



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 9, 2021 REPORT NO. PC-21-052  
HEARING DATE: December 16, 2021  
SUBJECT: HEALTHCARE CUP AMENDMENT, Process Four Decision  
PROJECT NUMBER: [689937](#)  
OWNER/APPLICANT: Altignis Campus LLC, owner and Terry Strom, applicant

### SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit amendment to remove the requirement for any change in facility management to amend the permit at an existing Residential Care Facility for drug and alcohol treatment at 4890 67th Street in the Eastern Area of the [Mid-City Communities Plan](#)?

#### Staff Recommendation:

1. APPROVE Conditional Use Permit No. 2572019.

Community Planning Group Recommendation: On September 21, 2021, the Eastern Area Communities Planning Committee voted 11-0-1 to recommend approval of the project with no additional conditions (Attachment 8).

Environmental Review: City staff has determined that implementation of the proposed project would not result in any significant direct, indirect, or cumulative impacts over and above those disclosed in the previously adopted Negative Declaration No. 92-0441. The project would not result in new impacts or changed circumstances that would require a new environmental document.

Fiscal Impact Statement: Costs to process this project are paid from a deposit account funded by the applicant.

## BACKGROUND

The 0.82-acre project site is located at 4890 67th Street in the RM-2-5 Zone and the Residential (26-30 du/ac) land use designation within the Eastern Area of the [Mid-City Communities Plan \(Community Plan\)](#). The surrounding neighborhood contains a mix of commercial and residential uses at a variety of densities and intensities, with commercial uses along El Cajon Boulevard to the north, single-dwelling units to the west and south, and a mixture of single-dwelling and multiple-dwelling units to the east.

The existing building was constructed in 1962. The site was first permitted as a Residential Care Facility for drug rehabilitation on November 10, 1992, with City Council approval of Conditional Use Permit (CUP) No. 92-0441 (Attachment 6). The CUP allows for a 48-bed, drug rehabilitation facility with 16 off-street parking spaces. The CUP also includes Condition No. 14 which requires that a change in facility's management obtain an amendment to the CUP.

On May 10, 2007, and consistent with CUP No. 92-0441, Condition No. 14, the City of San Diego approved CUP No. 26933 (Project No. 124820), an amendment to CUP No. 92-0441, to change management of the residential care facility for drug rehabilitation from Community Resources and Self Help (CRASH) to Healthcare Services, Inc. (Attachment 7). This amendment was for the management change only, with no other changes proposed. CUP No. 26933, Condition No. 11 also required that a change in management obtain an amendment to their CUP.

## DISCUSSION

### Project Description:

The proposed project is an amendment to CUP No. 26933 to change the management of an existing Residential Care Facility from Healthcare Services, Inc. to the current Owner/Permittee, Altignis Campus LLC and remove Condition No. 11, eliminating the need for identifying future management changes. This would allow the continued operation of the Residential Care Facility. There are no physical changes proposed to the existing site; the maximum number of beds (48) and number of parking spaces (16) will remain the same.

[SDMC section 126.0114\(c\)](#) requires permit amendments to follow the same decision process as a new application for the same permit. Residential Care Facilities housing 13 or more people are allowed in the RM-2-5 Zone with the approval of a Process Four, CUP pursuant to the Residential Care Facilities regulations ([SDMC section 141.0312](#)), the use regulations of the RM-2-5 Zone ([SDMC Table 131-04B](#)), and [SDMC section 126.0303\(c\)](#), with the Planning Commission as the decision maker for the amendment.

The Residential Care Facilities regulations do not require amendments for changes in management. In that context, City staff determined that the requirement to amend the Conditional Use Permit amendment for changes in facility management does not provide additional benefit to the public health, safety and welfare beyond the current CUP and the Land Development Code. These

documents are already sufficient to address operational concerns at the site because Conditional Use Permits run with the land – any code enforcement action would take place against the property owner and facility operator. Requiring the management company to be named in the permit does not provide the City additional enforcement power, and it places a restriction on the facility by increasing the cost and processing time of future management changes.

#### Land Use Analysis:

No physical changes are proposed with this amendment and does not represent an expansion of the existing use. The project site is designated Residential (26-30 units per acre) within the Community Plan and is designated a “Mixed Use Area” on Page 12 of the Community Plan. The project is in the RM-2-5 Zone (Residential-Multiple Unit), which is intended to implement the Community Plan at this location. The RM-2-5 Zone allows the Residential Care Facilities Use, as a Separately Regulated Residential Use defined in SDMC section 141.0312, with the approval of a CUP. The continued operation of this residential care facility is consistent with the land use designations and underlying zone.

Page 95 of the Community Plan does state a desire to “stop the concentration of subsidized housing, social services, and residential care facilities in the Mid-City communities” and to “locate any additional facilities along transportation corridors”. However, the facility already exists, and a change in management does not increase the concentration of Residential Care Facilities in Mid-City.

The site is along the El Cajon Boulevard transportation corridor, and the facility provides a necessary service to the Mid Cities community by providing opportunities for residents that may need rehabilitation. The existing facility has been operating since 1993 and no community concerns were identified during project review or at the Community Planning Group meeting. Therefore, staff has determined that a Residential Care Facility continues to be an appropriate use at this location.

By facilitating the continued presence of a Residential Care Facility at this location under new management adjacent to a transit corridor and allowing future management changes to occur without discretionary action, the project also supports the following General Plan policies and programs:

- Policy LU-H 5: Strive for accessible and equitably distributed social services throughout the City
- Policy EP-G 1: Cooperate with private not-for-profit and for-profit community-based development entities to attract capital and facilitate investment in housing, business development, and services in communities in need
- Policy EP-G.8: Minimize displacement of existing residents, businesses, and uses.
- Policy HE-E.4: Strive to ensure sufficient short- and long-term housing is available for vulnerable populations
- Policy HE-E.7: Facilitate development of a diversity of living options and residential care facilities for people experiencing mental illness.
- Reduce barriers to housing for individuals formerly involved with the justice system, (Page HE-61)

Conclusion:

City staff did not identify any significant issues during project review and the proposed elimination of Condition No. 11 does not negatively impact the continued use and operation of the facility or regulatory framework to allow the use. The project conforms to the current SDMC and Community Plan with no proposed operational changes. Therefore, City staff recommends the Planning Commission approve CUP No. 2572019.

ALTERNATIVES

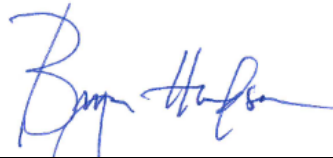
1. Approve Conditional Use Permit No. 2572019, with modifications.
2. Deny Conditional Use Permit No. 2572019, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Tim Daly  
Assistant Deputy Director  
Development Services Department



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Bryan Hudson  
Development Project Manager  
Development Services Department

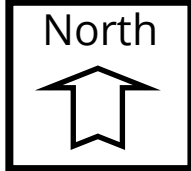
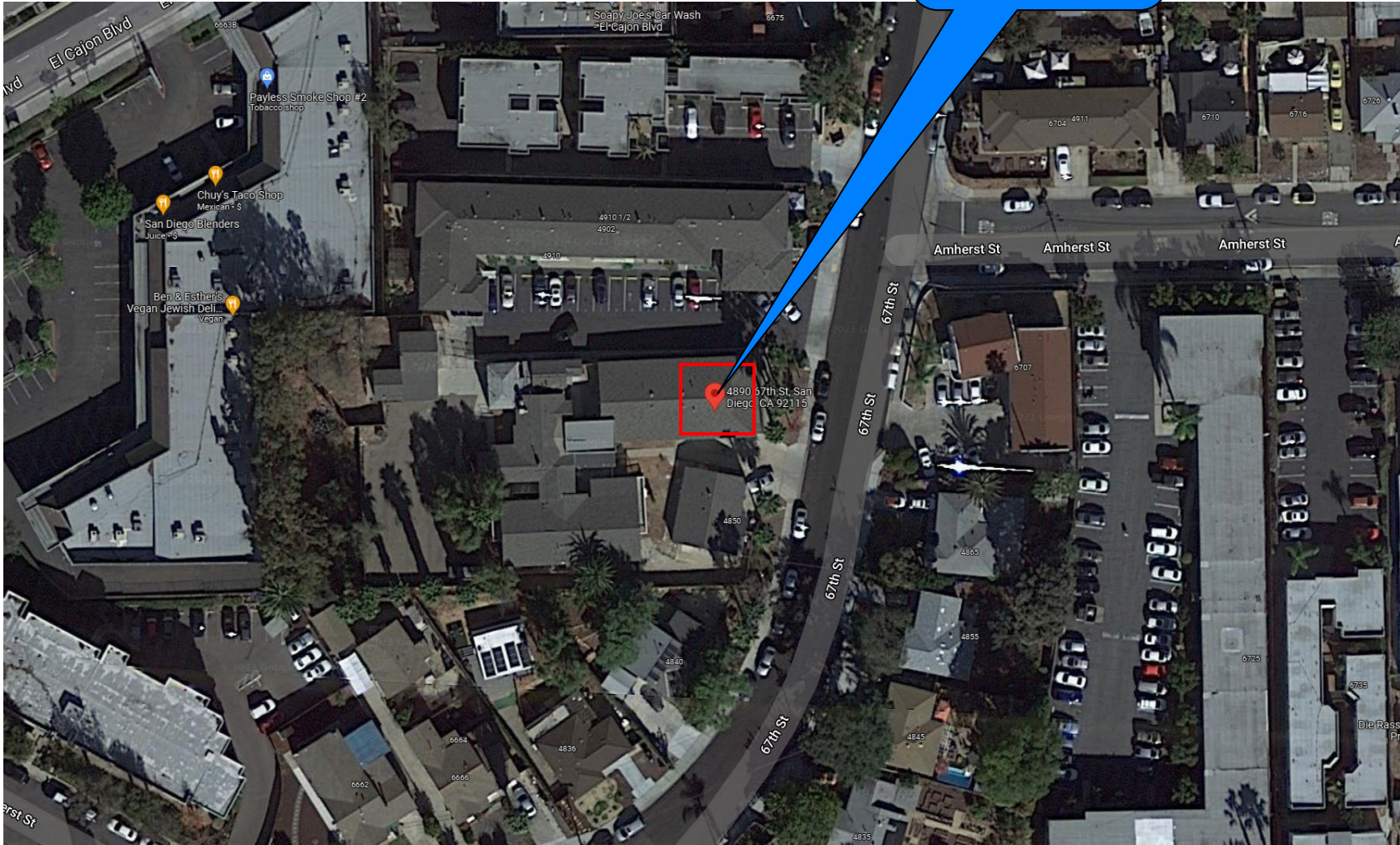
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Previous CUP No. 92-0441
7. Existing CUP No. 26933
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



