



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 23, 2014 **REPORT NO. PC-14-066**

ATTENTION: Planning Commission, Agenda of October 30, 2014

SUBJECT: ST. JOHN GARABED - PROJECT NO. 240283.
PROCESS 4.

**OWNER/
APPLICANT:** The Board of Trustees of the St. John Garabed Armenian Apostolic Church Trust Fund, under Declaration of Trust Dated October 1, 2000, Owner/Gary Takessian, Applicant (Attachment 13).

SUMMARY

Issue(s) - Should the Planning Commission grant approvals to construct a church, a multi-purpose hall, a cultural and education building with classrooms for religious instruction, and a youth recreation center for a total of 51,680 square feet of building floor area located at 13925 El Camino Real in the NCFUA Subarea II area?

Staff Recommendation:

1. **Certify** Environmental Impact Report No. 240283, **Adopt** the Mitigation Monitoring and Reporting Program, and **Adopt** the Findings and the Statement of Overriding Considerations.
2. **Approve** Planned Development Permit No. 862497, Site Development Permit No. 862495, Conditional Use Permit No. 862494 and Multi-Habitat Planning Area Boundary Line Adjustment No. 1132003.

Community Planning Group Recommendation - There is no recognized community planning group for the NCFUA Subarea II. Carmel Valley is the community adjacent to Subarea II and plans were sent to the Carmel Valley Community Planning Board (Board) for a recommendation. The Board, on September 26, 2014, voted 6:4:0 to recommend approval of the project. However, there are 16 voting members on the Board so nine members present would constitute a quorum of the Board. The 6:4:0 vote was a failed vote as the Board would need to have a majority of active voting members, which would be nine, for a successful vote.

Environmental Review - An Environmental Impact Report No. 240283 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, most potential impacts identified in the environmental review process. The applicant has also provided CEQA Findings and Statement of Overriding Considerations for significant and unmitigated impacts.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The site is located within Subarea II of the North City Future Urbanizing Area Framework Plan which identifies a portion of the site for Very Low Density Residential land use (0.8 dwelling units per acre) and the remaining portion as Environmental Tier. The residential portion of the site is approximately four acres and could yield a total of 3 single family homes. However, the Framework Plan states that residential uses in this area are less suitable and public and semi-public uses would be more ideal. As such, the proposed project would not have a negative impact on the provision of housing within the City of San Diego.

BACKGROUND

The site is located in the "Proposition A" lands in Subarea II, Future Urbanizing Area of the 2008 General Plan. Subarea II does not have an adopted land use plan. The site is designated by the General Plan for Agricultural land use and Open Space (Attachment 1). The General Plan update replaced the term "Future Urbanizing Area" with "Proposition A" lands. Proposition A is the 1985 City-wide ballot proposition that ratified the Managed Growth Initiative in the previous General Plan. Proposition A is still in effect and is included as Appendix B (AP-29) of the 2008 General Plan. A portion of the project site is designated as Open Space by the General Plan and a portion is designated for Residential development. The site is located at 13925 El Camino Real in the AR-1-1 Zone (Attachment 2). The surrounding land uses are resource based open space, religious and residential (Attachment 3). The project site lies partially within the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). A portion of the site is located within a wildlife corridor. The portion of the site proposed for development has been used for agriculture in the recent past and is disturbed land.

DISCUSSION

Project Description

The St. John Garabed project (Project) proposes to develop 4.23 acres of a 13.4 acre site with a 350 (fixed) seat church, a 500 (portable) seat multi-purpose hall, a cultural and education building with classrooms for religious instruction, and a youth center with recreational facilities for a total of 51,680 square feet of building floor area (Attachment 4). The Project would provide

parking spaces for 176 vehicles, eight accessible spaces, three motorcycle spaces and five bicycle spaces to meet the parking requirements for the development. A circular courtyard would be constructed between the church sanctuary and church hall, and a prayer garden would be built east of the church sanctuary near the edge of the development adjacent to the natural habitat (Attachment 5).

