



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 9, 2018 REPORT NO. HO-18-034

HEARING DATE: May 16, 2018

SUBJECT: CUP FOR POVUCC (Apple Preschool). Process Three Decision

PROJECT NUMBER: [472505](#)

REFERENCE: Conditional Use Permit No. 7468, approved by the Zoning Committee of the City of San Diego on June 10, 1953

OWNER/APPLICANT: Pioneer Ocean View United Church of Christ, Owner/Michael Kinoshita, Applicant

PERMITTEE: Apple Youchien Corp., Permittee

SUMMARY

Issue: Should the Hearing Officer approve a request to operate a child care center (Apple Preschool) as an accessory use to an existing religious assembly at 2550 Fairfield Street within the Clairemont Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 1662054.

Community Planning Group Recommendation: On September 19, 2017, the Clairemont Community Planning Group voted unanimously, 13-0-0, to recommend approval of the project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 1, 2018, and the opportunity to appeal that determination ended March 15, 2018.

BACKGROUND

The 2.71-acre project site is located at 2550 Fairfield Street in the RS-1-7 Zone within the Clairemont Mesa Community Plan (Plan) area. The Plan designates the site for Single Family Residential uses, and the site is currently developed and occupied by the Pioneer Ocean View United Church of Christ

(POVUCC). The project site is located at the southern terminus of Fairfield Street, with frontage on Jellett Street (Attachments 1 – 3). The site generally occupies the interior of a block bounded by properties fronting on Jellett Street, Arnott Street, and Kane Street. Single-dwelling, residential properties under the same zone and land use designation are located to the north, east, and south. Western Hills Park, zoned OP-1-1 and designated Park/Open Space, is located to the west.

Permission to operate a religious assembly at the site was granted in 1953 by City of San Diego Resolution No. 7468 (hereon CUP No. 7468). POVUCC currently uses 9,955 square feet of religious assembly space in two separate buildings. Although the current RS-1-7 Zone does not allow religious assembly as a permitted use, the premises retains previously conforming rights to religious assembly uses pursuant to San Diego Municipal Code (SDMC) section [127.0102\(c\)](#) and CUP No. 7468.

DISCUSSION

A child care center (Apple Preschool) within an existing religious assembly use (POVUCC), pursuant to SDMC sections [131.0422](#) and [141.0606\(c\)](#), is allowed in the RS-1-7 Zone with a Conditional Use Permit (CUP), Process Three Hearing Officer decision.

The privately-operated Apple Preschool is proposed within the 2,930-square-foot building at the southern end of the site (Figure 1). The Apple Preschool would have a maximum of 34 children under the age of five, and four employees. Although not limited by the regulations of the SDMC, the project will operate from 9:00 am to 5:00 pm, Monday through Friday.

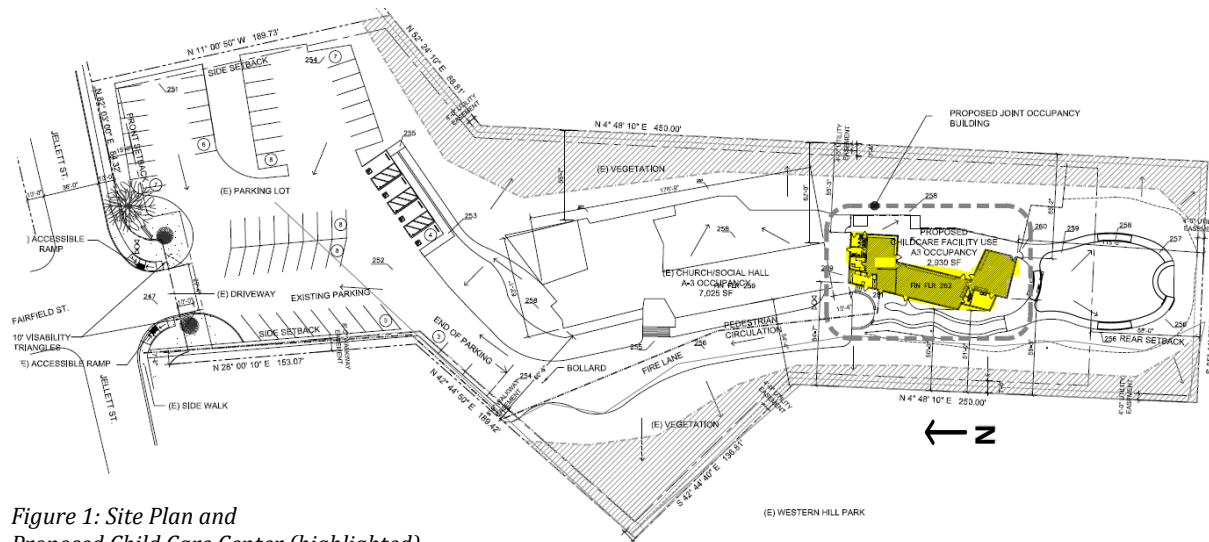


Figure 1: Site Plan and Proposed Child Care Center (highlighted).

The site currently provides 57 parking spaces for the POVUCC. By operating on weekdays when the parking lot is underutilized, parking and drop-off are adequate for the addition of the preschool use. Drivers will park their cars in stalls at the front of the site and walk children to the preschool at the rear of the property through a pathway adjacent to a fire lane. Removable bollards will assure the separation of pedestrians and vehicles within the narrow fire lane.

SDMC section 141.0606(c) addresses the safety and welfare of children cared for in these facilities. These regulations include: maintaining an executed County of San Diego Hazard Materials Division Hazardous Materials Substance Approval on site; controlling safe drop-off and pick-up locations; providing fences to separate outdoor child care activity areas from incompatible uses; and glazing to attenuate exterior noise. These regulations are addressed as permit conditions.

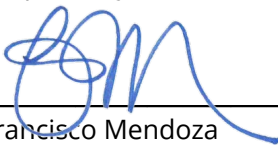
The Residential Element of the Plan does not specifically address child care centers. However, an objective of the Plan seeks to ensure that development does not overburden existing neighborhoods. By allowing the Apple Preschool at a location that is currently non-residential and is underutilized during the week, the project could reduce vehicle miles traveled by residents seeking this service elsewhere in the City. The Apple Preschool at this location would also further the General Plan goal to distribute social services throughout the City.

As the project is conditioned to meet the requirements of SDMC section 141.0606(c), staff supports a determination that the proposed child care center is consistent with the recommended land use and development standards in effect for this site pursuant to the Clairemont Mesa Community Plan, the San Diego Municipal Code, and the General Plan. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1662054, with modifications.
2. Deny Conditional Use Permit No. 1662054, if the findings required to approve the project cannot be affirmed.