# Aerial Photo

Project Site



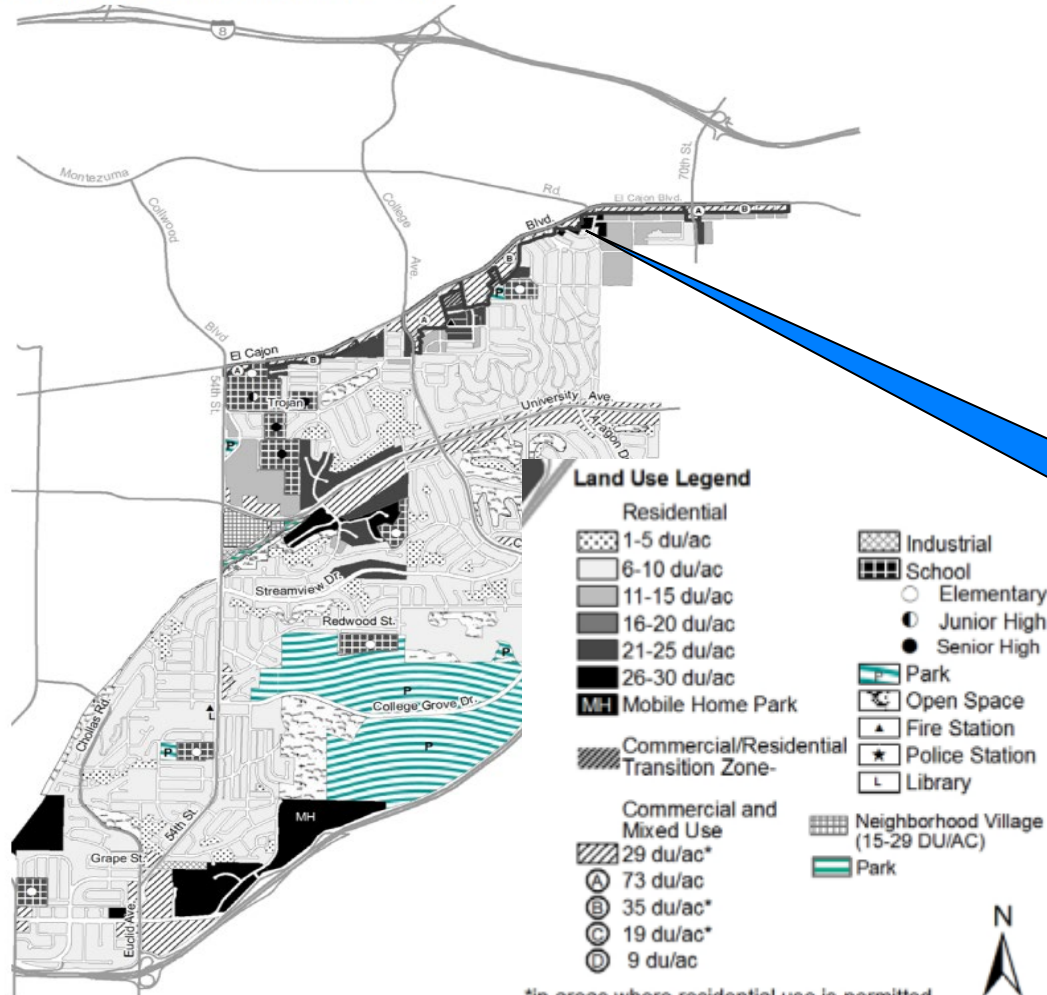
ATTACHMENT 1

**Healthcare CUP Amendment, Project Number 689937**  
**Assessor Parcel Number 468-180-0900, 4890 67th Street**

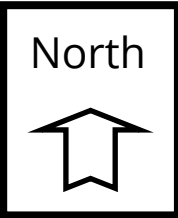


# Community Plan

EASTERN AREA COMMUNITY PLAN MAP



Project Site



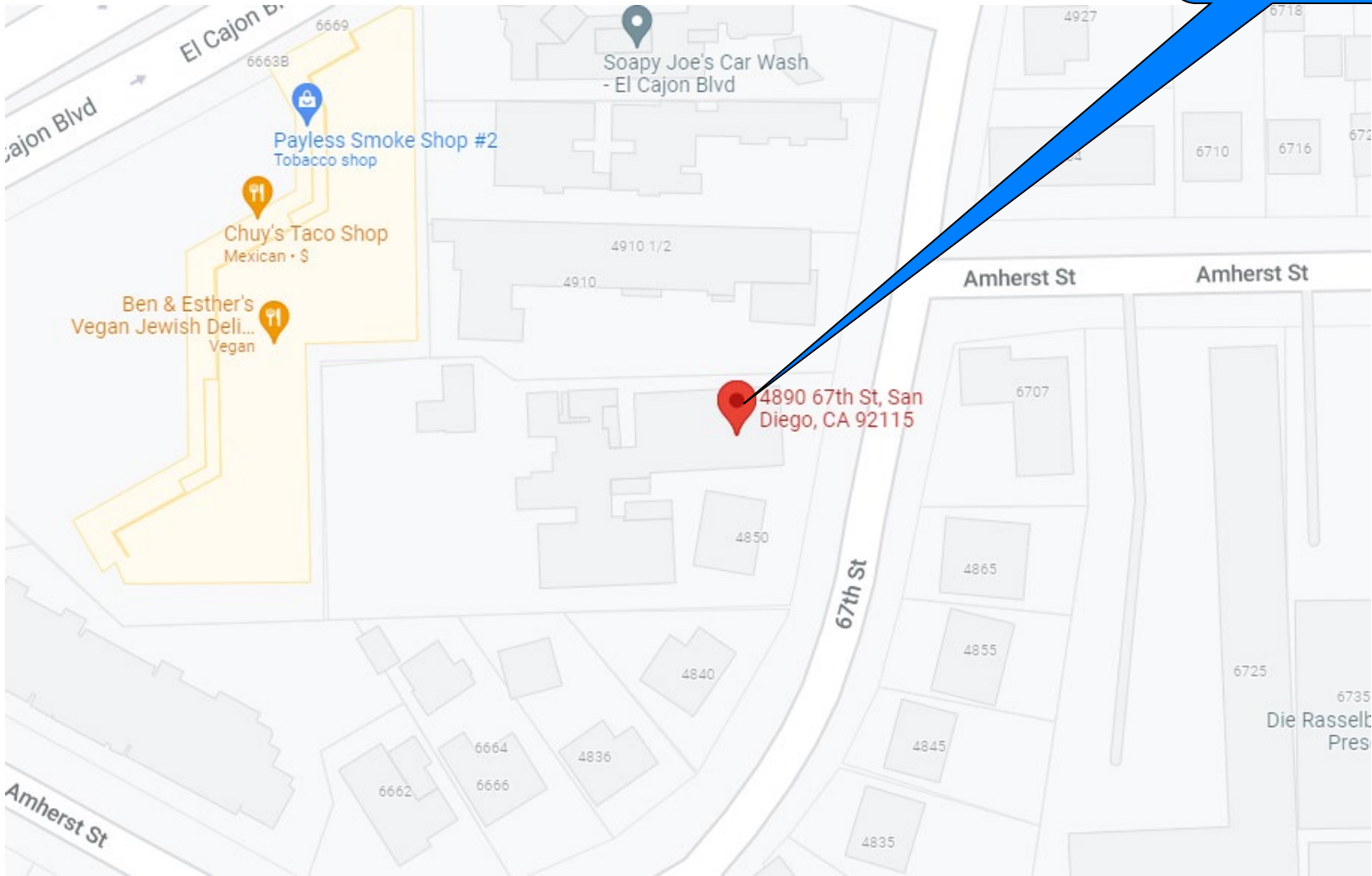
ATTACHMENT 2

Healthcare CUP Amendment, Project Number 689937  
Assessor Parcel Number 468-180-0900, 4890 67<sup>th</sup> Street



# Project Location Map

Project Site



**Healthcare CUP Amendment, Project Number 689937**  
**Assessor Parcel Number 468-180-0900, 4890 67<sup>th</sup> Street**

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT 2572019  
**HEALTHCARE CUP AMENDMENT – PROJECT NO. 689937**  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 26933

WHEREAS, ALTIGNIS CAMPUS LLC, Owner/Permittee, filed an application with the City of San Diego to remove a permit condition requiring an amendment to the previously approved Conditional Use Permit No. 26933 for changes in management/ownership and allow the continued operation of a 48-bed Residential Care Facility for drug and alcohol rehabilitation, with no other changes to the permitted use (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2572019), on portions of a 0.82-acre site;

WHEREAS, the project site is located at 4890 67th Street in the RM-2-5 Zone within the Eastern Area of the Mid-City Communities Plan;

WHEREAS, the project site is legally described as a portion of Block 33, portion of Closed Street, and Portion of Block C La Mesa Colony, Map 346;

WHEREAS, on December 16, 2021, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2572019 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2572019:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The project site is located at 4890 67th Street on a 0.82-acre property in the RM-2-5 Zone within the Eastern Area of the Mid-City Communities Plan (Community Plan).



The Community Plan's land use designation for the site is Residential (26-30 du/ac) and is currently developed with a 10,720 square-foot, Residential Care Facility, approved by the City of San Diego in 1992 with the issuance of Conditional Use Permit (CUP) No. 92-0441 and amended in 2007 with CUP No. 26933 for changes to the operator of the Residential Care Facility. The CUP allows a 48-bed drug rehabilitation facility with 16 off-street parking spaces. The proposed development does not include any physical or operational changes to the existing facility and only requires the removal of the CUP condition to require processing amendments to the CUP if changes to owner/operator management occur at the Residential Care Facility.

The Community Plan states a desire to "stop the concentration of subsidized housing, social services, and residential care facilities in the Mid-City communities" and to "locate any additional facilities along transportation corridors." The project site is located approximately 175 feet southeast from El Cajon Boulevard. In addition, the existing residential care facility is already a part of the community. It has been permitted since 1993 with no known operational concerns. This amendment does not represent an expansion of the existing use because no physical changes are proposed. The facility is located along a transportation corridor (El Cajon Boulevard) and provides a necessary service to the Mid-Cities community; allowing people to remain in their community should they require rehabilitation.

The project site is designated Residential (26-30 units per acre). A residential care facility is a similar use. If developed with multifamily residential, the 0.82-acre site could accommodate approximately 25 units. Using the average Eastern Area household size (2.74 people per household), these units would house approximately 69 people. Using the number of potential residents (up to 48 beds) plus the number of potential employees (up to 50 across all shifts), the continued operation of a residential care facility will result in a similar number of people onsite.

The facility already exists at the site, with no known adverse effects to the community. No adverse effects to the community are anticipated because of a change in management resulting from the removal of condition. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The existing Residential Care Facility provides necessary rehabilitation services within the community, which directly advances the public health, safety, and welfare by reducing the impact of drug and alcohol abuse in the community. The elimination of the requirement to amend the CUP each time facility management changes does not eliminate the specific design and operational conditions and the purpose and intent of the original CUP, including bed capacity and required parking, which will continue to be required. The site has been operating as a drug and alcohol rehabilitation facility since 1993 under two separate management companies, with no current operational or code enforcement concerns. Conditional Use Permit No. 2572019 will maintain all existing requirements of previous permits. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As an existing, permitted Conditional Use that complies with its current Conditional Use Permit, the current facility complies with the regulations of the Land Development Code in that it complied with all applicable state and local laws when it came into existence and is considered previously conforming per SDMC 113.0103.

Amending a Conditional Use Permit is allowed per SDMC 126.0114, and removal of Condition 14 complies with the current Land Development Code because the current residential care facilities regulations of SDMC 141.0312 do not require amendments for changes in management. The Previously Conforming Premises and Uses Regulations of SDMC 127.0101 et seq. do not outline additional requirements for removing a condition from a Conditional Use Permit. The project does not propose any operational changes, nor any deviations from the applicable requirements of the Municipal Code.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

This amendment does not represent an expansion of the existing use because no physical changes are proposed. The site has been operating as a drug and alcohol rehabilitation facility with up to 48 beds allowed since 1993 under two separate management companies, with no current operational or code enforcement concerns. Conditional Use Permit No. 2572019 will maintain all existing requirements of previous permits, except for the removal of Condition 14, which requires changes in management to amend the permit. This is not currently required by the Land Development Code Residential Care Facility Regulations and removing that condition does not represent a deviation from those regulations. The continued use of this site is appropriate as it has already been operating for almost 29 years and does not currently represent a known code enforcement or law enforcement concern. The continued presence of such a facility provides a service to the Mid Cities community; allowing people to potentially remain in their community should they require rehabilitation. Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 2572019 is hereby GRANTED by the Planning Commission

to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2572019, a copy of which is attached hereto and made a part hereof.

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Bryan Hudson  
Development Project Manager  
Development Services

Adopted on: December 16, 2021

IO#: 24008908

DRAFT

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

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

INTERNAL ORDER NUMBER: 24008908

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2572019  
**HEALTHCARE CUP AMENDMENT - PROJECT NO. 689937**  
AMENDMENT TO CONDITIONAL USE PERMIT NO. 26933  
PLANNING COMMISSION

This Conditional Use Permit [Permit] No. 2572019, an amendment to Conditional Use Permit No. 26933, is granted by the Planning Commission of the City of San Diego to ALTIGNIS CAMPUS LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 141.0302. The 0.82-acre site is located at 4890 67th Street in the RM-2-5 Zone within the Eastern Area of the Mid-City Communities Plan. The project site is legally described as a portion of Block 33, portion of Closed Street, and Portion of Block C La Mesa Colony, Map 346.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 48-bed Residential Care Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 16, 2021, on file in the Development Services Department.

The project shall include:

- a. Operation of a 48-bed Residential Care Facility for drug and alcohol rehabilitation within three (3) existing building structures totaling 10,720 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Sixteen (16) off-street parking spaces; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 30, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

11. This Permit herein shall supersede Conditional Use Permit No. 92-0441 and Conditional Use Permit No. 26933 and are hereby rendered null and void.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

13. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance

with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

14. The Owner/Permittee shall maintain the mutual-access/reciprocal access agreement between to project site and the adjacent property owner to the north.

15. The access driveway to the rear parking lot shall maintain the 20-foot width to allow two-way circulation on-site with a 15-foot minimum inside turning radius.

16. 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.

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

18. 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.

**LANDSCAPE REQUIREMENTS:**

19. All required landscape shall be maintained in a disease, weed and litter free conditions at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. Prior to any grading (building permit) the Permittee or subsequent Owner shall enter into a Landscape Maintenance Agreement for all landscape improvements. The Landscape Maintenance Agreement shall be approved by the Landscape Section of Development Services Department.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired an/or replaced in kind and equivalent size per the approved documents satisfaction to Development Services Department within 30 days of damage or Certificate of Occupancy.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

## ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 16, 2021, and [Approved Resolution Number].

DRAFT



**ATTACHMENT 5**

Conditional Use Permit No. 2572019  
Date of Approval: December 16, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Bryan Hudson  
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.

ALTIGNIS CAMPUS LLC  
Owner/Permittee

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

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

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REQUESTED BY

CONDITIONAL USE PERMIT NO. 92-0441

CRASH RESIDENTIAL CARE FACILITY

CITY COUNCIL

This conditional use permit is granted by the Council of The City of San Diego to 3 B'S PARTNERSHIP, a General Partnership (Owner) and CRASH INC., a non-profit California corporation (Permittee), pursuant to Section 101.0510 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to operate a forty-eight (48) bed residential care facility for drug rehabilitation, located at 4890 67th Street, described as a portion of Block 33, a portion of a closed street, and a portion of Block C, La Mesa Colony, Map 346, in the MR-1000 zone.
2. The facility shall consist of the following:
  - a. A forty-eight (48) bed drug rehabilitation facility;
  - b. Off-street parking; and
  - c. Accessory uses as may be determined incidental and approved by the Planning Director.
3. No fewer than sixteen (16) off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated November 10, 1992, on file in the office of the Planning Department. Parking spaces shall be consistent with Chapter X, Article 1, 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 at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit for operation of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
  - a. The Permittee signs and returns the permit to the Planning Department;
  - b. The conditional use permit is recorded in the office of the County Recorder.
5. Before issuance of any 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

ORIGIN

- Exhibit "A," dated November 10, 1992, 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. The landscaping shall be maintained in a disease-, weed- and litter-free condition at all times.
6. 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.
  7. This conditional use permit must be used within thirty-six (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 101.0510(K) of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the time of extension is applied for.
  8. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
  9. After establishment of the project, the property shall not be used for any other purposes unless:
    - a. Authorized by the Planning Commission; or
    - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
    - c. The permit has been revoked by the City.
  10. This conditional use permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
  11. This conditional use permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
  12. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
  13. 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 court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

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14. An amendment to this permit is required should the management change from Community Resources and Self Help, Incorporated.
15. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of curb 20 feet from the centerline, sidewalk, and additional paving as necessary, adjacent to this site for 67th Street, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the applicant shall provide evidence that a mutual-access/reciprocal-access agreement exists between this site and the adjacent property to the north.
17. Prior to the issuance of any building permits, the applicant shall:
  - a. Ensure that building address numbers are visible and legible from the street (Uniform Fire Code (UFC) § 10.208).
  - b. Show the location of all fire hydrants on the plot plan (UFC § 10.301).
18. This property may be subject to a building permit park fee in accordance with San Diego Municipal Code section 96.0401 et seq.
19. This community may be subject to impact fees, as established by the City Council, at the time of building permit issuance.
20. An inspection and approval by the Fire Department is required prior to issuance of building permits.
21. The access driveway to the rear parking lot shall be widened to a minimum of 20 feet to allow two-way circulation on-site with a 15-foot minimum inside turning radius.
22. This project shall be reviewed by the City Council one year after final inspection and clearance for building permits.

Passed and adopted by the Council of The City of San Diego on November 10, 1992 by Resolution No. R-281031.