Required Approvals

The Project requires the approval of a Planned Development Permit (PDP), Site Development Permit (SDP), Conditional Use Permit (CUP) and Multi-Habitat Planning Area Boundary Line Adjustment (MHPA BLA). The PDP is required to allow a deviation from the Land Development Code Section 131.0331. A SDP is required due to the presence of environmentally sensitive lands on the site. A CUP is required to allow a church in the AR Zone. The MHPA BLA is required to adjust the Multi-Habitat Planning Area boundary to more accurately reflect the existing conditions on the site related to sensitive habitat and to allow for access to the proposed development. The site is within the Coastal Zone in shared jurisdiction between the City of San Diego and the California Coastal Commission. Written communication from the California Coastal Commission staff confirms the California Coastal Commission will issue the required Coastal Development Permit for the project.

Deviations

The Project proposes one deviation from the regulations of the Land Development Code Section 131.0331 in three locations (Attachment 6). Specifically, the proposed Culture/Education building would observe a side yard setback of thirteen feet where twenty feet is required, the Youth Center building would observe a side yard setback of five feet where twenty feet is required, and a five foot rear yard setback where twenty-five feet is required. Attachment 6 is a graphic representation of the proposed building setback deviations and where they would occur.

The Culture/Education building proposes a side yard setback of thirteen feet and a rear yard setback of 145 feet. The Youth Center building proposes a side yard setback of five feet and a rear yard setback of five feet. Under the AR-1-1 zone, the minimum side yard setback is twenty feet and the minimum rear yard setback is twenty-five feet. The minimum setbacks for the AR-1-1 zone regulations are most relevant if the proposed development is low density residential on minimum ten-acre lots, yet is less relevant when siting a series of structures comprising integrated church buildings. As a result, the Project proposes a deviation for the Culture/Education building side yard setback and a deviation for the youth center building side yard setback and rear yard setback.

The Project is located on the least environmentally sensitive portion of the site, which is a mesa that narrows at certain locations, while preserving the remainder of the site as open space. The narrowness of the mesa portion of the site and a goal to minimize impacts to environmentally sensitive habitat make it difficult to achieve the minimum side yard and back yard setbacks while developing the Project. The requested side yard setback deviations would not create negative impacts or potential land use conflicts because the side yards in question occur between the Project's church facilities or an open space area adjacent to residential development. The

Youth Center building is more than 480 feet from the residential development and other contrasting land uses. Lastly, the requested deviation from the minimum rear yard setback at the proposed Youth Center building would not result in negative impacts, as it will occur at only one corner of the building, and the remaining rear facade of the youth center would be screened by landscaping.

Site Plan and Architecture

The Project is located out of Gonzales Canyon and on the relatively flat mesa portion of the site that contains disturbed land. Locating the Project on the mesa portion of the site allows for on-site grading to be minimized. The different structures comprising the Project are proposed to be concentrated on the least environmentally sensitive portion of the site to minimize impacts. The Project includes the use of exterior stone finish or a smooth trowel exterior cement plaster finish that will display earth-tone colors and will recede into the background landscape with distance. The Project landscaping and restoration plans will help to filter the mass and scale of the Project to off-site viewers. As a result, development of the Project will not substantially affect existing public views. Coastal views from lands located east of the site will largely be maintained due to variations in topography. The Project will minimize impacts to views from nearby trails with landscaping that will include occasional plantings of large canopy trees and a pallet of natural building materials and colors.

While a traditional Armenian church would not visually resemble the adjacent Evangelical Formosan Church or single-family residential development to the south, the proposed church and accessory buildings will use exterior stone facades, concrete tile roofs, and seam metal roofs which will relate to the surrounding rural character of the area and nearby residential and church development. Although the scale and mass of the church will be larger than that of surrounding buildings, the Project landscaping and restoration plans will help to filter the mass and scale of the Project when viewed from off-site. The Project proposes a Floor Area Ratio (FAR) of 0.09, which is less than the adjacent properties. The Evangelical Formosan Church's FAR is approximately 0.15 and the residential development to the south has a FAR of approximately 0.47.