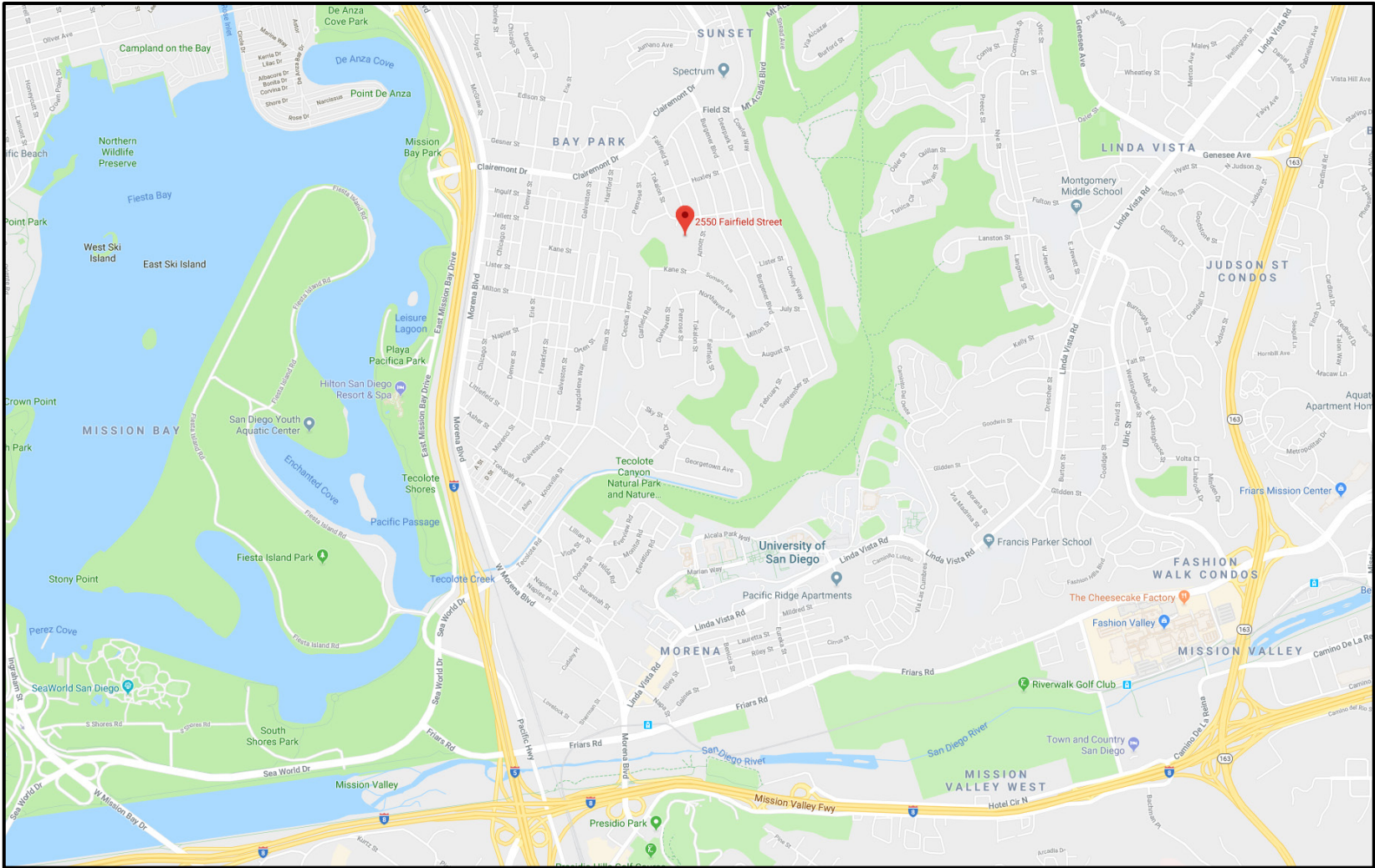
Respectfully submitted,



Francisco Mendoza
Development Project Manager

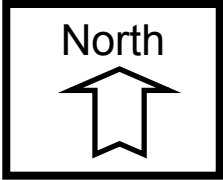
Attachments:

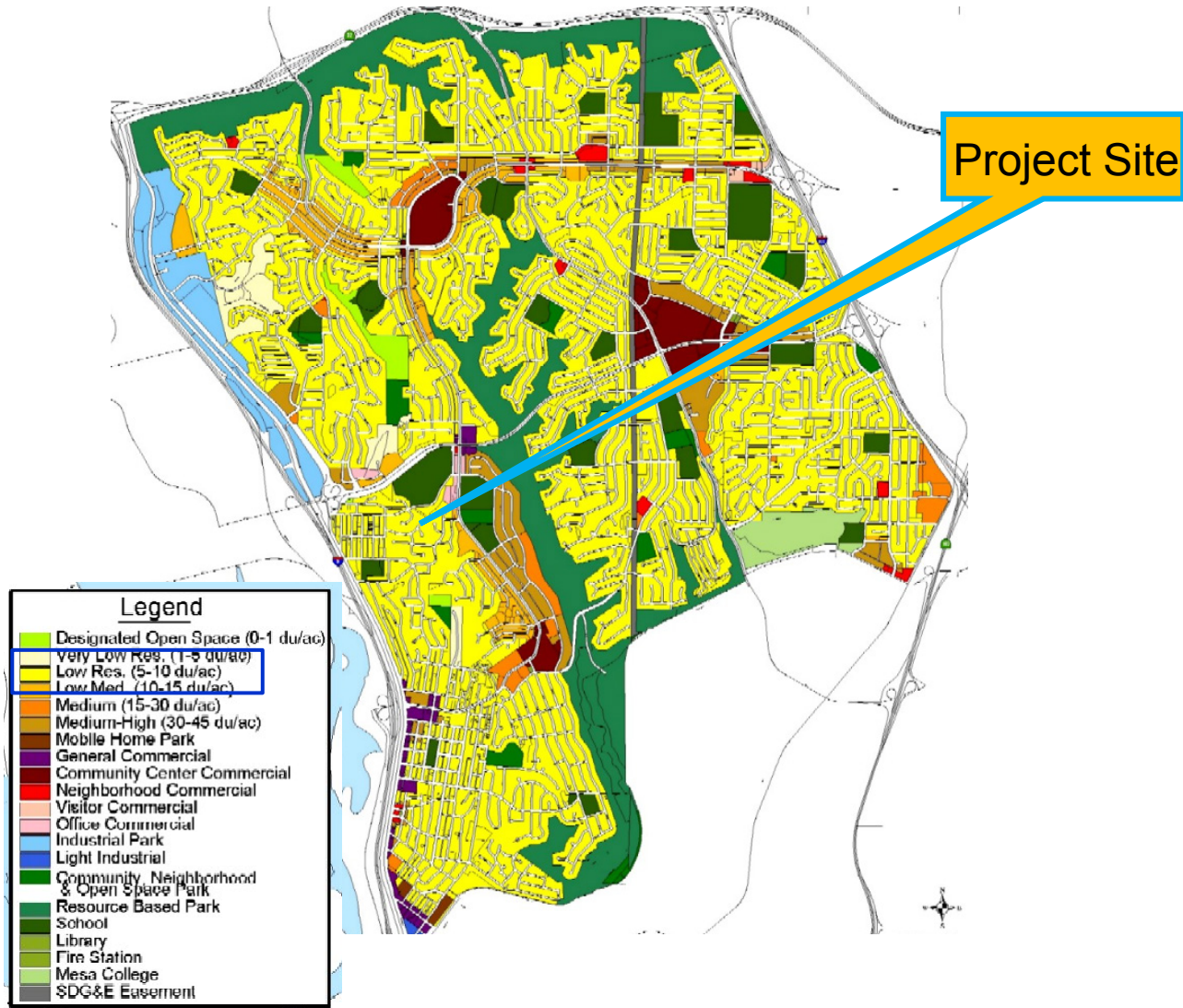
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Copy of Recorded CUP No. 7468
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

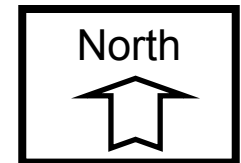
CUP FOR POVUCC (Apple Preschool)
Project No. 472505 - 2550 Fairfield Street





Land Use Map

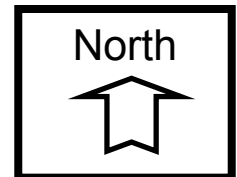
CUP FOR POVUCC (Apple Preschool)
 Project No. 472505 - 2550 Fairfield Street





Aerial Photograph

CUP FOR POVUCC (Apple Preschool)
Project No. 472505 - 2550 Fairfield Street



HEARING OFFICER RESOLUTION NO. HO-_____
CONDITIONAL USE PERMIT NO. 1662054
CUP FOR POVUCC – PROJECT NO. 472505

WHEREAS, PIONEER OCEAN VIEW UNITED CHURCH OF CHRIST, a California nonprofit religious corporation, Owner, and APPLE YOUCHIEN CORP., a California corporation, Permittee, filed an application with the City of San Diego for a permit to operate a child care center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1662054), on portions of a 2.71-acre site; and

WHEREAS, the project site is located at 2550 Fairfield Street in the RS-1-7 zone within the Clairemont Mesa Community Plan area; and

WHEREAS, the project site is legally described as: Parcel 1 of Parcel Map No. 4537, 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, March 11, 1976 as File No. 76-072399 of Official Records; and

WHEREAS, on March 1, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines section 15301, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on May 16, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1662054, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 1662054:

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 proposes to operate a child care center (Project) accessory to an existing religious assembly use. The 2.71-acre project site is located at 2550 Fairfield Street and designated for single family residential in the Clairemont Mesa Community Plan (Plan). This Project is allowed in the RS-1-7 Zone with a Conditional Use Permit (CUP) pursuant to San Diego Municipal Code (SDMC) sections 131.0422 and 141.0606(c).