AUTHENTICATED BY:

418

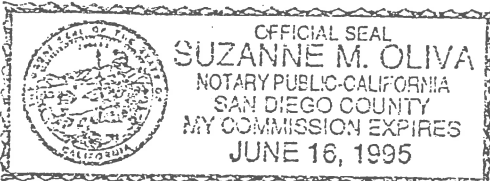
Susan Golding  
SUSAN GOLDING, Mayor  
The City of San Diego

Charles G. Abdelnour  
CHARLES G. ABDELNOUR, City Clerk  
The City of San Diego

STATE OF CALIFORNIA )  
) ss.  
COUNTY OF SAN DIEGO )

On this 25<sup>th</sup> day of January, 1993, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and says that he was present and saw SUSAN GOLDING, known to him to be the Mayor of The City of San Diego, and known to him to be the person who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same, and that said affiant subscribed his name to the within instrument as a witness.

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.



Suzanne M. Oliva  
Notary Public in and for the County  
of San Diego, State of California

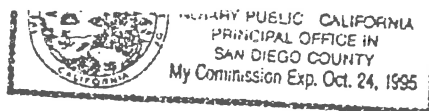
The undersigned Permittee, by execution hereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

3 B'S PARTNERSHIP  
Owner

By Charles G. Abdelnour  
CRASH, Inc.  
Permittee

By William V. Turner

NOTE: Notary acknowledgments must be attached per Civil Code Section 1180, et seq. Form=p.ack



THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON JUL 25, 2007  
DOCUMENT NUMBER 2007-0497428  
GREGORY J. SMITH, COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 11:41 AM

**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**

JOB ORDER NUMBER: 42-7520

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 26933  
(AMENDMENT TO CONDITIONAL USE PERMIT No. 92-0441)  
**HEALTHCARE SERVICES – PROJECT NO. 124820**  
PLANNING COMMISSION

This Conditional Use Permit No. 26933 (amendment to CUP No. 92-0441) is granted by the Planning Commission of the City of San Diego to WINDSTONE COMMUNITY PROPERTIES, LP, a California limited partnership, Owner; and HEALTHCARE SERVICES, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0312. The 37, 228-square-foot site is located at 4890 67<sup>th</sup> Street in the RM-2-5 Zone of the Central Urbanized Planned District within the Eastern Area Neighborhood of the Mid Cities Community Plan Area. The project site is legally described as a portion of Block 33, Portion of Closed Street and Portion of Block C La Mesa Colony, Map 346.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a 48-bed residential care facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 10, 2007, on file in the Development Services Department.

The project shall include:

- a. Operation of a 48-bed drug and alcohol rehabilitation residential care facility for women, and children of the age twelve (12) and under, within three (3) existing structures totaling 10,720-square-feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Sixteen (16) off-street parking spaces; and
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

**ORIGINAL**

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.

ORIGINAL

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 be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

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, including, but not limited to, any 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.

11. Special Condition: An amendment to this permit is required should the management change from Healthcare Services, Inc.

**LANDSCAPE REQUIREMENTS:**

12. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

13. Prior to any grading (building permit) the Permittee or subsequent Owner shall enter into a Landscape Maintenance Agreement for all landscape improvements. The Landscape Maintenance Agreement shall be approved by the Landscape Section of Development Services and the City Manager.



14. 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, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

15. No fewer than 16 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

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

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

**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 10, 2007  
by Resolution 4255-PC.

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Permit Type/PTS Approval No.: CUP 26933

Date of Approval: May 10, 2007

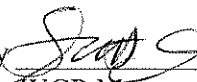
AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

  
Patricia J. Fitzgerald  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 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.

[WINDSTONE COMMUNITY PROPERTIES, LP, a California limited partnership]  
Owner

By   
WCP Management, Inc., a California Corporation  
General Partner *Scott Chalmers*  
President

[HEALTHCARE SERVICES, INC.]  
Permittee

By   
NAME *TIMOTHY J. SALYER*  
TITLE *PRESIDENT*

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**



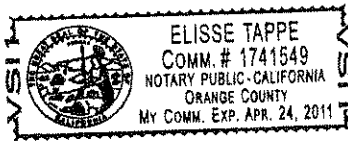
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange } SS.

On 6/20/07, before me, Elisse Tappe', Notary Public,

personally appeared Timothy J. Salyer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Elisse Tappe'  
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER President  
TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

conditional use permit  
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

OTHER



ORIGINAL

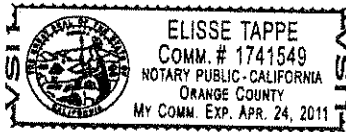
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange } SS.

On 6/20/07, before me, Elisse Tappe, Notary Public,

personally appeared Scott Chalmers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Elisse Tappe  
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER president  
TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

Conditional use permit  
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

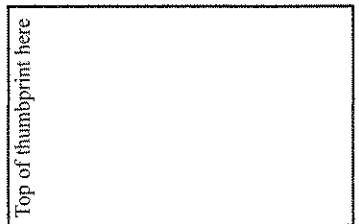
DATE OF DOCUMENT

OTHER

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER



ORIGINAL

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

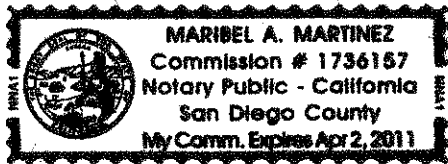
State of California

County of San Diego } ss.

On June 28, 2007, before me, Maribel A. Martinez (Notary Public)  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Patricia J. Fitzgerald  
Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Maribel Martinez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Cap 20933/HealthCare Services/PT# 124820

Document Date: May 10, 2007 Number of Pages: 5

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

**ORIGINAL**

PLANNING COMMISSION  
RESOLUTION NO. 4255-PC  
CONDITIONAL USE PERMIT NO. 26933  
(AMENDMENT TO CUP No. 92-0441)  
**HEALTHCARE SERVICES – PROJECT NO. 124820**

WHEREAS, ROSS NICHOLSON, TRUSTEE OF ROSS NICHOLSON 2000 SEPARATE PROPERTY TRUST DATED FEBRUARY 9, 2000, Owner; and HEALTHCARE SERVICES, INC., Permittee, filed an application with the City of San Diego for an amendment to Conditional Use Permit (CUP) No. 92-0441 to allow the existing residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, Inc. (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 26933, on portions of a 37, 228-square-foot site;

WHEREAS, the project site is located at 4890 67<sup>th</sup> Street in the RM-2-5 Zone of the Central Urbanized Planned District within the Eastern Area Neighborhood of the Mid Cities Community Plan Area;

WHEREAS, the project site is legally described as a portion of Block 33, Portion of Closed Street and Portion of Block C La Mesa Colony, Map 346;

WHEREAS, at the Planning Commission hearing of May 10, 2007, the applicant clarified the scope of the project to include that the facility will only serve women, and children of the age twelve (12) and under;

WHEREAS, on May 10, 2007, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 26933 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated May 10, 2007.

FINDINGS:

Conditional Use Permit – SDMC Section 126.0305

- 1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The 37, 228-square-foot subject property is located within the Eastern Area Neighborhood of the Mid Cities Community Plan Area. The project is a request for an amendment to Conditional Use Permit (CUP) No. 92-0441 to allow the existing residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, Inc., a process required by Condition No. 14 of the original permit. Besides the applicant's clarification at the hearing of May 10, 2007, that the facility will only serve women, and children of the age twelve (12) and under, no other changes to the operations of the existing facility are proposed with the proposed amendment. The subject site is designated for multi-family

ORIGINAL

residential land use at a density of 26-30 dwelling units per acre according to the Mid Cities Community Plan. Land uses surrounding the site include multi-family residential to the north, single-family residential to the south, a mixture of single and multi-family to the east, and commercial development to the west. The existing facility provides needed services for drug and alcohol rehabilitation within the Mid Cities Community. No adverse affects to the Mid Cities Community Plan are anticipated as a result of the proposed management change due to the highly supervised nature of this type of facility.

**2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.**

The existing facility provides needed services for drug and alcohol rehabilitation within the Mid Cities Community. The proposed permit amendment will allow the existing residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, Inc.. Healthcare Services, Inc is required to manage the existing facility according to the specific criteria and conditions of Conditional Use Permit No. 26933 including site design, operations, parking and patient capacity to ensure the project will not result in the development being detrimental to the public health, safety, and welfare.

**3. THE PROPOSED DEVELOPMENT WILL COMPLY TO THE MAXIMUM EXTENT FEASIBLE WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE.**

Section 141.0312 of the San Diego Municipal Code (Residential Care Facilities) allows for residential care facilities for 13 or more persons to be permitted with a Conditional Use Permit decided in accordance with Process 4 subject to certain criteria being satisfied. The project does not propose new development or a change in use, and there are no known issues relative to its current operations. The project meets all current regulations pertaining to residential care facilities under the Land Development Code.

**4. THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION.**

As described in Finding 1 above, the existing project is located on a site designated for multi-family residential land use. The project density and residential character is consistent with the surrounding neighborhood which is comprised of a mixture of single-family, multi-family and commercial development. Conditions of Conditional Use Permit No. 26933 including site design, operations, parking and patient capacity will ensure the existing residential care facility will operate according to the Land Development Code requirements. Besides the applicant's clarification at the hearing of May 10, 2007, that the facility will only serve women, and children of the age twelve (12) and under, no other changes to the operations of the existing facility are proposed with the proposed amendment. The facility is easily accessible to the public by private vehicle and public transportation, and provides services to the surrounding community. The project is located appropriately and the proposed change to their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, Inc.

ORIGINAL

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 26933 is hereby GRANTED by Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No Conditional Use Permit No. 26933, a copy of which is attached hereto and made a part hereof.

*Sandra Leasky for*

Patricia J. FitzGerald  
Development Project Manager  
Development Services

Adopted on: May 10, 2007

Job Order No. 42-7520

cc: Legislative Recorder, Planning Department

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(01-13)




THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name: : DIGITAL – HEALTHCARE CUP AMENDMENT</b>	<b>Project Number:</b> 689937	<b>Distribution Date:</b> JULY 29, 2021
<b>Project Scope/Location:</b> Amendment to the existing Conditional Use Permit No. 92-0441 due to a change of ownership. The property is located at 4850 67 <sup>th</sup> Street, in RM-2-5 zone of the Central Urbanized Planned District within the Mid-City Eastern area. Council District 9		
<b>Applicant Name:</b> ALTIGINIS CAMPUS LLC		<b>Applicant Phone Number:</b>
<b>Project Manager:</b> Bryan Hudson-	<b>Phone Number:</b> (619)-446-5333	<b>Fax Number:</b> (619) 321-3200
<b>E-mail Address:</b> BHudson@sandiego.gov		
<b>Committee Recommendations (To be completed for Initial Review):</b> No issues according to CUP Amendment Review 7/14/2021 and discussion with Project Manager II, Bryan Hudson on August 25, 2021 by chair Linda J Godoy – Eastern Area Communities Planning Committee. Vote taken during September 16, 2021 meeting of CPG. Minutes of meeting will follow as soon as approved.		
⑧ <b>Vote to Approve</b>	<b>Members Yes</b> 11	<b>Members No</b> 0
	<b>Members Abstain</b> 1	
⑧ <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>
	<b>Members Abstain</b>	
⑧ <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>
	<b>Members Abstain</b>	
⑧ <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>
	<b>Members Abstain</b>	
⑧ <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>	⑧ <b>Continued</b>	
<b>CONDITIONS:</b>		

<b>NAME: Linda J Godoy</b>	<b>TITLE: Chair - Eastern Area Communities Planning Committee</b>
<b>SIGNATURE:</b>	<b>DATE: September 21, 2021</b>
<i>Attach Additional Pages If Necessary.</i>	
<b>Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</b>	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.	

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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**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** Amendment

**Project Title:** 67th Street CUP Amendment **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 4850-4890 67th Street

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: Altignis Campus LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 34232 Pacific Coast Highway, Suite D

City: Dana Point State: CA Zip: 92629

Phone No.: 310-402-4960 Fax No.: 949-606-8244 Email: apolsky@alterrecovery.com

Signature:  Date: 02/11/21

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Altignis Campus LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 34232 Pacific Coast Highway, Suite D

City: Dana Point State: CA Zip: 92629

Phone No.: 310-402-4960 Fax No.: 949-606-8244 Email: apolsky@alterrecovery.com

Signature:  Date: 02/11/21

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

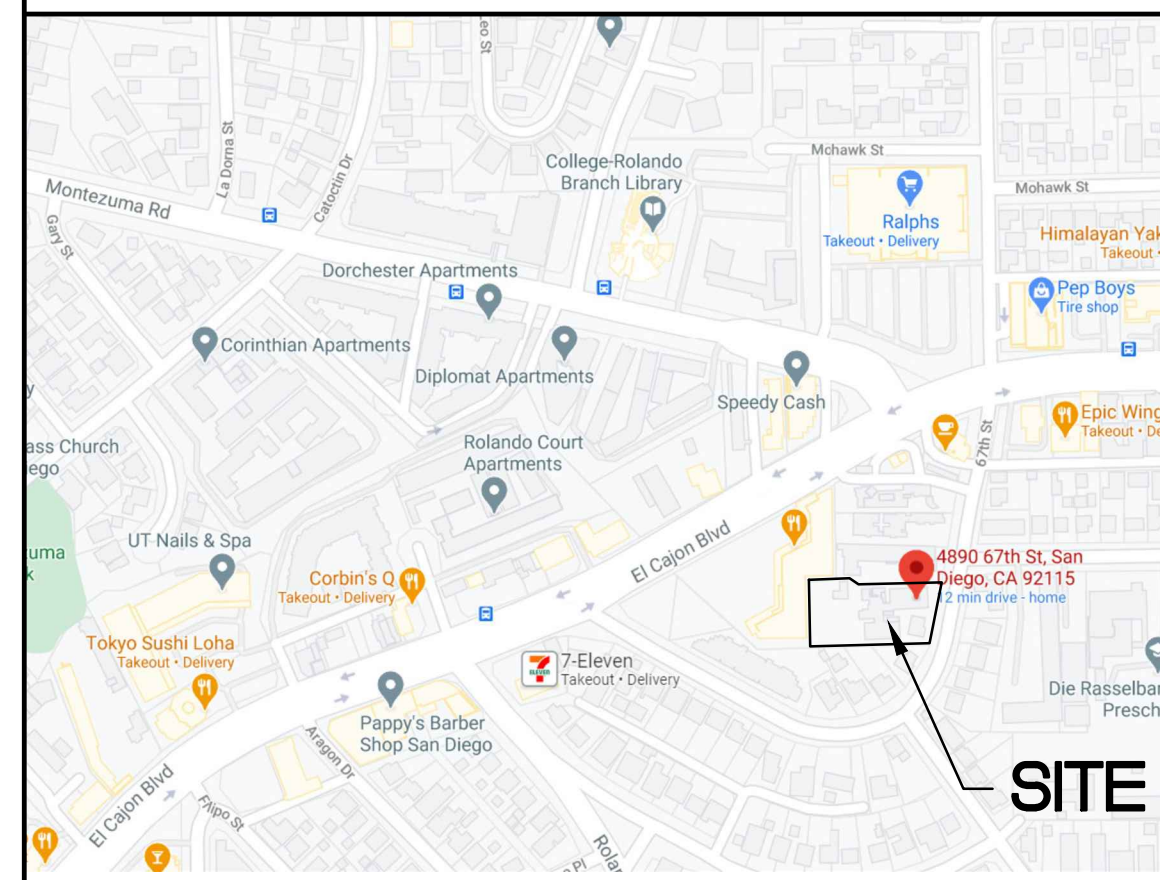
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**KEY NOTES - SITE PLAN:**