A critical component of the proposed sanctuary building for the applicant is the relationship of height to width (Attachment 7). Traditional Armenian churches have a ratio of height to width which emphasizes the vertical. Also of equal importance to the applicant is siting the sanctuary at the edge of the San Dieguito River valley. While the proposed sanctuary location is on previously disturbed land, most recently used for agriculture, the location is reminiscent of historical Armenian churches where churches are located at the edges of open valleys or atop mountainous terrain. In each case those churches are visible for many miles away.

The base maximum height for structures in the AR-1-1 zone is 30 feet and, as proposed, the maximum height of the church dome is 85 feet and the dome will be topped by a cross that is 93 feet (or 98 feet above the lowest adjacent existing grade). In addition, the maximum height of the multi-purpose hall will be 40 feet (or 41 feet, 9 1/2 inches above the lowest point of the lowest existing adjacent grade). Section 131.0344 of the San Diego Municipal Code establishes that structures may exceed the 30-foot height limit if the front, side, and rear setbacks of the property are each increased by 10 feet for each 10 feet, or portion thereof, of structure height above 30

feet, except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones). As proposed, the church building will have a front yard setback of the 170 feet where 25 feet is required, will have a rear yard setback of 490 feet where 25 feet is required and will have a side yard setback of 88 feet where 20 feet is required. As proposed the multi-purpose hall building will have a front yard setback of 325 feet, will have a rear yard setback of 290 feet where 25 feet is required and will have a side yard setback of 34 feet where 20 feet is required. Therefore, the church building and multi-purpose hall building exceed the required minimum front, rear and side yard setbacks. Therefore, pursuant to Section 131.0344 of the San Diego Municipal Code, the maximum permitted structure height on the proposed church building is 98 feet which represents the base maximum height of thirty feet of the AR-1-1 zone plus an additional 68 feet attributed to the proposed side yard setback of 88 feet, 68 feet greater than the minimum twenty foot side yard setback. In addition, the maximum permitted structure height on the proposed multi-purpose hall site is 41 feet, 9 & one half inches which represents the base maximum height of thirty feet of the AR-1-1 zone plus an additional 11 feet, 9 & one half inches attributed to the proposed side yard setback of 34 feet, 1 inch, 14 feet, 1 inch over the minimum twenty foot side yard setback. Therefore, the Project is consistent with the maximum permitted height of structures associated with the underlying AR-1-1 zone.

Grading

Of the 13.4 acre site, 4.23 acres or 31 percent is proposed to be graded and developed. The remainder of the site would remain undeveloped and protected by conditions of approval which require a Covenant of Easement to be recorded over the remaining approximately nine acres. Grading and development is proposed to be sited in the least sensitive portion of the site. The conceptual grading plan identifies an approximate maximum excavation at a depth of six feet and an approximate maximum of embankment at a height of fifteen feet. The earthwork would be balanced on the site with an approximate maximum of 5,200 cubic yards moved by grading operations. All retaining walls would be integral with the buildings and no independent retaining walls would be required by the grading plan.

Landscape Concept

The landscape concept plan indicates a variety of trees, shrubs and ground covers are proposed to be used in landscaping the project site. Trees include: palms, Cypress, Canary Island Pine, Jacaranda, Chinese Flame Tree, Sycamore, Coast Live Oak, Tipu Tree, Manzanita, Western Redbud, Orange trees, Crape Myrtle, New Zealand Christmas Tree, Olive and Pomegranate. Shrubs and ground covers include both native and ornamental species.