The Residential Element of the Plan does not specifically address child care centers. However, an objective of the Plan seeks to ensure that development does not overburden existing neighborhoods. By allowing the Apple Preschool at a location that is currently non-residential and is underutilized during the week, the project could reduce vehicle miles traveled by residents seeking this service elsewhere in the City. The Apple Preschool at this location would also further the General Plan goal to distribute social services throughout the City.

As the Project is located in an underutilized site in proximity to those that could use the services offered, 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 Project will occupy an existing building that is served by public services (electricity, communications, water, and sewer) that provide occupants with potable drinking water and safe sanitation services. Child care centers are subject to the regulations of SDMC 141.0606(c). These regulations address the safety and welfare of children cared for at child care centers, which include; maintaining an executed County of San Diego Hazard Materials Division *Hazardous Materials Substance Approval* on site; controlling safe drop-off and pick-up locations; providing fences to separate outdoor childcare activity areas from incompatible uses; and glazing to attenuate exterior noise. These regulations are addressed as conditions of the approval of this project.

As the Project has been conditioned meet the regulations and requirements of SDMC 141.0606(c), the proposed development will be not 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.

This Project is allowed in the RS-1-7 Zone with a Conditional Use Permit (CUP), and subject to the requirements of SDMC 141.0606(c). The Project has been conditioned to comply with those requirements, which include: maintaining an executed County of San Diego Hazard Materials Division *Hazardous Materials Substance Approval* on site; controlling safe drop-off and pick-up locations; providing fences to separate outdoor childcare activity areas; and glazing to attenuate exterior noises. No deviations are requested.

As the Project has been conditioned to comply with the regulations and requirements of SDMC 141.0606(c), the proposed development will comply with the regulations of the Land Development Code.

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

The Project will operate within an existing, non-residential building that is currently in use during the weekend. The Project will complement this existing use by sharing the underutilized parking lot and accessory spaces during the week. Adequate parking exists to support the Project, and compliance with the regulations for the approval will ensure that the Project operates in an appropriate manner. Due to its location within a residential area, the Project represents an opportunity to meet the Plan objective to ensure that development does not overburden existing neighborhoods. By providing a service at a location that is already non-residential and is underutilized during the week, the proposed project could reduce vehicle miles traveled by residents seeking this service elsewhere in the City. The child care center at this location would also further the General Plan goal to distribute social services throughout the City. 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.

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1662054 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1662054, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: May 16, 2018

IO#: 24006494

fm 7-17-17

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: 24006494

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1662054
CUP FOR POVUCC - PROJECT NO. 472505
HEARING OFFICER

This Conditional Use Permit No. 1662054 (Permit) is granted by the Hearing Officer of the City of San Diego to PIONEER OCEAN VIEW UNITED CHURCH OF CHRIST, a California nonprofit religious corporation, Owner, and APPLE YOUCHIEN CORP., a California corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 141.0606(c). The 2.71-acre project site is located at 2550 Fairfield Street in the RS-1-7 Zone within the Clairemont Mesa Community Plan area. The project site is legally described as: Parcel 1 of Parcel Map No. 4537, 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, March 11, 1976 as File No. 76-072399 of Official Records;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a child care center, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 16, 2018, on file in the Development Services Department.

The project shall include:

- a. A child care center within an existing building, accessory to an existing religious assembly use, serving a maximum of 34 children between the hours of 9 am and 5 pm, Monday through Friday only.
- b. Off-street parking;
- c. 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 June 1, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. The Owner/Permittee shall secure all necessary construction 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.
7. 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.
8. 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.

9. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

10. 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:

11. Before beginning operation, the child care center Owner/Permittee shall obtain and shall maintain on file on the premises a "Hazardous Materials Substance Approval Form" executed by the County of San Diego Hazardous Materials Division.

12. Drop-off and pick-up of children from vehicles shall be permitted only in approved parking areas directly in front of the facility, as shown on the Exhibit "A."

13. All outdoor play and activity areas shall be enclosed with a fence that is at least four (4) feet and no more than six (6) feet in height. If an outdoor play or activity area is located adjacent to a public street with a right-of-way width greater than 64 feet, the fence shall be solid.

14. All outdoor play and activity areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling storage areas.

15. A solid fence that is at least four (4) feet and no more than six (6) feet in height shall be constructed between the child care center and abutting residential uses, or all windows facing abutting residential uses shall be double-glazed with 1/4-inch thick glass.

16. A solid fence that is at least four (4) feet and no more than six (6) feet in height shall be constructed between the child care center and a public right-of-way of 64 feet or more-wide, or all

windows facing a public right-of-way greater than 64 feet wide shall be double-glazed with 1/4-inch thick glass.

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.

TRANSPORTATION REQUIREMENTS:

18. All 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 by the appropriate City decision maker in accordance with the SDMC.

19. Removable bollards shall be provided at the location shown per the Approved Exhibit "A".

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

APPROVED by the Hearing Officer of the City of San Diego on May 16, 2018 and Resolution No. HO-_____.

ATTACHMENT 5

Conditional Use Permit No. 1662054
Date of Approval: May 16, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

PIONEER OCEAN VIEW UNITED CHURCH OF CHRIST
a California nonprofit religious corporation
Owner

By _____
Yuri Kaneda
Moderator (President)

APPLE YOUCHIEN CORP.
a California corporation
Permittee

By _____
Tomoaki Ono
President

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



THE CITY OF SAN DIEGO

Date of Notice: March 1, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006494

PROJECT NAME / NUMBER: Pioneer Ocean View United Church of Christ (POVUCC) CUP AMENDMENT / 472505

COMMUNITY PLAN AREA: Clairemont

COUNCIL DISTRICT: 2

LOCATION: 2550 Fairfield Street, San Diego CA, 92110

PROJECT DESCRIPTION: A request for a CONDITIONAL USE PERMIT to allow a child care center in an existing 2,930-square-foot building within a church facility. No development is proposed with this project. The center would accommodate thirty-four children with hours of operation from 9:00am to 5:00pm Monday through Friday. The 2.71-acre project site is located at 2550 Fairfield Street. The property is designated residential and zoned RS-1-7 within Clairemont Mesa Community Plan area. Additionally the project is within the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area-Review Area 2 (Montgomery Field and San Diego International Airport), Federal Aviation Administration (FAA) Part 77 Noticing Area, and Clairemont Mesa Height Limitation Overlay Zone. (LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 4537)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for the operation, repair, maintenance, permitting, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza

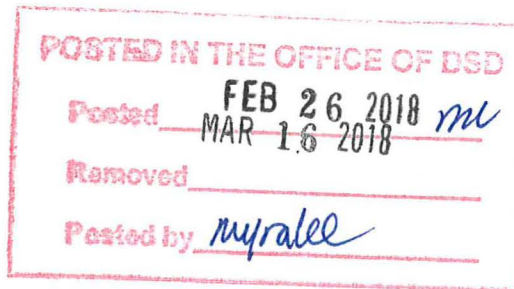
MAILING ADDRESS:
PHONE NUMBER / EMAIL:

1222 First Avenue, MS 301, San Diego, CA 92101-4153
(619) 446-5433 / fmendoza@sandiego.gov

On March 1, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (March 15, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



11/2/53



RESOLUTION NO. 7468

WHEREAS, Application No. 11954 has been considered by the Zoning Committee of the City of San Diego, California, and the evidence presented has shown (see Section 15 of ~~Ordinance No. 8924, as amended~~: Mun. Code 101.0501

1. That there are _____ special circumstances or conditions applicable to the property involved, or to the use intended, which do not apply generally to other property in the same zone and vicinity.
2. That strict application of the regulations would _____ work unnecessary hardship, and that the granting of the application is _____ necessary for the preservation and enjoyment of substantial property rights of the petitioner, possessed by other property owners in the same zone and vicinity.
3. That the granting of the application will not materially affect the health or safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood.
4. That the granting of the variance will not adversely affect the Master Plan of the City of San Diego.