- (N) DASHED LINE INDICATES OUTLINE OF BUILDING OVERHANG ABOVE
- (O) PATH OF TRAVEL FROM ADA PARKING STALL TO ENTRY OF BUILDING  
PATH OF TRAVEL NOT TO EXCEED 2% IN CROSS SLOPE
- (P) EXISTING WATER METER
- (Q) EXISTING BACKFLOW PREVENTOR
- (R) FIRE SPRINKLER RISER
- (S) TRAFFIC BARRIER TO REMAIN
- (T) EXISTING RETAINING WALL
- (U) WOOD DECK TO REMAIN
- (A) EXISTING 6" CONCRETE CURB TO REMAIN
- (B) EXISTING CONCRETE SIDEWALK TO REMAIN
- (C) FOOTPRINT OF EXISTING BUILDING
- (D) PROPERTY LINE
- (E) EXISTING WOOD FENCE
- (F) EXISTING GATE
- (G) EXISTING LANDSCAPING
- (H) ADA PARKING STALL
- (I) EXISTING PARKING STALL
- (J) EXISTING ASPHALT PAVING TO REMAIN
- (K) EXISTING CONCRETE PAVING TO REMAIN
- (L) EXISTING DRIVE AISLE ENTRY TO REMAIN
- (M) EXISTING TREE

**VICINITY MAP**



**SITE**

**BUILDING DATA**

**BUILDING OWNER:**  
ALTNIS CAMPUS LLC  
34232 PACIFIC COAST HIGHWAY - SUITE D  
DANA POINT, CALIFORNIA 92629  
MICHAEL CASTANON  
EMAIL: mcastanon@alterrecovery.com

**ARCHITECT:**  
TREVIN SCHALL ARCHITECT INC.  
5173 WARING ROAD - SUITE 91  
SAN DIEGO, CALIFORNIA 92120  
(858) 692-3835  
EMAIL: tschall@schallarchitects.com

**APN:** 468-180-09-00  
**CONSTRUCTION TYPE:** V-B  
**OCCUPANCY GROUP:** R-2.1  
**YEAR BUILT:** 1961  
**LOT SIZE:** 35,719 SQ.FT. (.82 ACRES)  
**BUILDING AREA:** 10,180 SQ.FT. (ALL STRUCTURES)  
**AREA OF LANDSCAPE:** 10,750 SQ.FT. (.246 ACRES)  
**PARKING STALLS:** 14 STALLS + 1 GARAGE STALL + 1 ADA STALL (16 PARKING STALLS TOTAL)

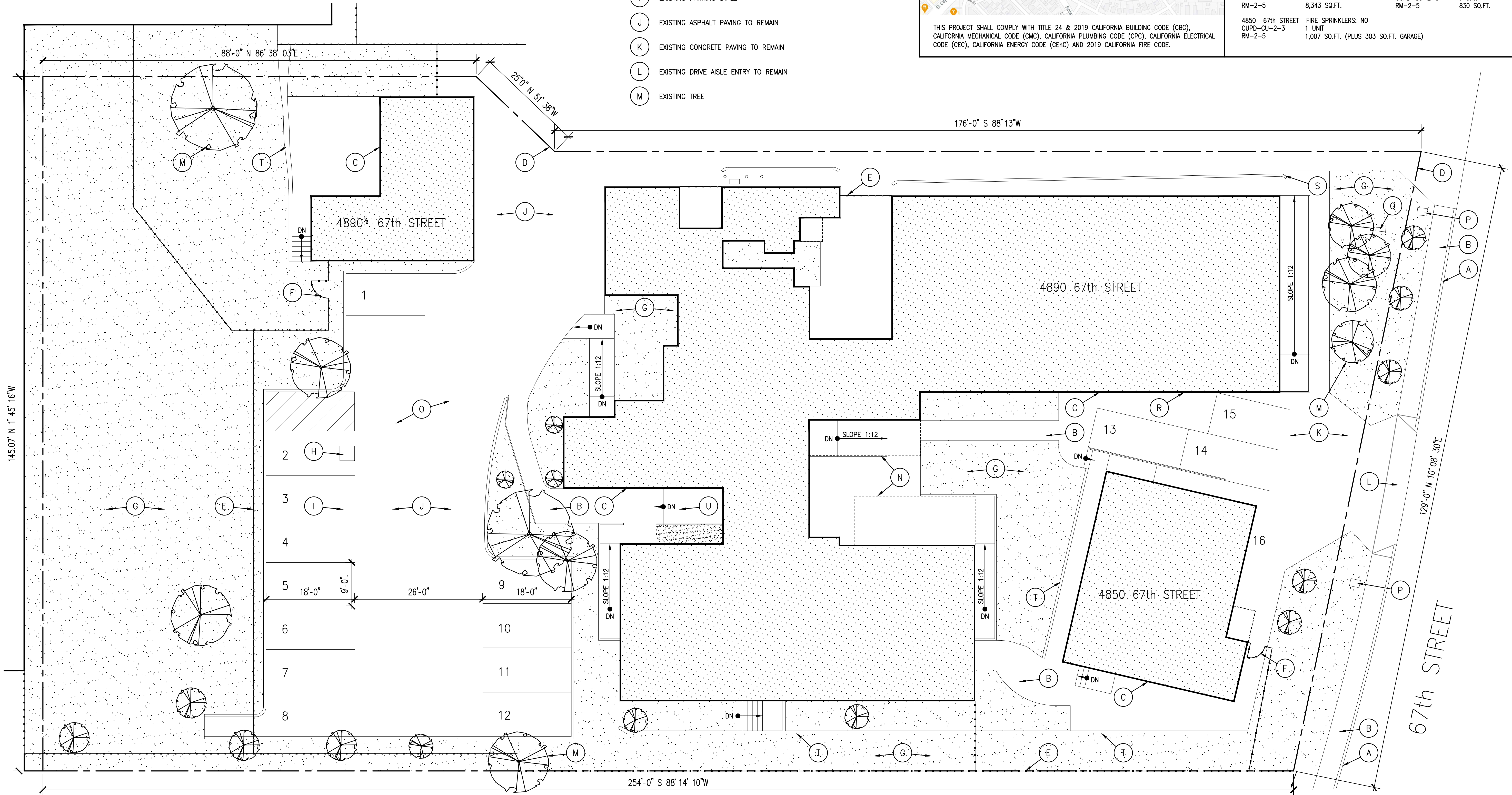
**LEGAL DESCRIPTION:** SUBDIVISION LA MESA COLONY  
BLOCK LOT: 33,C TRACT NUMBER: 000346

**FLOOR AREA RATIO:** .285

**ZONING**

4890 67th STREET CUPD-CU-2-3 RM-2-5	FIRE SPRINKLERS: YES 22 ROOMS 8,343 SQ.FT.	4890 1/2 67th STREET CUPD-CU-2-3 RM-2-5	FIRE SPRINKLERS: NO 1 UNIT 830 SQ.FT.
4850 67th STREET CUPD-CU-2-3 RM-2-5	FIRE SPRINKLERS: NO 1 UNIT 1,007 SQ.FT. (PLUS 303 SQ.FT. GARAGE)		

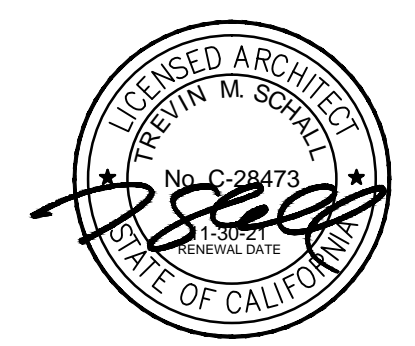
THIS PROJECT SHALL COMPLY WITH TITLE 24 & 2019 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC) AND 2019 CALIFORNIA FIRE CODE.



**SCHALL ARCHITECTS**

5173 WARING ROAD, SUITE 91  
SAN DIEGO, CA 92120-2705  
P: 858.692.3835  
www.schallarchitects.com

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MARCH 29, 2021

**ALTIGNIS CAMPUS LLC**  
4850-4890 67th STREET  
SAN DIEGO, CALIFORNIA 92115

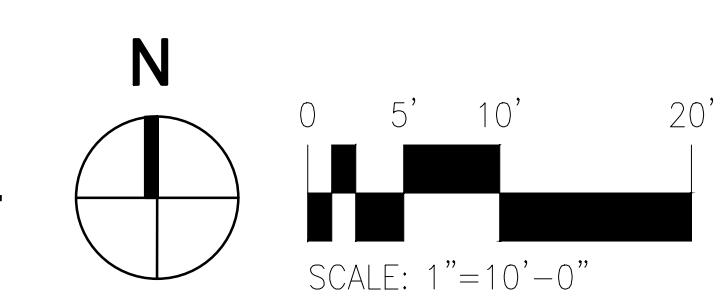
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2021069

SHEET TITLE  
**SITE PLAN**

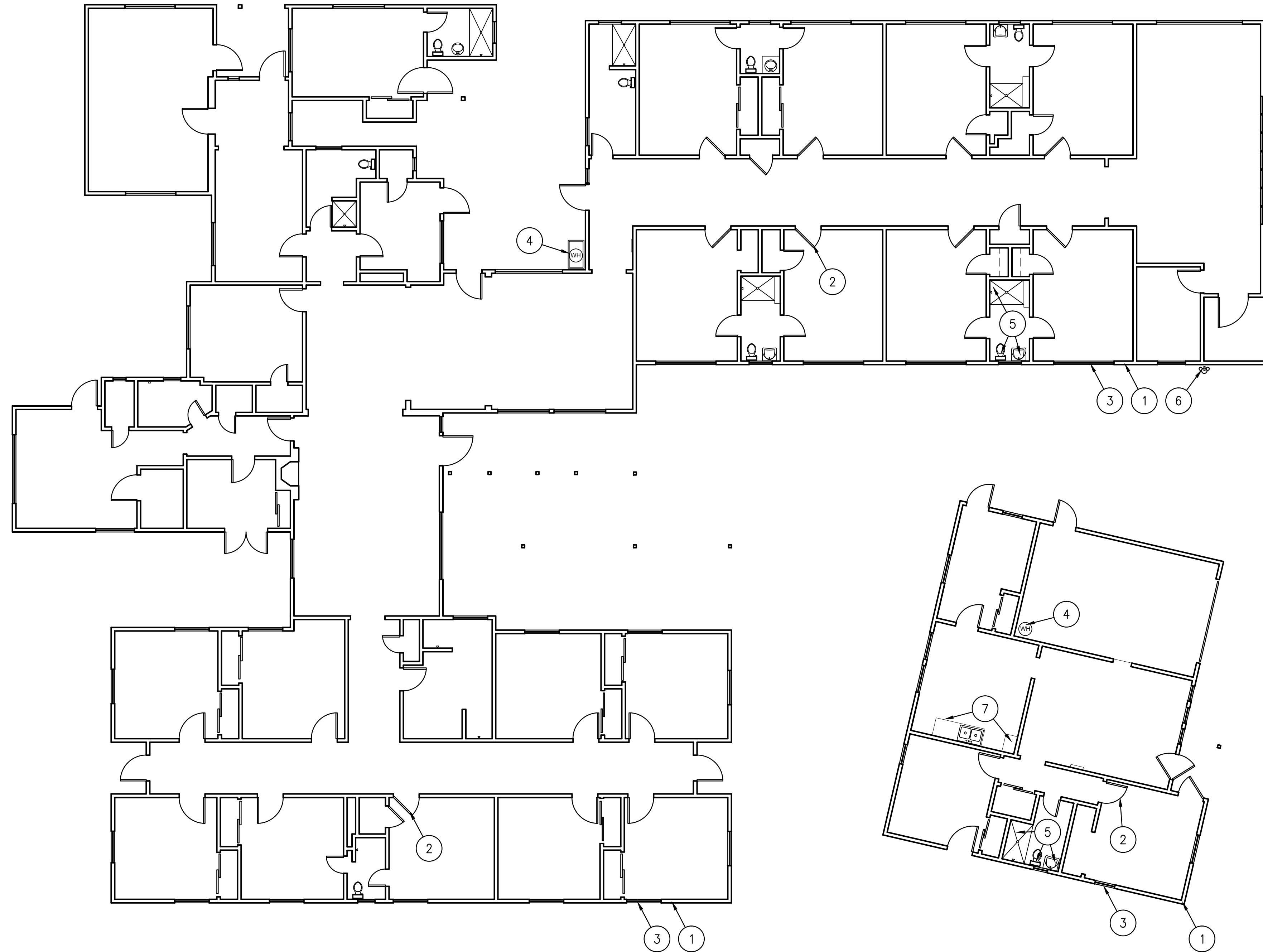
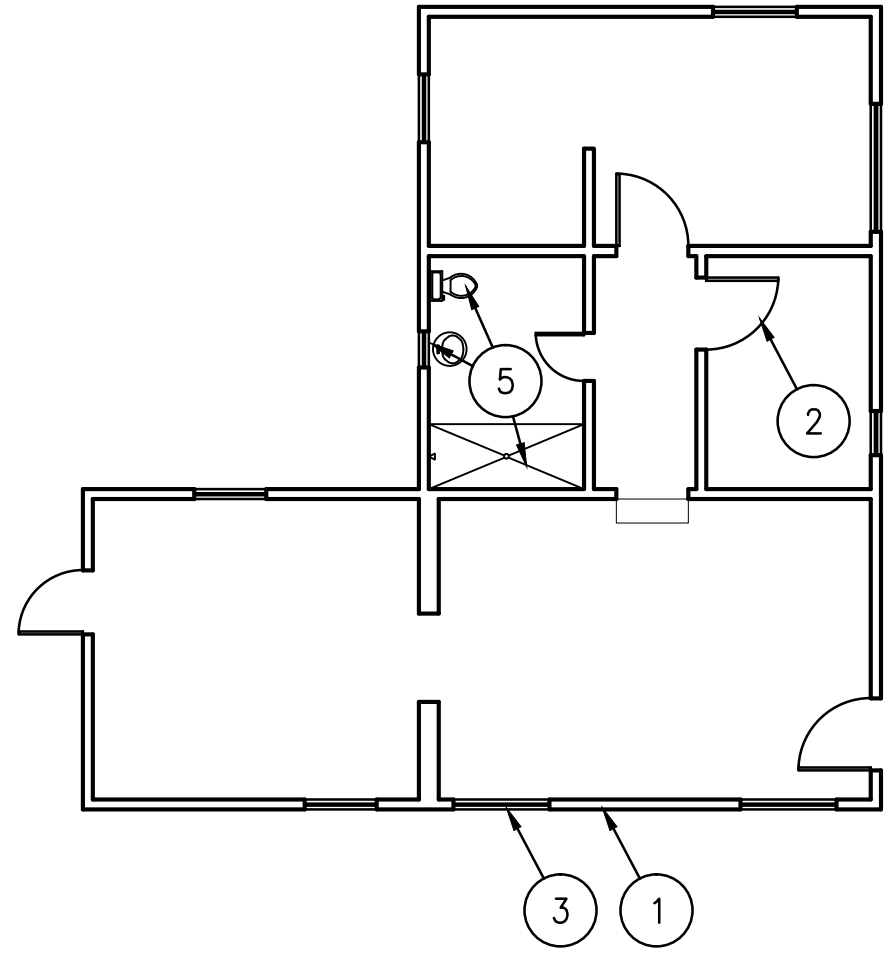
SHEET NO:

**A1.0**

**1 SITE PLAN**  
1"=10'-0"



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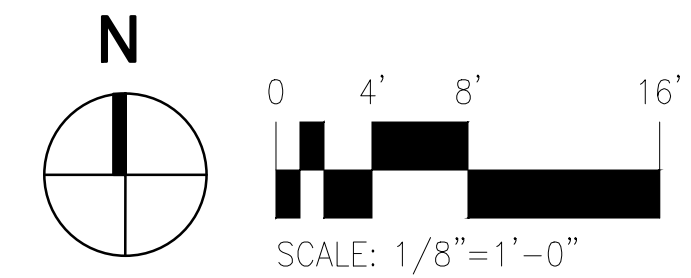
**KEY NOTES - FLOOR PLAN:**

- 1 EXISTING WALL TO REMAIN, TYPICAL
- 2 EXISTING DOOR TO REMAIN, TYPICAL
- 3 EXISTING WINDOW TO REMAIN, TYPICAL
- 4 EXISTING WATER HEATER (IN METAL ENCLOSURE) TO REMAIN
- 5 EXISTING PLUMBING FIXTURE TO REMAIN
- 6 EXISTING FIRE RISER TO REMAIN
- 7 EXISTING CASEWORK TO REMAIN

**WALL LEGEND:**

— EXISTING WALL TO REMAIN

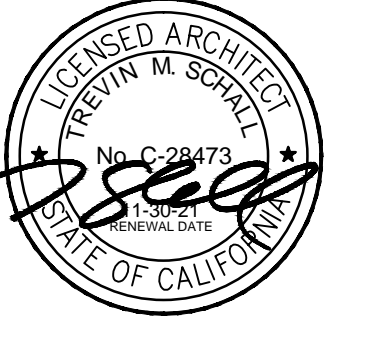
1 FLOOR PLAN  
1/8"=1'-0"



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SAN DIEGO, CA 92120-2705  
P 619.692.3835  
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MARCH 29, 2021

**ALTIGNIS CAMPUS LLC**  
4850-4890 67th STREET  
SAN DIEGO, CALIFORNIA 92115

PROJECT NO:  
2021069

SHEET TITLE  
**FLOOR PLAN**

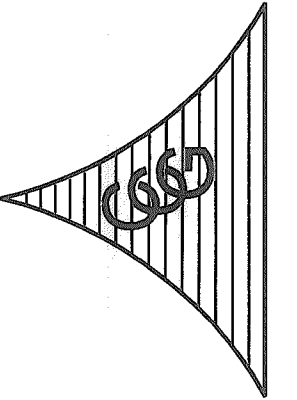
SHEET NO:

**A2.1**

DATE ISSUED	

#	DATE	REVISION	BY

CONCORDE ENTERPRISES  
COLLABORATIVE DRAFTING CONSULTANT  
(DESIGN/DRAFTING)  
3505 CAMINO DEL RIO SOUTH #332  
SAN DIEGO, CA. 92108  
PH: (619) 516-3377  
CONCORDECONSULT2@AOL.COM