General Plan Analysis

The site is located in the "Proposition A" lands in Subarea II, Future Urbanizing Area of the 2008 General Plan. Although there is no adopted land use plan for Subarea II, it is identified as Subarea II within the boundaries of the North City Future Urbanizing Area Framework Plan (FP). The FP provides a vision or blueprint of development of Proposition A lands. While a portion of the site is designated as open space in the 2008 General Plan, that designation is based on policies and depictions of areas identified in the FP as environmental tier and the location of the

MHPA boundary. Further, this mapping was done on a regional and not site-specific scale based upon best available resource information at the time. As a guiding land use principle, the FP calls for “a permanent environmental tier of open space lands with high natural resource value that function as natural habitat, form connections to surrounding open spaces, and give shape and definition to surrounding built areas.” The FP states to “Use natural resources as a foundation for designing the area's land use plan.” The religious institution’s site is located in the planning area of Subarea II in the FP. The FP directs finalization of the open space boundaries as part of the subarea planning process. The FP guiding principles for open space call for: creation of the environmental tier as an interconnected, viable system of natural open space that serves to protect and conserve cultural resources, flora, and fauna; conservation of biological diversity by setting aside relatively large areas of natural open space/habitat, linked with corridors, and protected from human activities detrimental to this purpose; preservation of floodplains and significant topographic features such as canyons, ridges and hillsides; promotion of subarea- and project-level planning that preserves as open space significant natural features within development areas; and for refinement of the environmental tier as shown on the Framework Plan diagram based on field assessment of resources and detailed land use planning.

As part of the project review, the applicant has performed this project level planning in conjunction with Multiple Species Conservation Program review. A MHPA BLA is proposed based on site specific analysis of habitat, hillsides, corridor linkage, vegetation, floodplain and other FP resources and values. The proposed adjustment has been approved by the wildlife agencies. The revised delineation of open space on the project site, the proposed church use, and the clustered project design on the least sensitive portion of the site is consistent with the three parts of the Framework Plan; diagrams, text, and tables, which together convey the full intent of the FP. As for additional conformance with the FP, the FP and the Environmental Impact Report certified previously acknowledge that future regulations and planning efforts that were underway at the time would supplant policies and implementing principals of the FP. Specifically, the Zoning Code Update project and Multiple Species Conservation Program implemented through the code update subsequently adopted polices, programs, and regulations to carry out polices of the General Plan and FP for resource and open space preservation. These were accomplished through zone revisions, environmentally sensitive lands regulations, cultural resource regulations, storm water regulations, and other open space preservation requirements. The proposed project's conformance with these regulations is further documentation of compliance with the applicable land use plans. Although the FP environmental impact report acknowledges that carrying out provisions of the FP conflicts with open space shown in the San Dieguito River Park concept plan, the Framework Plan takes precedence.

Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 9 and 10) and draft conditions of approval (Attachment 11). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 862497, Site Development Permit No. 862495, Conditional Use Permit No. 862494 and Multi-Habitat Planning Area Boundary Line Adjustment No. 1132003, **with modifications.**
2. **Deny** Planned Development Permit No. 862497, Site Development Permit No. 862495, Conditional Use Permit No. 862494 and Multi-Habitat Planning Area Boundary Line Adjustment No. 1132003, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

Attachments:

1. General Plan Land Use Map
2. Vicinity Map
3. Aerial Photograph
4. Proposed Site Plan
5. Perspective Architectural rendering
6. Graphic representation of proposed setback deviations
7. Architectural Elevations
8. Carmel Valley Community Planning Board letter
9. Draft Environmental Resolution
10. Draft Permit Resolution with Findings
11. Draft Permit with Conditions
12. Remaining drawings (available under separate cover)
13. Ownership Disclosure Statement
14. Project Data Sheet
15. Project Chronology



THE CITY OF SAN DIEGO
General Plan
Land Use and Community
Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised July 1, 2014

