988, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Zoning Regulations 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 at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit for construction 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.

FROM : BETHEL SEMINARY SAN DIEGO

FAX NO. : 619 582 3177

Mar. 23 2006 04:31PM P7

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 "A," dated May 26, 1988, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or 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 May 26, 1988, 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 and is to be maintained in a disease-, weed- and litter-free condition at all times.

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. This Conditional Use Permit must be used within 12 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 101.0510.k. of the Municipal code. Any extension of time shall be subject to all standards and criteria in effect at the time of extension is applied for.

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

10. 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.

11. 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.

FROM : BETHEL SEMINARY SAN DIEGO

FAX NO. : 619 582 3177

Mar. 20 2006 04:31PM PB

0780

12. This Conditional Use 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.

13. The subject property shall be maintained in a neat and orderly fashion at all times.

14. Student enrollment shall not exceed 225, with staggered classroom hours.

15. Classroom hours shall be restricted from 8:00 a.m. to 10:00 p.m. Mondays through Friday. There shall be no seminary use of the classrooms on weekends, except that the College Avenue Baptist Church may have some occasional use of the classrooms on Sundays. The permittee shall submit to the Planning Director a list of the occasional Sunday activities on the site and have those activities approved prior to any Sunday use.

16. During weekday seminary classroom hours, the facility shall have full use of the College Avenue Baptist Church parking lot located on the south side of Arosa Street.

17. Sign identification for the facility shall consist of cast iron lettering on the front of the building as shown on Exhibit "A", dated May 26, 1988.

Passed and Adopted by the Planning Commission of The City of San Diego on May 26, 1988.

- A) Speaker – John Pujar, Architect for Bethel Seminary project – College Ave Baptist Church has agreed to allow parking in their adjacent lot. They will submit an official letter to that effect to the city to address the parking concerns. .
- B) Speaker – Gerald J. Swanson at 4778 67th Street, is the neighbor to the seminary; he fully supports the project and thinks the seminary is a great neighbor; he is willing to write a letter to that effect if needed.
- C) Question – Specify deviation details for height; Answer) Limit is 30 feet and deviation for 38 feet is requested to accommodate the peak of the chapel.
- D) Question from Steve Barlow – Is the peak of the chapel the only aspect of the project above the height limit? Answer) Yes
- E) Questions – Concern about traffic; Answer) Seminary classes start at 4 PM and go until 9 PM so not at peak times; classes are on Monday –Thursday only; the seminary is not used on weekends.
- F) Question from Dan Cornthwaite – Parking on one-way street? Explanation adequately addressed concerns.
- G) Speaker – John Lillis, Dean at Seminary and lives on Pontiac. Majority of seminary students live in North County so come off College, so only use Church parking lot and don't go through the neighborhood.
- (15-0-1) Approved with Chair abstaining.

B. Code Enforcement and Nuisance Rental Housing Properties Committee
(Doug Case for Ann Cottrell, Chair)

1. Proposed Rooming House Ordinance (Action Item)
(Motion from – Committee)

a) Reword the definition of rooming house (add the underlined)

A rooming house is a dwelling unit where three or more bedrooms rooms are rented, or are otherwise furnished for compensation, under three or more separate rental agreements, leases, subleases or a combination of these, either written or oral.

b) Do not “grandfather” existing rooming houses

The committee recommends one year from the date the rooming house ordinance goes into effect.

(15-0-1) Approved with Chair abstaining.

2. Proposed Land Development Code Changes (Action Item)
(Motion from Committee):

Approve the proposed Land Development Code changes, but with the recommendation that within the Campus Impact Area, driveways on all lots may be the width of the garage, not to exceed 25 feet.

(15-0-1) Approved with Chair abstaining.

VII. **Treasurer's Report** (Dan Cornthwaite, Treasurer) — See attached.

Summary - for period April 1, 2007 – May 31, 2007

Beginning Balance	\$16,510.79
Monthly Income	\$125.00
Monthly Expenses	\$1,547.14
Current Balance	\$15,089.30
Community Agreement Escrow Account (COX Arena \$1 per ticket fund)	\$527,871.96

Motion - Approve the Treasurer's Report

(Motion-Dan Cornthwaite, Treasurer)

(16-0-0) Approved unanimously.

VIII. **Public hearing on the 2007-2008 SDSU Fraternity Noise and Litter Control Agreement and Variance (Action Item)** — See attached. (Jim Boggus, for Martin Montesano, Chair, Community/Fraternity Relations Advisory Committee)

1. No major changes from last year
2. Program is 27 years old
3. Community Service and clean up

Motion - Approve agreement between CACC and Interfraternity Council; and the agreement between the CACC and the United Sorority and Fraternity Council.

(Motion-Committee)

(15-0-1) Approved with Chair abstaining.

Public Comment:

- 1) Jason Farran – New Sigma Pi Advisor; Fraternity is cleaning up house
- 2) Tim Velasquez – new IFC President and representative of IFC General Fraternities, introduce self and goals
- 3) Riki Meier – new IFC Judicial Director

IX. **Committee Reports**

A. **Planning Committee** (Tom Phelps, Chair) – see report

- * 1. Bethel Seminary - Planned Development Permit and proposed amendment to existing Conditional Use Permit for a 14,882 sq ft addition to an existing seminary with deviations for increased floor area and maximum height of 42' 4" on a 1.21 acre site at 6116 Arosa Street in the RM-1-1 Zone of the Central urbanized Planned District. (Action Item)

Motion - Support the approval of the project upon the conditions of parking sufficient to meet code for increased site usage; upon approval of the landscape plan; and upon statement from the Swanson's (the closest neighbor and one most potentially affected by the project).

(Motion-Committee)

Discussion:



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 Project No. For City Use Only

Project Address:

Bethel Seminary San Diego

6170 Arosa Street

San Diego, CA

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

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

Additional pages attached Yes No

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? MN Corporate Identification No. 410708577
 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):
 Bethel University
 Owner Tenant/Lessee

Street Address:
 3900 Bethel Dr.

City/State/Zip:
 Anden Hills, MN 55112

Phone No: 651-638-6431 Fax No: 651-635-8886

Name of Corporate Officer/Partner (type or print):
 KATHLEEN J. NELSON

Title (type or print):
 Senior Vice President

Signature: Kathleen J. Nelson Date: 4-29-09

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature: _____ Date: _____