The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

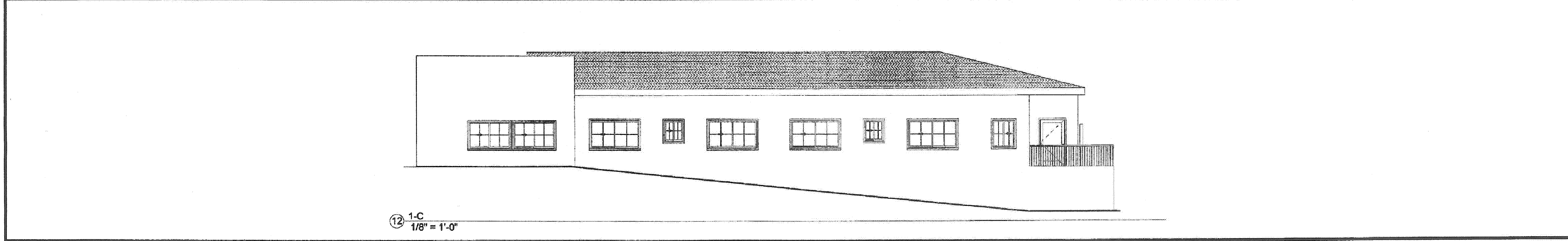
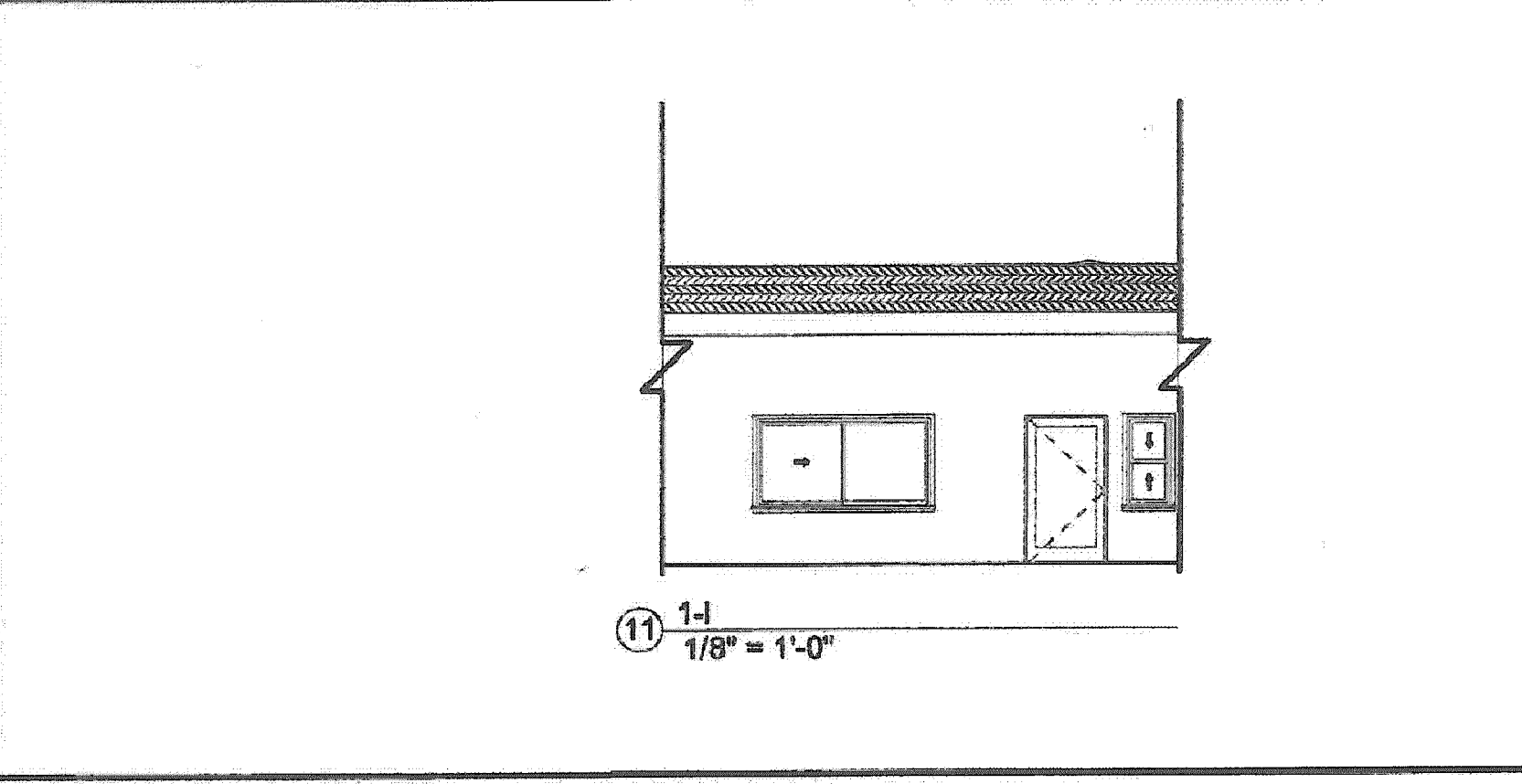
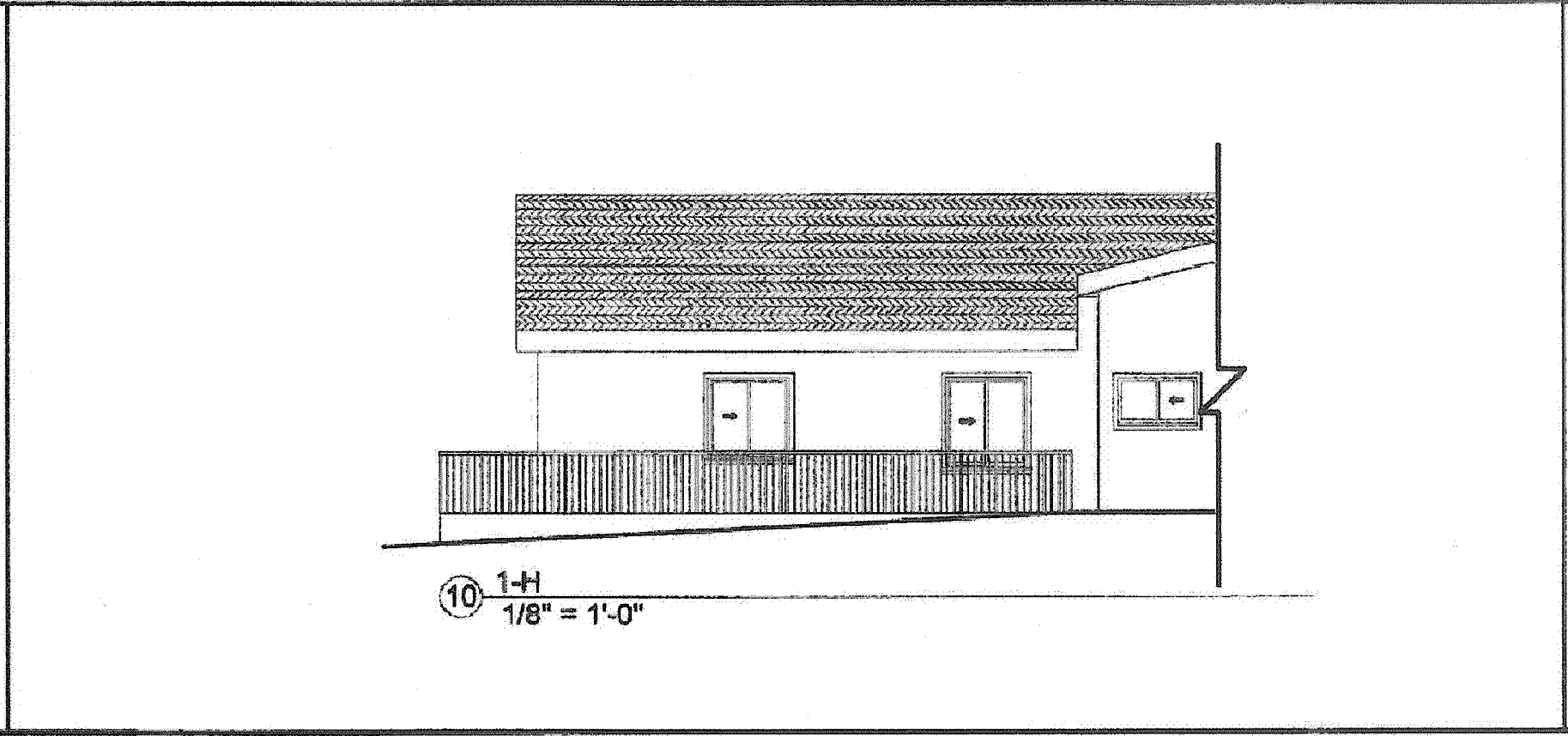
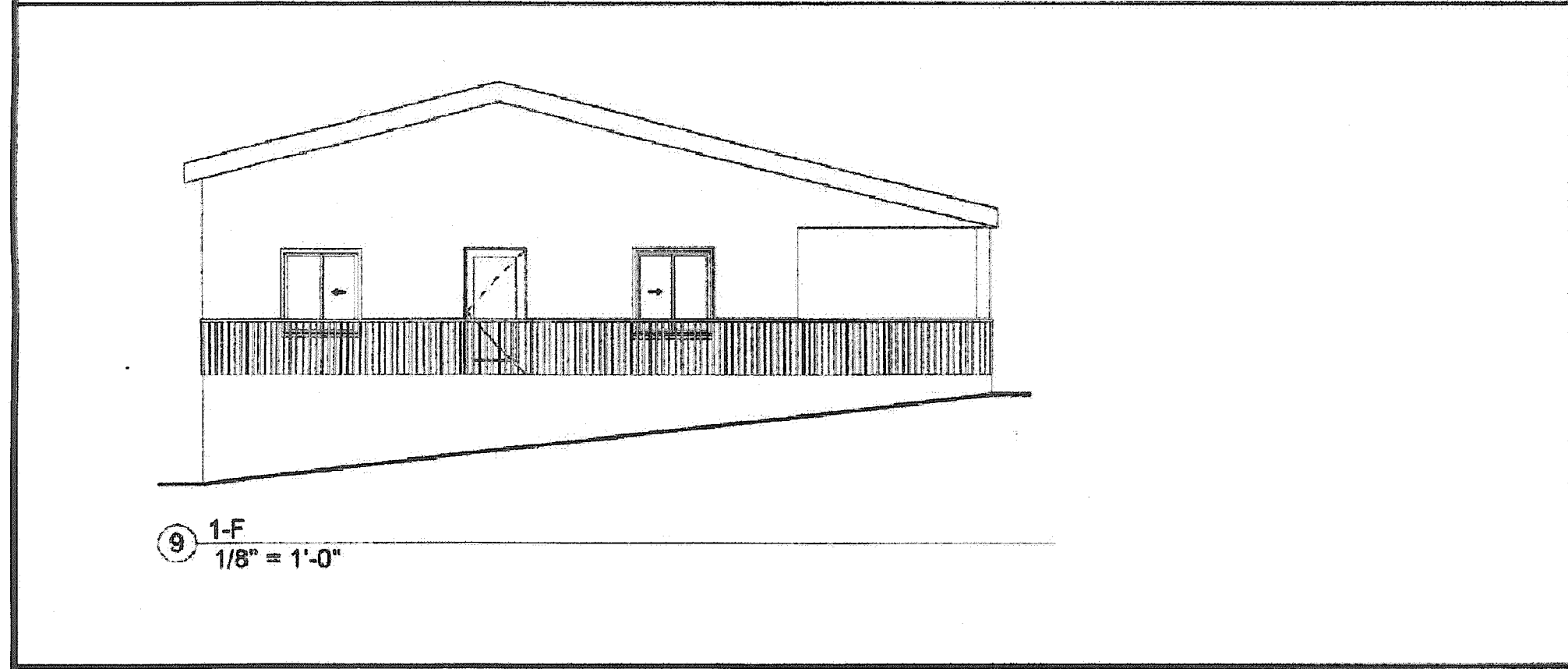
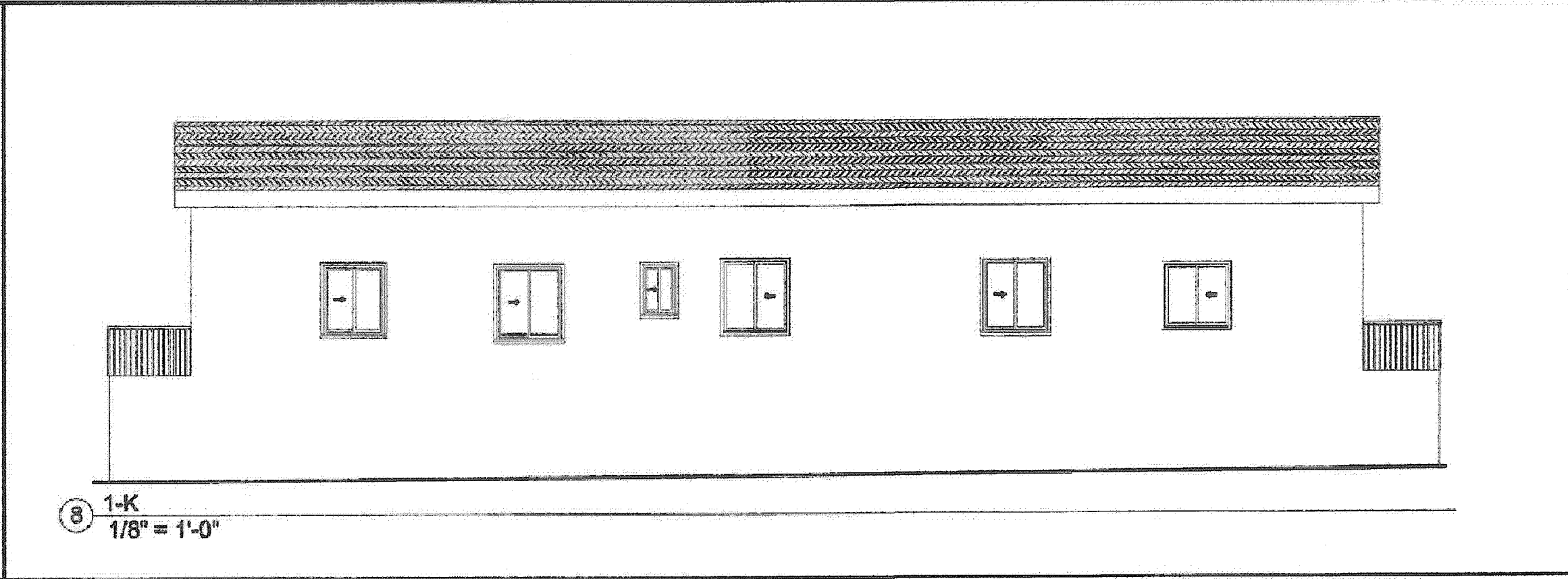
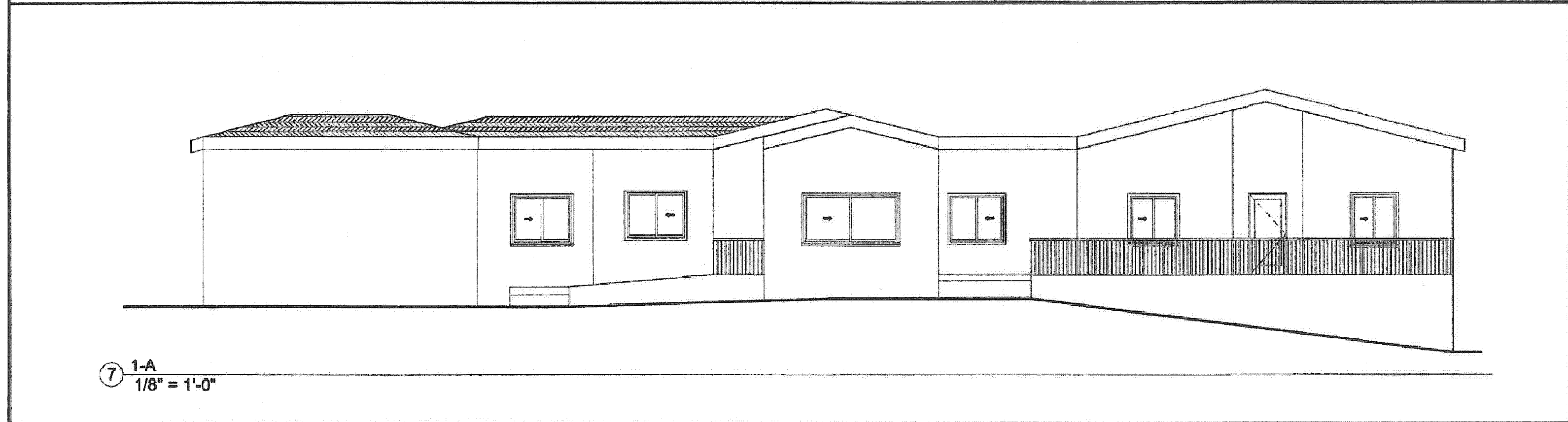
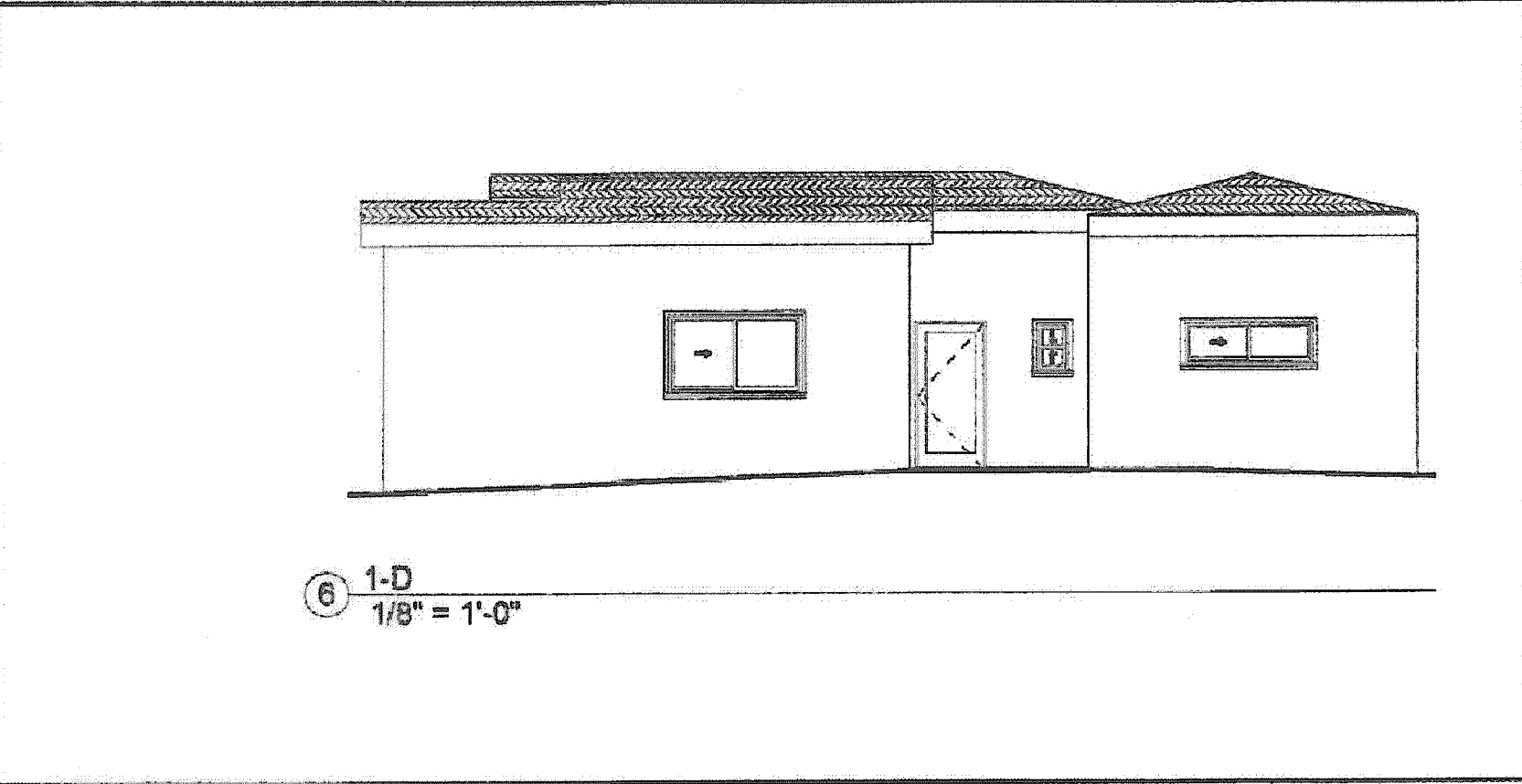
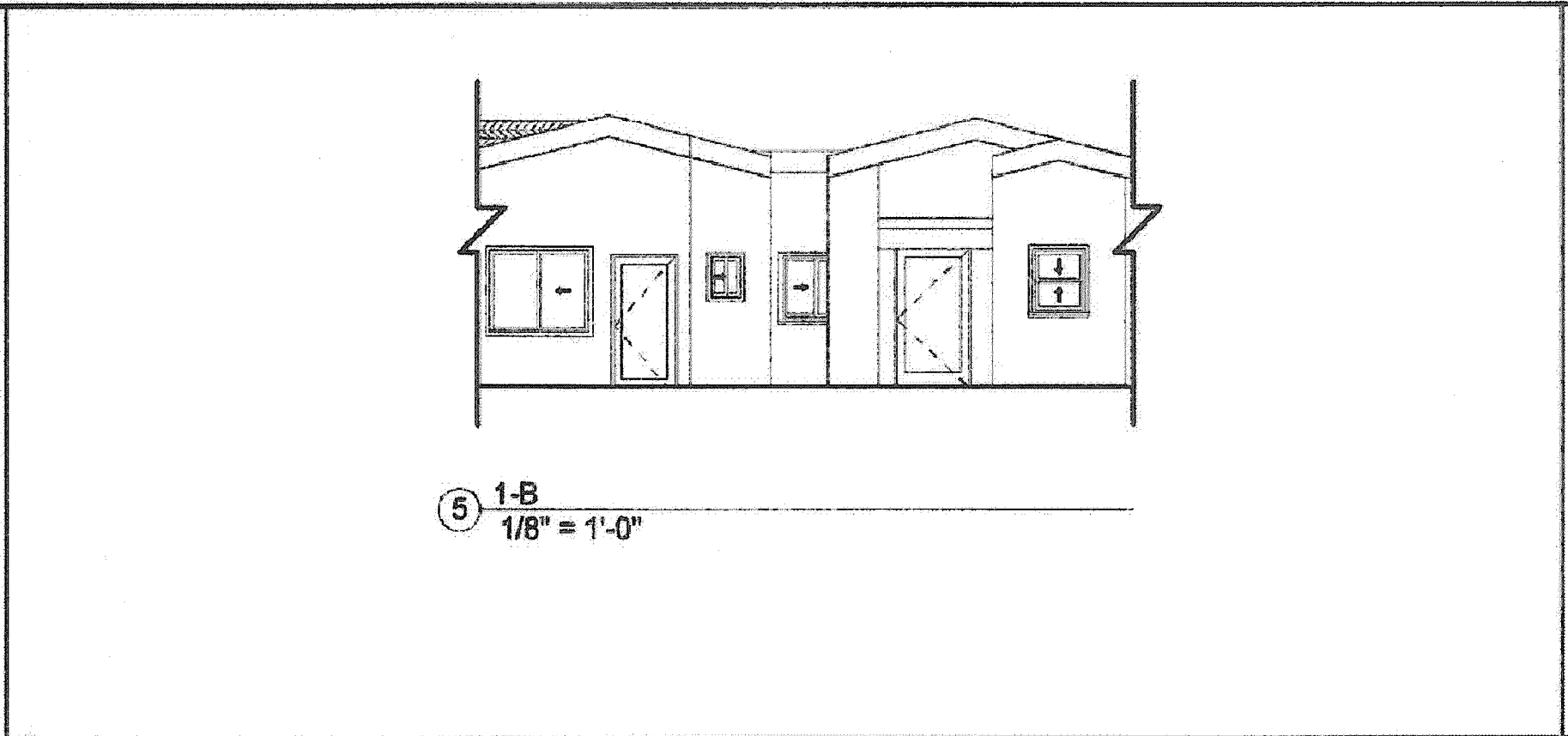
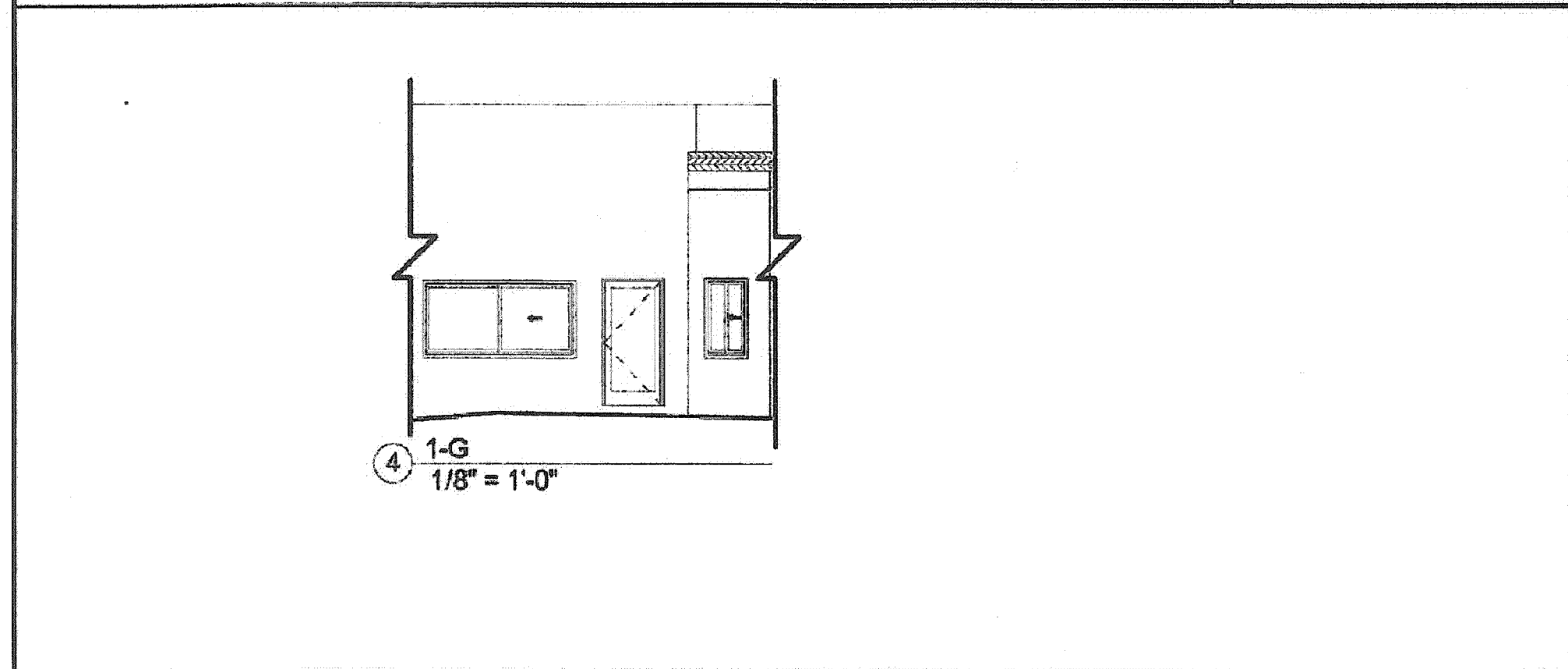
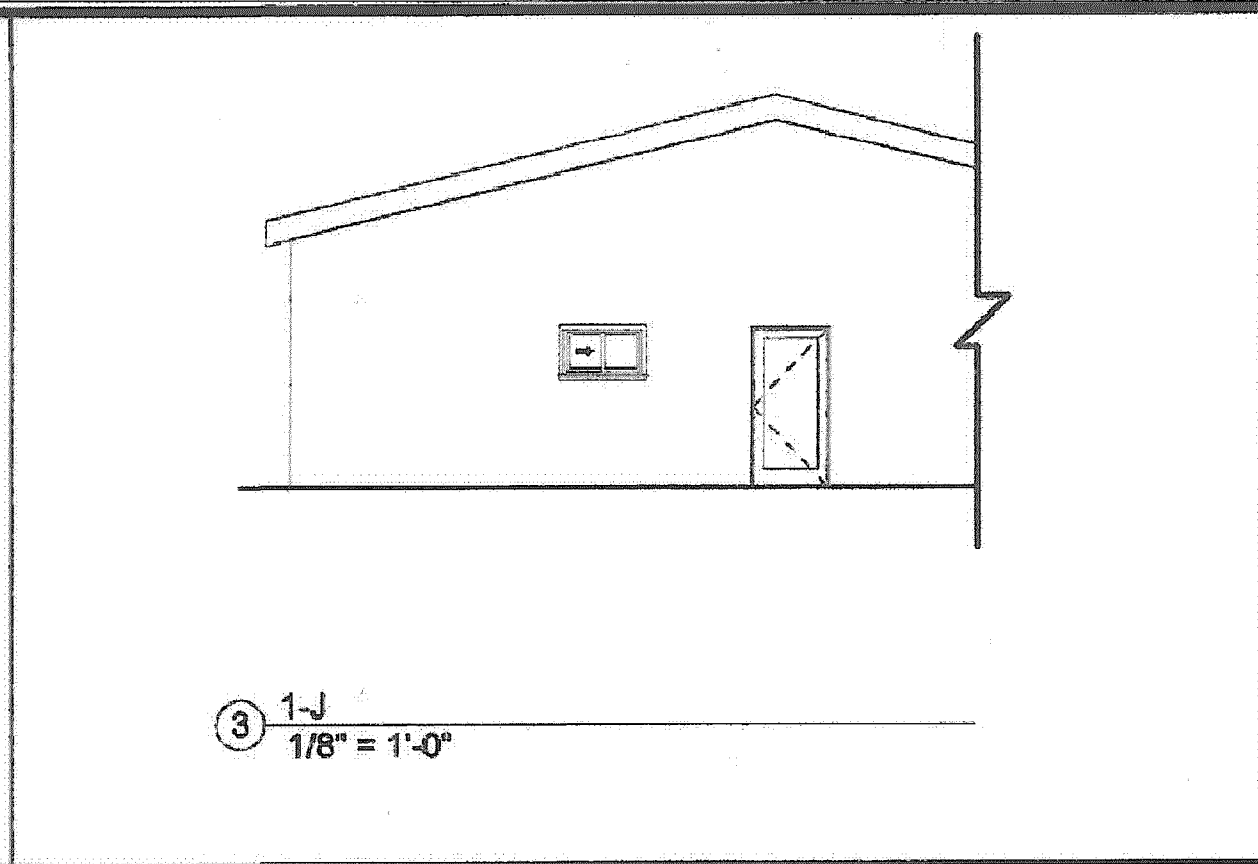
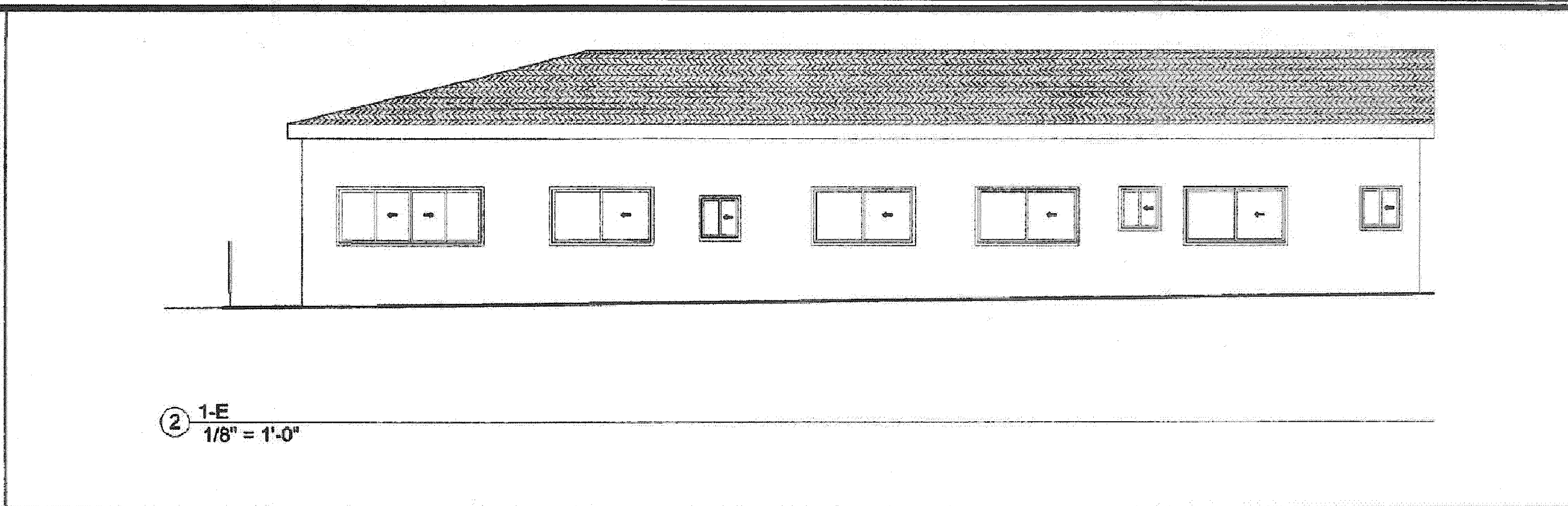
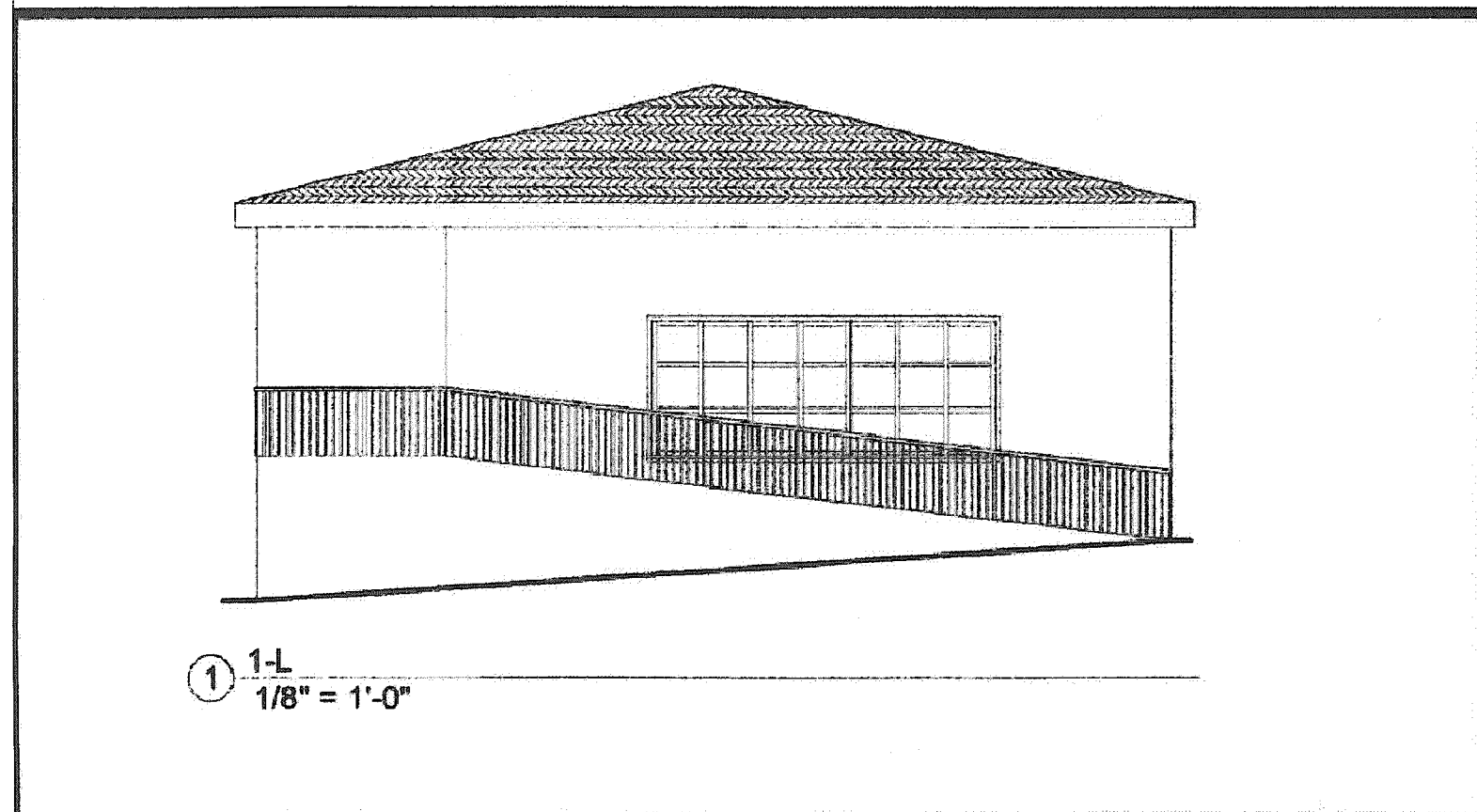
PREPARED FOR:  
**4890 67TH ST SAN DIEGO CA. 92115**