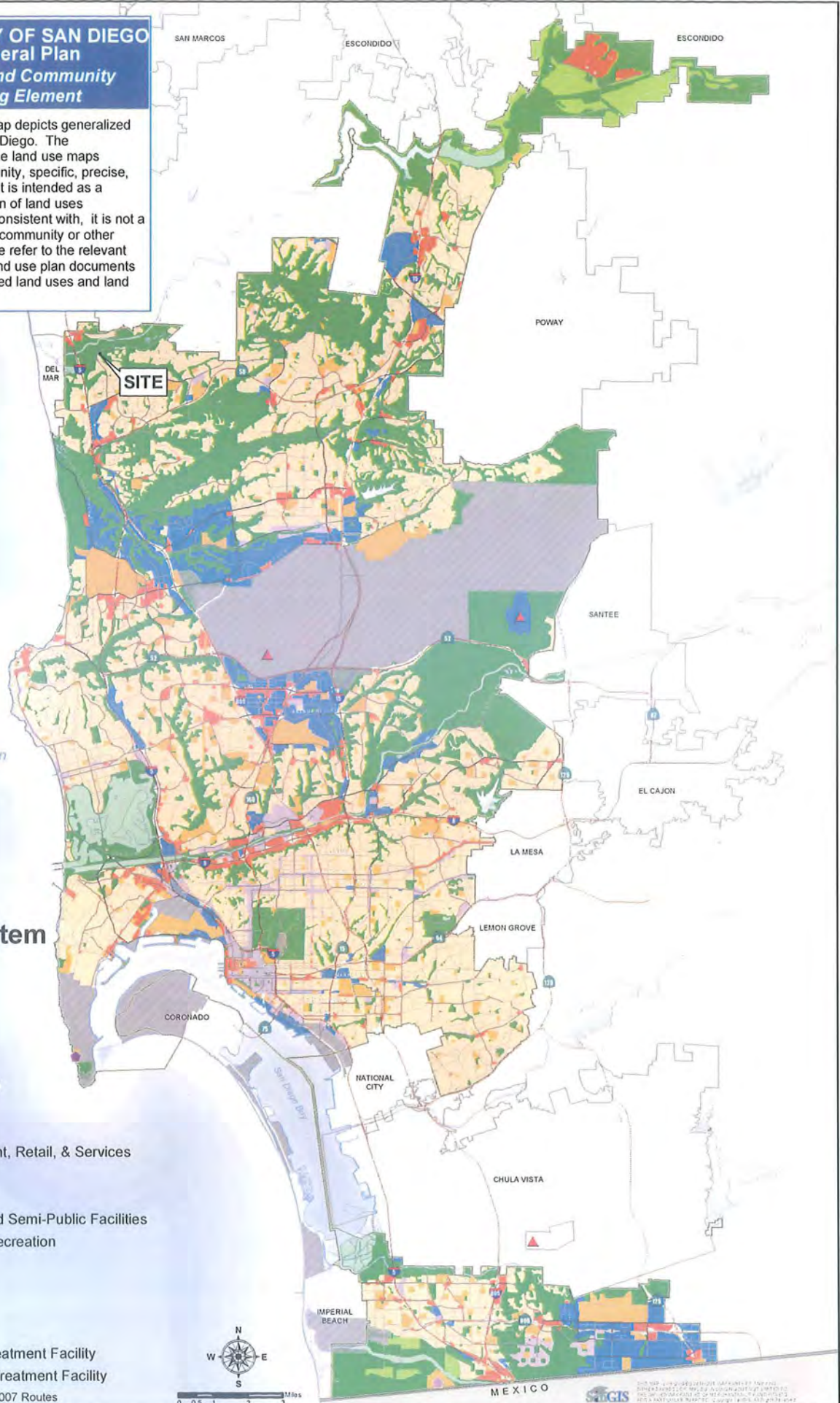


Figure LU-2
General Plan
Land Use
and Street System

- Street System**
- Freeways
 - Prime Arterials
 - Major Arterials
 - Collectors (local & rural)
- General Plan Land Use**
- Residential
 - Commercial Employment, Retail, & Services
 - Multiple Use
 - Industrial Employment
 - Institutional & Public and Semi-Public Facilities
 - Park, Open Space, & Recreation
 - Agriculture
- Other Features**
- Military Use
 - ▲ Active Landfill
 - Existing Wastewater Treatment Facility
 - Proposed Wastewater Treatment Facility