THEREFORE, BE IT RESOLVED, By the Zoning Committee of the City of San Diego, California, as follows:

Permission is hereby granted to Pioneer Community Congregational Church, purchaser, and Mid-City Heights, Inc., owner lot 134, and Clairesont Land Co., owner lot 135, to erect a church on portion of lots 134 and 135, Morena Acre Lots, which legal description is on file in Planning Office, south of Jollett Street at terminus of Fairfield and Arnett Streets, Zone R-1; on condition that 42 off-street parking spaces are provided and maintained on the property as shown on plans submitted and on file in the Planning Office; and that completed plans are approved by the Planning Dept.

A variance to the provisions of Ordinance No. 100 New Series, be, and is hereby granted as to the particulars stated above, insofar as they relate to the property described above.

Any permission granted by this resolution shall be null and void, and shall be revoked automatically, six months after its effective date, unless the use and/or construction permitted is commenced before said time expires.

The permission granted by this Resolution shall become effective and final on the sixth day after it is filed in the office of the City Clerk, unless a written appeal is filed within five days after such filing in the office of the City Clerk.

ZONING COMMITTEE
CITY OF SAN DIEGO, CALIFORNIA

Dated June 10, 19 53

By _____
Secretary Res. No. 7468

✓ Planning
C21

RESOLUTION No. 112904

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

That the appeal of ^{Louis} ~~Louis~~ M. Foster, 2606 Fairfield Street, from the decision of the Zoning Committee in granting application No. 11954 by its Resolution No. 7468, which granted permission to Pioneer Committee Congregational Church, purchaser, Mid-City Heights, Inc., owner of Lot 134 and Clairemont Land Co., owner of Lot 135, to erect a church on Lots 134 and 135 Morena Acre Lots (description on file in the Planning Office) south of Jellett Street at terminus of Fairfield and Arnott Streets, in Zone R-1, on condition that 42 off-street parking spaces be provided and maintained as shown on plans submitted and on file, and that completed plans be approved by the Planning Department, be, and it is hereby overruled and denied; and said Zoning Committee action be sustained.

See C-1987

I HEREBY CERTIFY the above to be a full, true, and correct copy of Resolution No. 112904 of the Council of the City of San Diego, as adopted by said Council July 2, 1953

FRED W. SICK

City Clerk

HELEN M. WILLIG

By _____ Deputy.

Clairemont Community Planning Group
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DRAFT Minutes of the Meeting of
September 19th, 2017
Alcott Elementary School Auditorium

P Naveen Waney - Chair P Nicholas Reed - Vice Chair L Margie Schmidt - Secretary A Delana Hardacre- Treasurer	P Harry Backer P Kevin Carpenter P Cecelia Frank P Chad Gardner	P Richard Jensen A Gary Christensen P Ryan Rolla P Jason Young	P Daniel Smiechowski P Lynn Adams P Susan Mournian A Billy Paul
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Chair Naveen Waney called the meeting to order at 6:30 p.m.. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

Public: None

Committee Members: Jason raised question of a consent agenda. Richard spoke regarding homelessness and the Hepatitis A epidemic. Daniel spoke against the new fence at Marston. Ryan commented on presence of oversized vehicles near Mission Bay and lack of enforcement. Naveen made announcements regarding meeting about Verizon Mesa College project, new stop sign at Mt. Almagosa Dr & Mt. Augustus Ave, and that High Tech High has withdrawn their application for modification of the CPU to increase allowed attendance.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

None

Item 4. Approval of Minutes: Nick identified misspelling of Ryan’s last name. Correction noted. Motion to approve by Naveen, second by Nick. Margie thanked Delanah for doing the minutes.

VOTE: 12-0-1, Kevin abstained d/t absence.

Item 5. Council Representative Reports

District 2 Council Report, Marc Schaefer, Community Liason, MPSchaefer@sandiego.gov Interventions for improved traffic safety around Longfellow Elementary are underway, traffic studies being done, meeting with Parks & Rec regarding joint-use field at the school. Traffic sub-committee will schedule meeting regarding interventions once traffic studies complete.

Harry complained of paving on Ingulf. Jason clarified that sign replacement and crosswalk striping has been done at Longfellow. Questions whether increased police presence can occur; Marc states limited resources but dept is aware.

Susan requests a cordless microphone. Lynn states ongoing leak on Morena Blvd that has been reported, Marc is aware and will follow up. Harry notes also a leak in Marion Bear Park on the trail. Ryan appreciates presence of stop signs and striping around Bay Park Elementary, but notes multiple neighboring streets where children walk from do not have these safety features.

District 6 Council Report, Dan Manley, Community Liaison, dmanley@sandiego.gov Councilmember Chris Cate spoke regarding upcoming fiscal year and requested notification of any identified needs for the district to Neighborhoods First Coalition (sd.gov/cd6). Five year financial outlook to be released in November; will need to address a \$30-40million deficit.

ATTACHMENT 8

Select Committee for Homeless identified 3 vacant city owned lots in Kearney Mesa that can be utilized for homeless services. Jewish Family Services provides “safe parking” on their site on Balboa Ave. Can double capacity from 40-80 with \$100,000 in funds.

Cece: will any shelters be near your home? CC: No.

Kevin: Bannock St storm water project update? CC: will follow up. Also raised concern about homeless “freeloaders”; CC: working to coordinate/integrate services and information between providers and to increase community awareness.

Richard: raised questions regarding Kearny sites; CC: no specific plan but working to find best solution/interventions for homeless.

Lynn: Should we pass on our CIP list once approved?; CC: yes.

Daniel: Made comments about homelessness; CC: 90% of time that services are offered they are refused. Agreement that a solution must be found.

Harry raised issue of water leak in Marion Bear Park; CC: Dan will look into it. Jason: Center median on Genessee needs maintenance.

Public Comments: Donna raised question re long range plan for housing. CC: looking at methods to expedite process for low and middle income projects.

Planning Department Report, Marlon Pangilinan, Senior Planner, mpangilinan@sandiego.gov. Mayor signed Sustainable Expedite Program and Companion Unit Ordinance to further address housing needs. Will be addressing economic prosperity and conservation element at next Community Plan Update SC meeting. Richard suggests end of in-lieu fees.

Item 6. Action Items

101. 2017 CCPG Capital Improvement Project (CIP) List (Lynn Adams) First 10 projects approved last meeting, currently considering the remaining 22 projects. Focus has been school safety, rec center & library renovation/replacement. Balboa Library is already planned for replacement. Also included are pedestrian and bicycle safety elements including an Interstate 5 overpass. Also some lighting where needed. Expressed thanks to committee and community input.

Ryan expressed opposition to #9; Margie clarified that that item was previously approved and already submitted. Nick makes motion to approve additional CIP list; Jason seconds.

VOTE: 10-1-0 (Ryan opposed, Cece and Harry absent from vote).

102. Change of Date for November CCPG Meeting (Naveen Waney) School site will be closed on 11/21 due to Thanksgiving break. Naveen makes motion to move our meeting to November 14th, second by Nick. Subcommittee meetings will also be moved a week earlier.

VOTE: 12-0-0 (Harry absent from vote)

103. Letter of Support for Community Choice Energy (Tyson Siegele, Climate Action Campaign) Naveen states is third time issue is before the group and all have had opportunity to review draft support letter and feasibility study.

Mr. Siegele presented that California pays higher than average for electricity and San Diego pays highest in state. Currently, electricity is monopoly by SDGE for procurement, delivery, and billing; CCE proposes competition in production and procurement of electricity with goal of providing cleaner, cheaper, local energy. Everyone will have choice of provider. Even with CCE, SDGE would still be responsible for delivery and billing. States with CCE San Diego will have chance of attaining Climate Action Plan goal of 100% renewable sources by 2035. Feasibility study based on extremely conservative estimates indicates that CCE *is feasible*. Rates would be competitive with SDGE, would have positive impact on economy. Asking for a letter to mayor and council in support of CCE.