Design plans drawn and drafted by Raj Narayanan Designer

SHEET TITLE  
**ELEVATIONS**

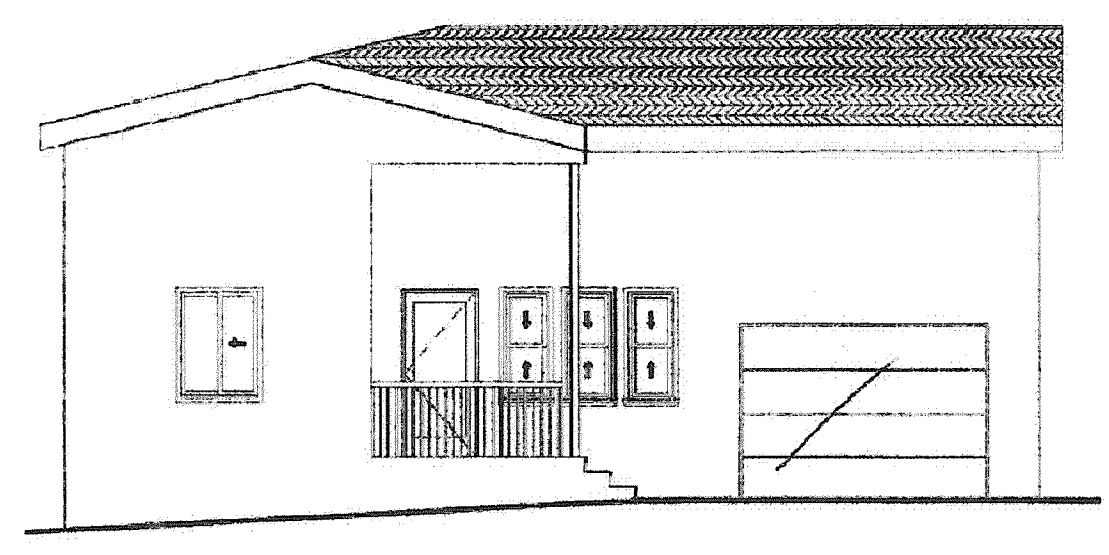
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DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
START DATE: 12/10/2019  
JOB NO: 19-056