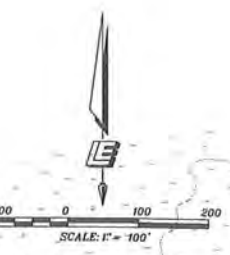
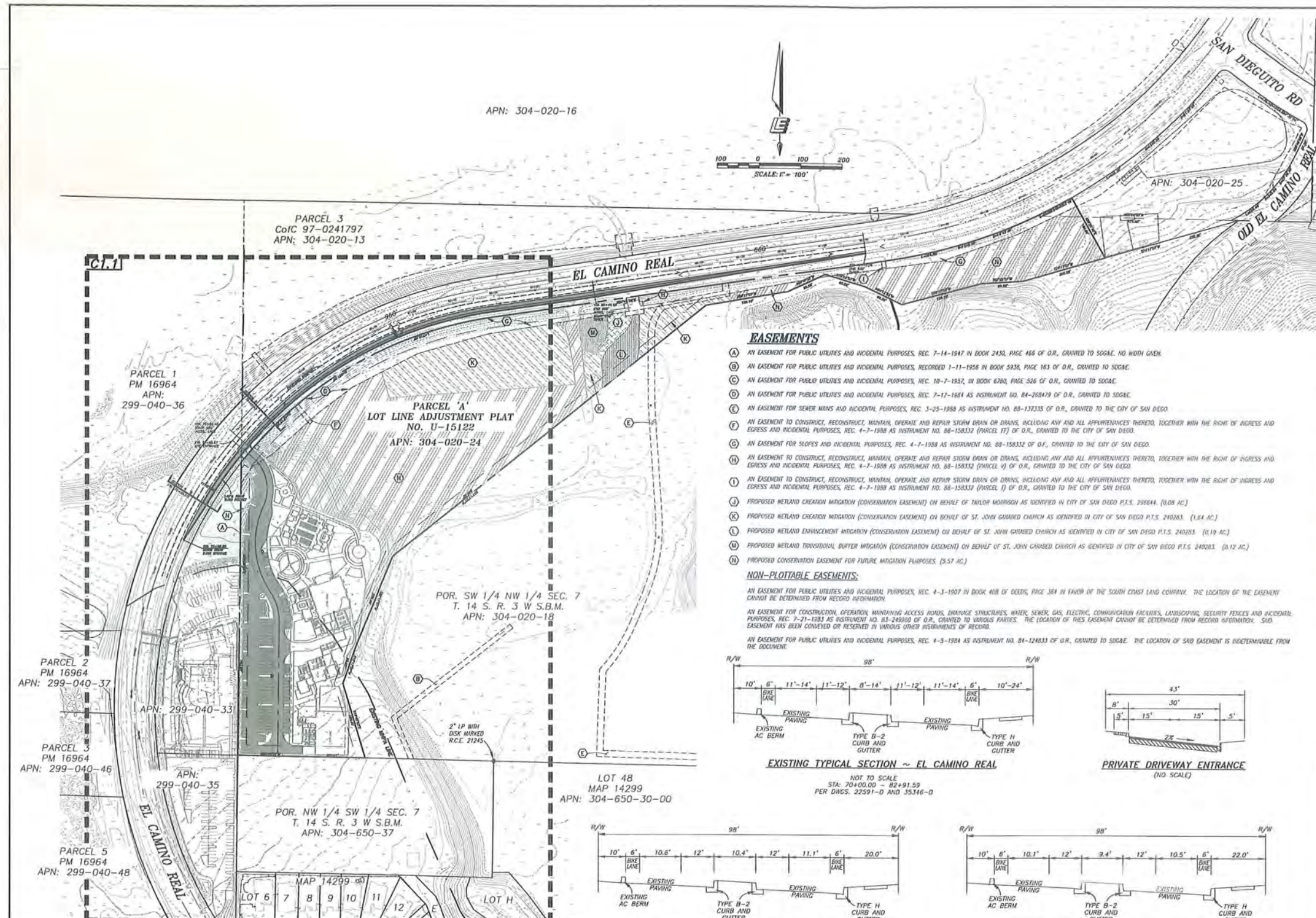
Source: SANDAG 2007 RTP; MTS 2007 Routes

To see all the details that are visible on the screen, use the "Print" link next to the map.