Board Comments

Chad: questioned cost claims. Mr. S: CCE provides competition. Harry: how produce power? Mr. S: purchase power similar to SDGE now, won't duplicate grid, power production would not be within city. Harry voiced concerns over back country windmills & solar farms and impacts to wildlife. Margie: SB 100 would

ATTACHMENT 8

mandate increased percentage of renewable energy by utilities within state by 2045? Mr. S: decision delayed for a year; SB100 is great but CCE is more aggressive. Margie: Clarify high PCIA that residents might be responsible for? Mr. S: PCIA is an exit fee for withdrawal from existing contracts. There are off-ramps for CCE if it is not viable due to high PCIA. Margie: feasibility study shows that are increased costs for the first 5-7 years? Mr. S: Cost of energy in study was twice what market rates are, so highly unlikely that actual cost would be higher. Kevin: How effect SDGE required undergrounding? Mr. S: Would not effect. SDGE not allowed to make money off of electricity it sells, only can profit from infrastructure. So in theory should not be against it because it doesn't cut into profits at all. Richard: suggests costs will likely remain very similar, ¾ of energy goes to commercial, very few jobs truly created, doesn't feel "the city" is best entity to manage energy supply. Lynn: wonders if small pilot appropriate?

Public: Donna concerned about employee retirement benefits.

Daniel makes motion to forward draft letter to Mayor. No second; motion fails.

Motion by Susan, second by Harry, to remain neutral on Community Choice Energy. Naveen questions whether could still opt out if we do send letter in favor; Margie & Richard clarified that if CCE goes into effect everyone would be enrolled unless they opt out. Jason opposed to remaining neutral. Nick concerned about impact on city of becoming the largest CCE in the state. Chad states in past community actions have pushed SDGE to make adjustments to rates/policies thus voicing support of CCE may encourage SDGE to make concessions.

VOTE: 9-3 (Daniel, Naveen, Chad) – 1 (Jason abstains d/t desire to write a letter with more neutral wording)

104. CUP Amendment for Pioneer Ocean View United Church of Christ(POVUCC)-Operate a Child Care Center at Church Facility at 2550 Fairfield St, 92110. PN:4752505 – PM: Poncho Mendoza – Applicant Paul Ross, 619-306-2505.

Existing CUP for the church to remain. Apple You Chien Pre-School operates 9am-5pm serving 3-5 yr olds is current tenant using existing preschool classrooms. Currently has approximately 12 students, seeks to increase capacity to 34 with 4 teachers. Adding 4 ft wooden fence around playground (currently chain link fence); no other construction.

Chad clarified that no further construction needed. Jason wondered if could start earlier to better serve parents; Mr. Ross responds that is time requested by the school. Susan has positive prior experience with the preschool. Margie notes that although will almost triple enrollment does not feel it will have any negative impact. Nick questioned if is new operator; Mr Ross states is new operator but currently open. Naveen asks if any concerns brought to the church? Response is no.

Motion by Daniel to approve, second by Chad. No further discussion or comments.

VOTE: 13-0-0

Item 7. Informational Items

None

Item 8. Workshop Items

None

Item 9. Potential Action Items

None

Item 10. Reports to Group

Chair Report – Naveen Waney – No Report

Vice-Chair/Parking & Transportation Report – Nicholas Reed – MTS will be voting on bus route/service changes (105, 45 & 50).

Balboa Station – Harry Backer – No Report

ATTACHMENT 8

Secretary/Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt – Seeking volunteer for next months minutes. Draft Specific Plan is on city website. City is reviewing comments/feed back. EIR and traffic study expect to be released at beginning of 2018. No meeting scheduled at present.

MCAS Miramar – Cecelia Frank – Will attend Air Show

Treasurer – Delana Hardacre – Delana reported that there is \$229.61 in the CCPG Bank Account.

Community Plan Update – Susan Mournian – Low attendance at meetings, expect increased participation once land use is on agenda. Discussion regarding methods to increase noticing and participation by many parties.

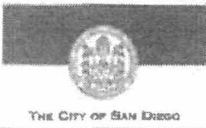
Clairemont Town Council – Delana Hardacre – Delana absent, but Naveen reported that CTC organized a “Leadership Event” including CCPG, CTC, & Chamber of Commerce. Hoping to develop a vision statement for Clairemont. Margie reports she attended CTC meeting where very valuable presentations/discussions regarding short-term vacation rentals.

Project Review Subcommittee – Kevin Carpenter – Discussed Coastal Villas project that will return next meeting following completion of their EIR.

By-Laws – Jason Young – No meeting; updating previously approved changes.

Adjournment at 8:24 PM

The next meeting will be held on October 17, 2017, 6:30pm at Alcott Elementary School.



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

Occupancy Addition to Existing CUP No. 7468

Project No. For City Use Only

472505

Project Address:

2550 Fairfield Street

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):

Pioneer Ocean View United Church of Christ

Owner Tenant/Lessee Redevelopment Agency

Street Address:

2550 Fairfield Street

City/State/Zip:

San Diego, CA 92110

Phone No:

619 276-4881

Fax No:

Signature:

Date:

2/9/2016

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:

CONDITIONAL USE PERMIT

APPLE YOUCHIEN PRE-SCHOOL

2550 FAIRFIELD STREET
SAN DIEGO, CA 92110

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CONDITIONAL USE PERMIT FOR:
 APPLE YOUCHIEN PRE-SCHOOL
 2550 FAIRFIELD STREET, SAN DIEGO, CA 92110

RESOLUTION No. 112904

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

That the appeal of Loris M. Foster, 2606 Fairfield Street, from the decision of the Zoning Committee in granting application No. 11954 by its Resolution No. 7466, which granted permission to Pioneer Community Congregational Church, purchaser, Mid-City Heights, Inc., owner of Lot 134 and Clairemont Land Co., owner of Lot 135, to erect a church on Lots 134 and 135 Morena Acre Lots (description on file in the Planning Office) south of Jellett Street at terminus of Fairfield and Arnett Streets, in Zone R-1, on condition that 42 off-street parking spaces be provided and maintained as shown on plans submitted and on file, and that completed plans be approved by the Planning Department, be, and it is hereby overruled and denied; and said Zoning Committee action be sustained.

I HEREBY CERTIFY the above to be a full, true, and correct copy of Resolution No. 112904 of the Council of the City of San Diego, as adopted by said Council.

July 2, 1953
 FRED W. SICK
 City Clerk
 HELEN M. WILLIG
 Deputy

RESOLUTION NO. 7466

WHEREAS, Application No. 11954 has been considered by the Zoning Committee of the City of San Diego, California, and the evidence presented has shown (see Section 15 of the City of San Diego Municipal Code) that:

- That there are special circumstances or conditions applicable to the property involved, or to the use intended, which do not apply generally to other property in the same zone and vicinity.
- That strict application of the regulations would work unnecessary hardship, and that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner, possessed by other property owners in the same zone and vicinity.
- That the granting of the application will not materially affect the health or safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood.
- That the granting of the variance will not adversely affect the Master Plan of the City of San Diego.

THEREFORE, BE IT RESOLVED, By the Zoning Committee of the City of San Diego, California, as follows:

Permission is hereby granted to Pioneer Community Congregational Church, purchaser, and Mid-City Heights, Inc., owner Lot 134, and Clairemont Land Co., owner Lot 135, to erect a church on portion of Lots 134 and 135, Morena Acre Lots, which legal description is on file in Planning Office, south of Jellett Street at terminus of Fairfield and Arnett Streets, Zone R-1; on condition that 42 off-street parking spaces are provided and maintained on the property as shown on plans submitted and on file in the Planning Office; and that completed plans are approved by the Planning Dept.

A variance to the provisions of Ordinance No. 100 New Series, be, and is hereby granted as to the particulars stated above, insofar as they relate to the property described above.

Any permission granted by this resolution shall be null and void, and shall be revoked automatically, six months after its effective date, unless the use and/or construction permitted is commenced before said time expires.

The permission granted by this Resolution shall become effective and final on the sixth day after it is filed in the office of the City Clerk, unless a written appeal is filed within five days after such filing in the office of the City Clerk.