SHEET NUMBER  
**A-3**

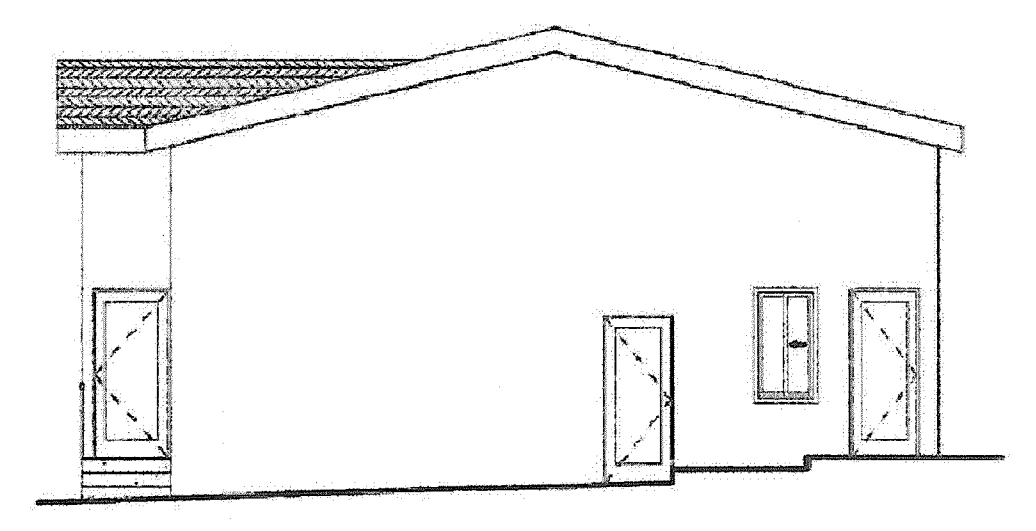


DATE ISSUED	

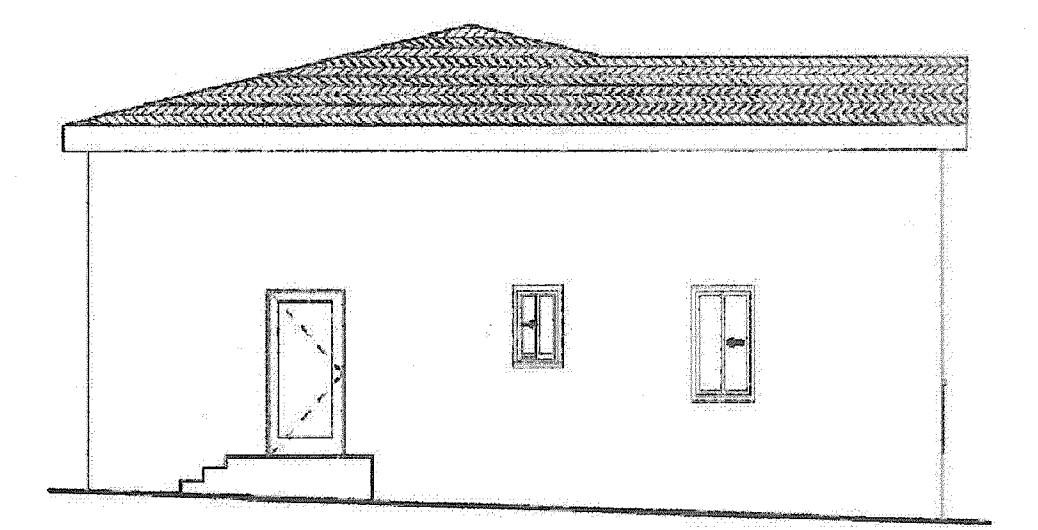
#	DATE	REVISION	BY



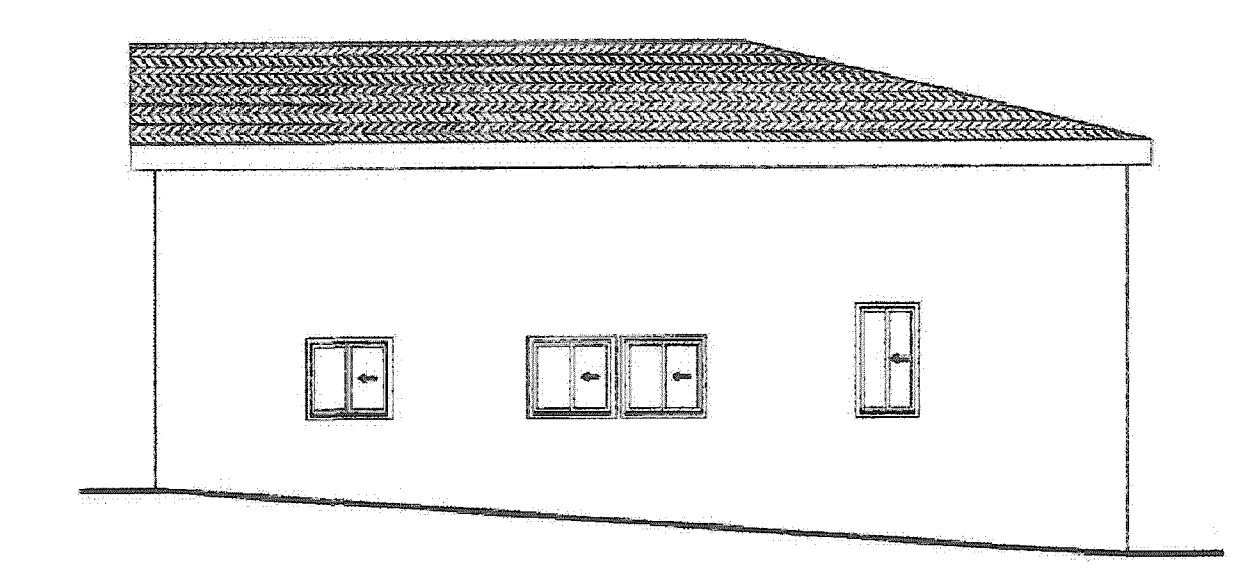
① House 2-A  
1/8" = 1'-0"



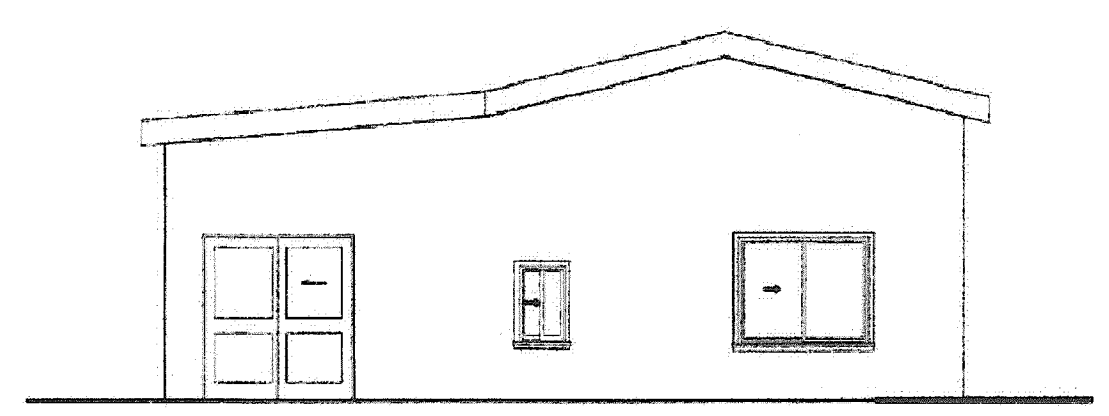
② House 2-B  
1/8" = 1'-0"



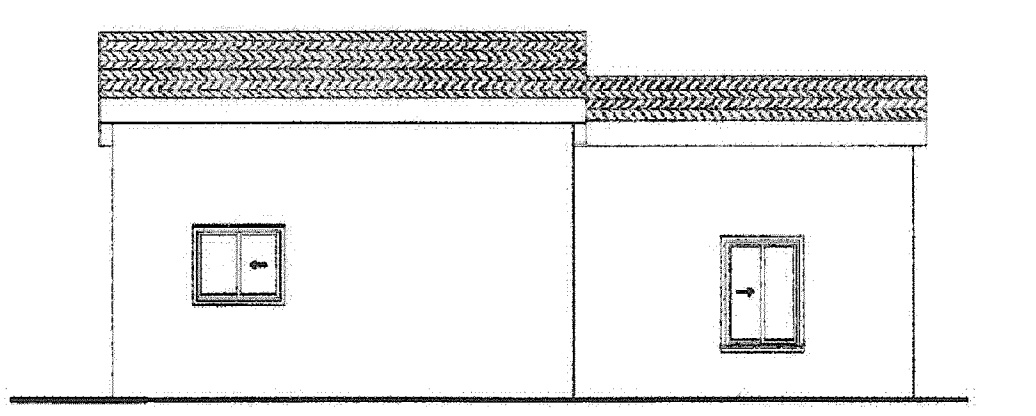
④ House 2-C  
1/8" = 1'-0"



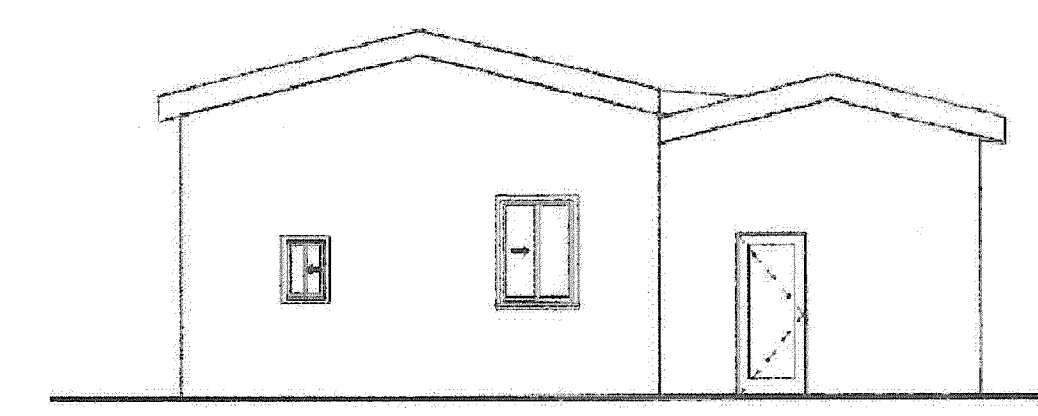
③ House 2-D  
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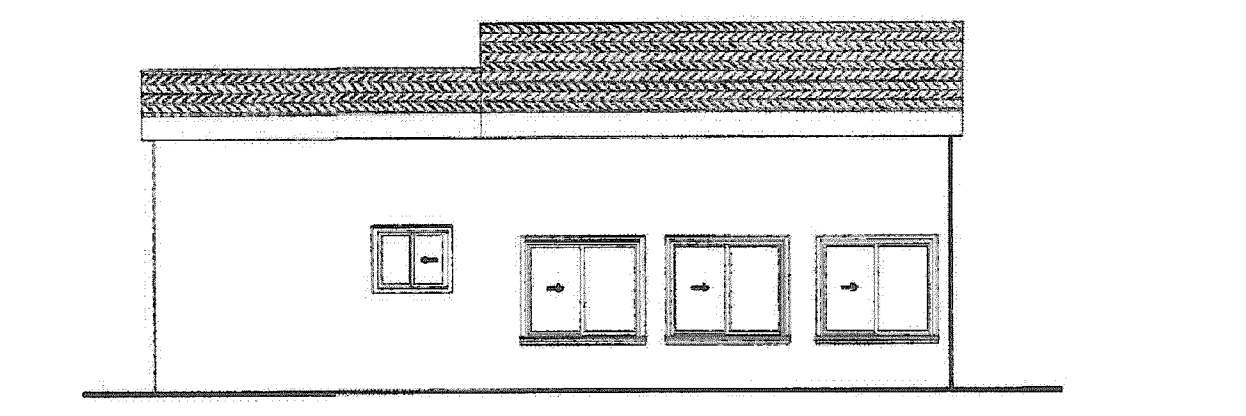
⑤ House 3-A  
1/8" = 1'-0"



⑥ House 3-B  
1/8" = 1'-0"

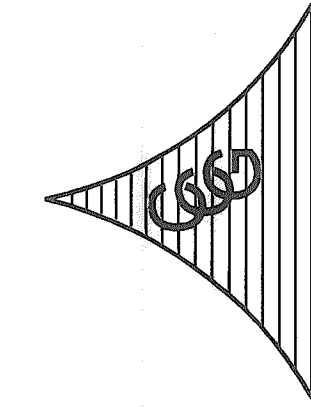


⑦ House 3-C  
1/8" = 1'-0"



⑧ House 4-D  
1/8" = 1'-0"

CONCORDE ENTERPRISES  
COLLABORATIVE DRAFTING CONSULTANT  
(DESIGN/DRAFTING)  
3505 CAMINO DEL RIO SOUTH #332  
SAN DIEGO CA. 92108  
PH: (619) 516-3377  
CONCORDECONSULT2@AOL.COM



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PREPARED FOR:  
4890 67TH ST SAN  
DIEGO CA. 92115

Design plans drawn and drafted by Raj Narayanan Designer

SHEET TITLE  
ELEVATIONS

SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
START DATE: 12/10/2019  
JOB NO.: 19-056

SHEET NUMBER  
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