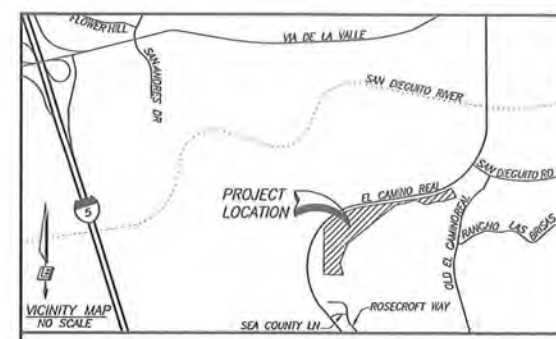
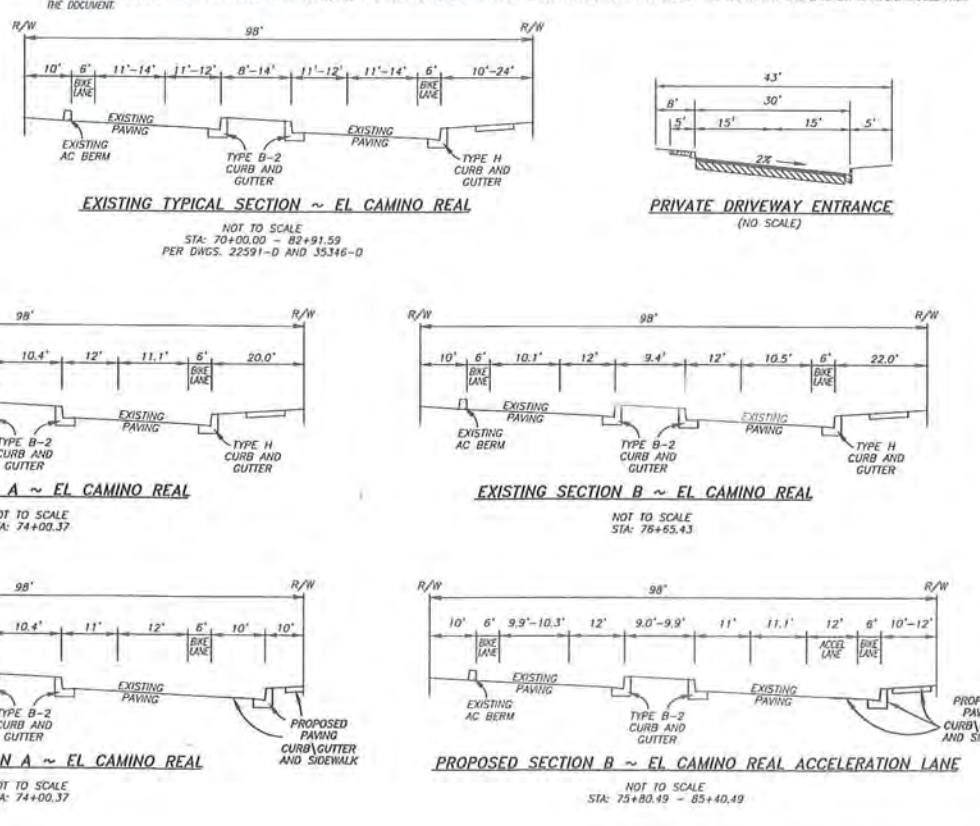