ZONING COMMITTEE
CITY OF SAN DIEGO, CALIFORNIA

Dated June 10, 1953 By Secretary Res. No. 7466

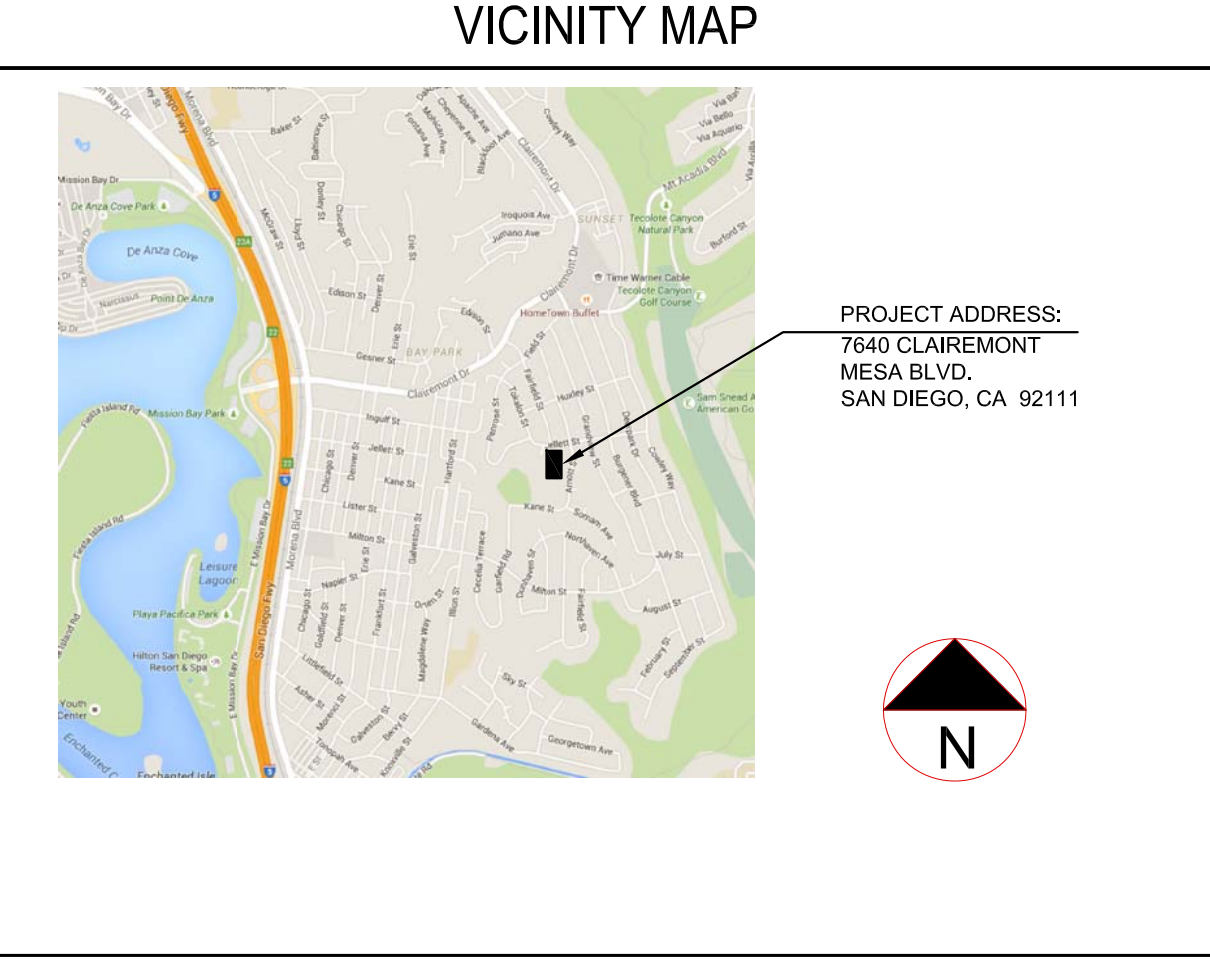
BUILDING CODE DATA																																																				
PROJECT ADDRESS:	2550 FAIRFIELD STREET SAN DIEGO, CA 92110																																																			
LEGAL DESCRIPTION:	PARCEL 1 OF PARCEL MAP NO. 4537, MARCH 11, 1976, FILE NO. 76-072399.																																																			
PROPERTY OWNER:	PIONEER OCEAN VIEW UNITED CHURCH OF CHRIST 2550 FAIRFIELD STREET SAN DIEGO, CA 92110 619 276 4881																																																			
SITE AREA:	2.71 ACRES, 118,047 SQ. FT.																																																			
PROJECT DESCRIPTION:	CUP AMENDMENT																																																			
A.P.N.	430-700-13-00																																																			
ZONING:	RS-17																																																			
GEOLOGIC HAZARD:	53																																																			
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DEVELOPMENT SUMMARY	
THIS REQUEST IS TO AMEND THE EXISTING CUP NO. 7468, APPROVED ON JUNE 10, 1953. (DENIED APPEAL, RESOLUTION NO. 112904, JULY 2, 1953) TO ALLOW A CHILDCARE CENTER (SDMC 141.0606(c)) ACCORDING TO SDMC USE REGULATION TABLE 131-04B SEPARATELY REGULATED COMMERCIAL SERVICES USES.	
THE EXISTING BUILDING WHERE THE CHILDCARE CENTER USE WILL BE USED SHALL BE 2,930 SF.	
THE MAXIMUM NUMBER OF DAYCARE CHILDREN SHALL BE THIRTY-FOUR(34). OPERATING HOURS TO BE 9:00 AM. TO 5:00 PM. MONDAY-FRIDAY.	
THERE SHALL BE NO IMPROVEMENTS REQUIRED TO THE EXISTING FACILITY TO ACCOMMODATE THIS NEW USE.	
PROJECT TEAM	
OWNER:	PIONEER OCEAN VIEW UNITED CHURCH OF CHRIST 2550 FAIRFIELD STREET SAN DIEGO, CA 92110 619 276 4881
TENANT:	APPLE YOUCHIEN CORP. 8880 RIO SAN DIEGO DR., #800 SAN DIEGO, CA 92108 PH. 619 209 6062 CONTACT: TOMOIAKI ONO
ARCHITECT:	MARTORANA - KINOSHITA ASSOCIATES, INC. 7510 CLAIREMONT MESA BLVD., SUITE 207 SAN DIEGO, CA 92111 PH 858 268 8176 FAX 858 724 1556 CONTACT: MICHAEL KINOSHITA
SHEET INDEX	
ARCHITECTURAL	T1 TITLE SHEET A0.1 SITE PLAN A1.1 FLOOR PLAN A2.1 EXTERIOR ELEVATIONS

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2013 (CBC) CALIFORNIA BUILDING CODE (BASED ON 2012 IBC)
- 2013 (CRC) CALIFORNIA RESIDENTIAL CODE (BASED ON 2012 IRC)
- 2013 (CEC) CALIFORNIA ELECTRICAL CODE (BASED ON 2011 NEC)
- 2013 (CMC) CALIFORNIA MECHANICAL CODE (BASED ON 2012 UMC)
- 2013 (CPC) CALIFORNIA PLUMBING CODE (BASED ON 2012 UPC)
- 2013 (CFC) CALIFORNIA FIRE CODE (BASED ON 2012 IFC)
- 2013 GREEN BUILDING STANDARDS
- 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS



martorana - kinoshita associates, inc.

7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556

CONDITIONAL USE PERMIT
for
APPLE YOUCHIEN CORP.
8880 RIO SAN DIEGO DR. #800
SAN DIEGO, CA 92108
619 209 6062

ISSUE	DATE
COMPLETENESS REVIEW	2/10/16
FULL SUBMITTAL	3/21/16
RE-SUBMITTAL	5-17-17
CLARIFICATION	5-3-18

1

OF 4

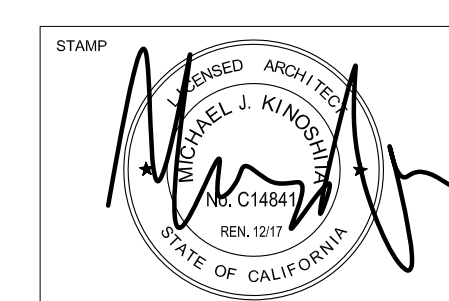
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SUBMITTAL PHASE	
DRAWING TITLE	TITLE SHEET
PLANS DATE	3-21-16
REVISIONS	
SHEET NUMBER	T1

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 7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556

CONDITIONAL USE PERMIT FOR:
 APPLE YOUCHIEN PRE-SCHOOL
 2550 FAIRFIELD STREET, SAN DIEGO, CA 92110



STAMP	
SUBMITTAL PHASE	
DRAWING TITLE	SITE PLAN
PLANS DATE	3-21-16
REVISIONS	
SHEET NUMBER	A0.1

FAA CERTIFICATION:

I, MICHAEL KINOSHITA DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATIONS TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

GENERAL NOTES:

- EXISTING USE ON SITE: CHURCH TO BE MAINTAINED, PER CUP-1987 & 7468.
- PROPOSED USE: NEW CUP FOR CHILD CARE CENTER USING EXISTING SUNDAY SCHOOL CLASSROOMS
- MAXIMUM CAPACITY: 34 PRE-SCHOOL STUDENTS, 5 YEARS OLD AND YOUNGER; 4 TEACHERS WHEN AT CAPACITY
- HOURS: 9AM TO 5PM WEEKDAYS
- NO SOUND AMPLIFICATION OUT DOORS
- PROVIDE BUILDING ADDRESS NUMBERS PER FHPS POLICY P-00-6
- ZONING: RS-1-7
- APN: 430-700-13

CONDITIONAL USE PERMIT NO. PTS NO. 472505

APPLE YOUCHIEN CORP
 TOMOAKI ONO, PRESIDENT
 YUKIKO ONO, FACILITY DIRECTOR
 8880 RIO SAN DIEGO DE #800
 SAN DIEGO, CA 92108

JOINT-USE OF AN EXISTING RELIGIOUS ASSEMBLY USE:

PIONEER OCEAN VIEW UNITED CHURCH OF CHRIST
 2550 FAIRFIELD STREET
 SAN DIEGO, CA 92110

ENGINEERING NOTES:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs)
- EXISTING WATER AND SEWER SERVICES TO REMAIN (8525-L SHEETS 24-25)
- NOT USED.
- NO VEGETATION OVER 24" PERMITTED IN THE VISIBILITY TRIANGLES
- NO FAA NOTIFICATION REQUIRED DUE TO NO NEW BUILDING CONSTRUCTION PROPOSED.
- ALL GRADES ARE EXISTING
- BRIEF LEGAL: PARCEL 1 OF PM 4637

SITE NOTES:

LANDSCAPE AREA: 12,500 SF (NO NEW WORK PROPOSED)
 (E) VEGETATION: 26,400 SF

LEGEND:

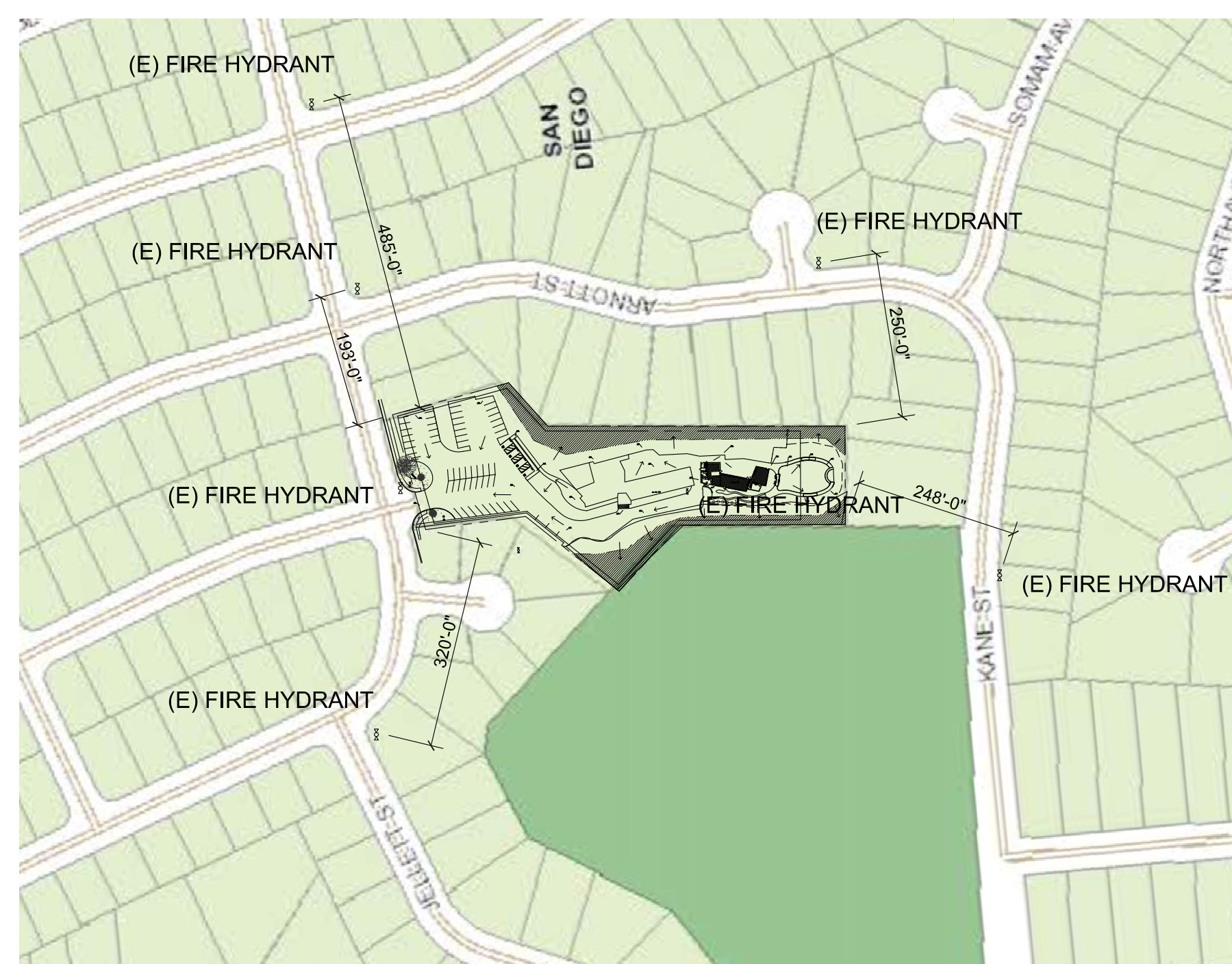
- DRAINAGE PATTERN
- ▨ APPROXIMATE AREA OF STEEP SLOPES
- - - ON-SITE PEDESTRIAN CIRCULATION

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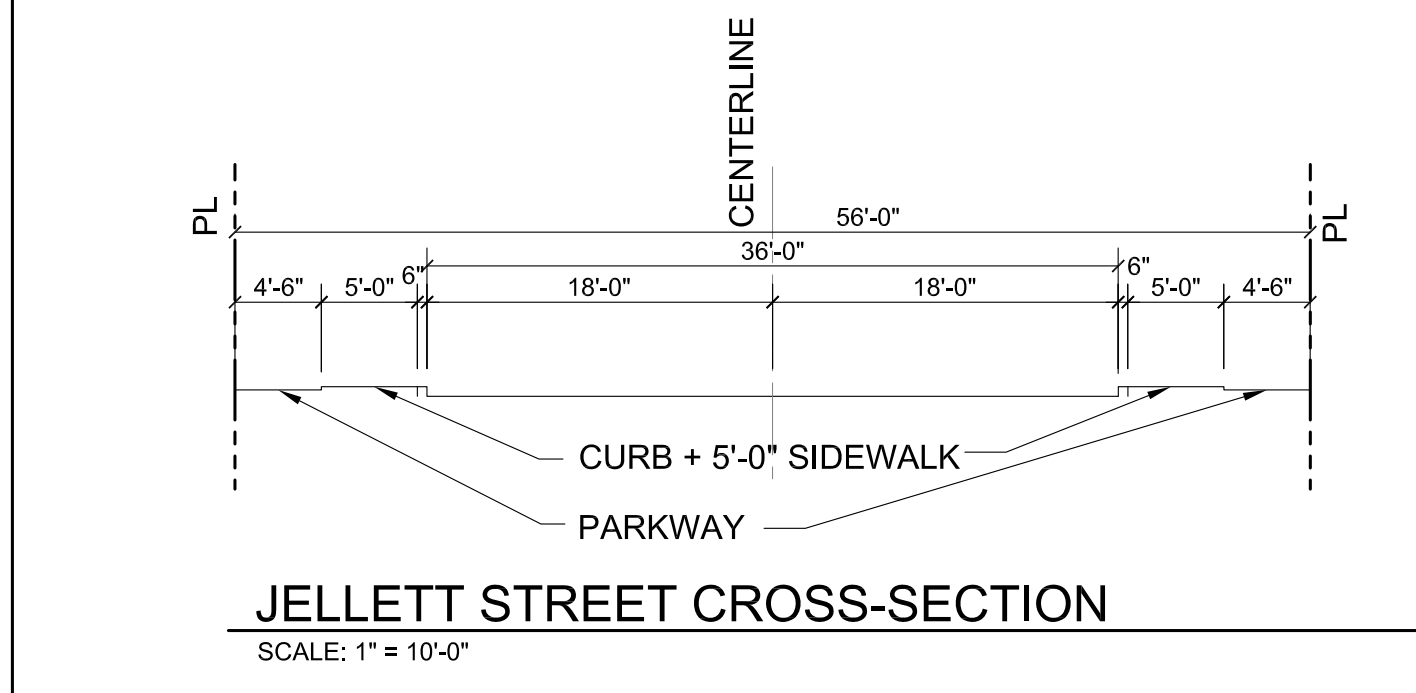
CONDITIONAL USE PERMIT
 for
 APPLE YOUCHIEN CORP.
 8880 RIO SAN DIEGO DR. #800
 SAN DIEGO, CA 92108
 619 209 6062

ISSUE	DATE
COMPLETENESS REVIEW	2/10/16
FULL SUBMITTAL	3/21/16
RE-SUBMITTAL	5-17-17
REVISED	8-15-17
REVISED	11-21-17, REV. 5-3-18

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 OF 4



NEIGHBORHOOD SITE PLAN
 SCALE: 1" = 200'-0"



JELLETT STREET CROSS-SECTION
 SCALE: 1" = 10'-0"



SITE PLAN
 SCALE: 1" = 30'-0"

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2

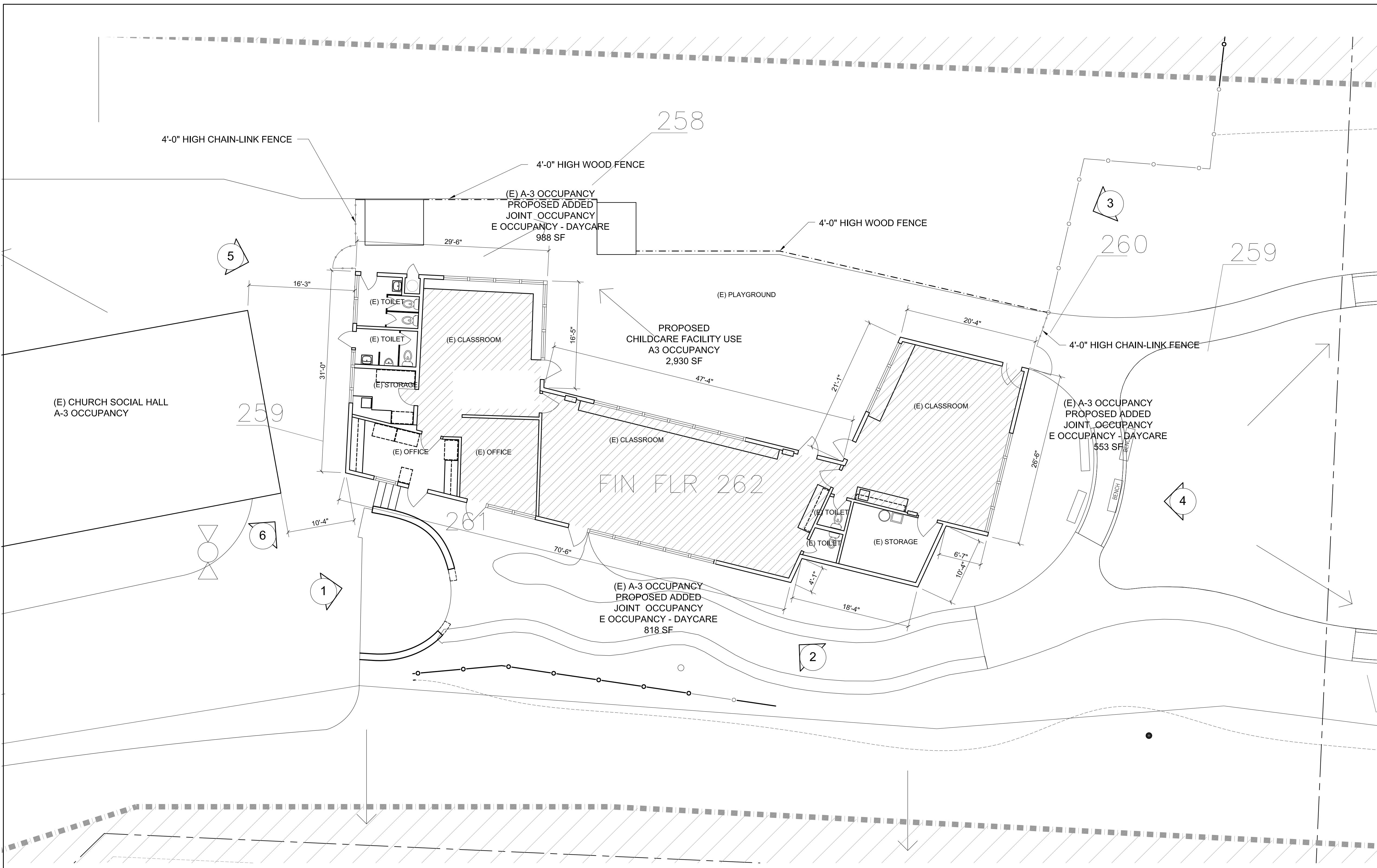
OF 4

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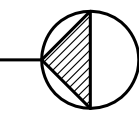


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 2550 FAIRFIELD STREET, SAN DIEGO, CA 92110



PARTIAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



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 SAN DIEGO, CA 92108
 619 209 6062

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COMPLETENESS REVIEW	2/10/16
FULL SUBMITTAL	3/21/16
RE-SUBMITTAL	5-17-17

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OF 4

SUBMITTAL PHASE	
DRAWING TITLE	FLOOR PLAN
PLANS DATE	3-21-16
REVISIONS	
SHEET NUMBER	A1.1

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 APPLE YOUCHIEN PRE-SCHOOL
 2550 FAIRFIELD STREET, SAN DIEGO, CA 92110



1 LOOKING SOUTHEAST



2 LOOKING NORTHEAST



3 LOOKING NORTHWEST



4 LOOKING NORTH



5 LOOKING SOUTHWEST



6 LOOKING SOUTH

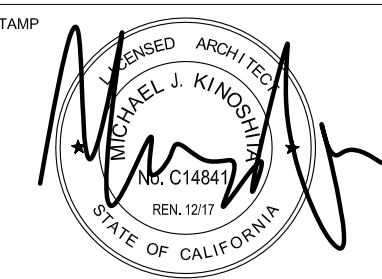
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ISSUE	DATE
COMPLETENESS REVIEW	2/10/16
FULL SUBMITTAL	3/21/16
RE-SUBMITTAL	5-17-17

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OF 4


SUBMITTAL PHASE
DRAWING TITLE
EXISTING EXTERIOR ELEVATIONS
PLANS DATE
3-21-16
REVISIONS
SHEET NUMBER
A2.1