- LEGEND**
- PROPERTY BOUNDARY
 - EASEMENT LINE
 - MONUMENT OF RECORD (PER MAP NO. 14299)
- NOTES**
- PROPOSED ZONING, LOTS AND ACRES:**
- COMMUNITY PLAN: THE PROPERTY IS LOCATED WITHIN THE NORTH CITY FUTURE URBANISING AREA (NCFA), SUBAREA II.
 - ZONING: THE PROPERTY IS CURRENTLY ZONED AR 1-1 (AGRICULTURAL-RESIDENTIAL). IN ORDER TO IMPLEMENT THE PROPOSED DEVELOPMENT, A CONDITIONAL USE PERMIT IS BEING REQUESTED AS A PART OF THIS APPLICATION.
 - LOTS: THE SUBJECT PROPERTY CONSISTS OF 1 LEGAL LOT.
 - ACRES: THE SUBJECT PROPERTY CONTAINS 13.4 ACRES.
 - OVERLAY ZONES: THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES: COASTAL (ORIGINAL JURISDICTION), FIRE BRUSH ZONES 300' BUFFER, FIRE HAZARD SEVERITY ZONE, PARKING IMPACT (REGULATIONS NOT APPLICABLE PER LDC 132.0802).
 - ENVIRONMENTALLY SENSITIVE LANDS: THE PROPERTY CONTAINS ENVIRONMENTALLY SENSITIVE LANDS (ESL) IN THE FORM OF SENSITIVE BIOLOGICAL RESOURCES AND 100-YEAR FLOODPLAIN.
 - GEOLOGIC HAZARD CATEGORY: THE PROPERTY IS IN GEOLOGIC HAZARD CATEGORIES 31, 32, 52 AND 53.
 - PROJECT LOCATION: THE PROPERTY IS LOCATED ON THE EAST SIDE OF EL CAMINO REAL, BETWEEN SAN DIEGO ROAD AND SEA COUNTRY LANE.
 - TAX PARCEL NUMBERS: 304-020-24-00
 - LEGAL DESCRIPTION: PARCEL A AS SHOWN ON EXHIBIT B PER LOT LINE ADJUSTMENT PLAT NO. U-15122, CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2010 AS INSTRUMENT NO. 2010-038458 OF OFFICIAL RECORDS.
 - PERMITS BEING APPLIED FOR: A CONDITIONAL USE PERMIT FOR A CHURCH (PROCESS THREE), A SITE DEVELOPMENT PERMIT FOR DEVELOPMENT ON A SITE CONTAINING ENVIRONMENTALLY SENSITIVE LANDS (PROCESS THREE), A PLANNED DEVELOPMENT PERMIT FOR DEVIATIONS FROM THE BASE ZONE WITH RESPECT TO SETBACKS (PROCESS FOUR), AND MAPA BOUNDARY LINE ADJUSTMENT APPROVAL.
 - EXISTING AND PROPOSED USES: THE PROPERTY HAS HISTORICALLY BEEN USED AS FARMLAND. IT IS CURRENTLY USED AS FARMLAND. THE PROPOSED USE IS INSTITUTIONAL TO ALLOW THE DEVELOPMENT OF A CHURCH AND ACCESSORY USES.
- OTHER:**
- BUS STOPS: THERE ARE NO EXISTING OR PROPOSED BUS STOPS WITHIN THE AREA OF THE PROJECT SITE.
 - FIRE HYDRANTS: THERE ARE NO EXISTING PUBLIC FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE.
- OWNER**
- THE BOARD OF TRUSTEES OF THE ST. JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST FUND UNDER DECLARATION OF TRUST (10.01.2000)
 4473 30TH STREET
 SAN DIEGO, CA 92116
 PHONE: (760) 310-0054
- SITE ADDRESS**
- 13925 EL CAMINO REAL
 SAN DIEGO, CA 92130
- SHEET INDEX - CIVIL**
- | | |
|------------------------------------|------------|
| TITLE SHEET | SHEET C1.0 |
| SITE PLAN - CIVIL | SHEET C1.1 |
| CONCEPTUAL GRADING/DRAINAGE PLAN | SHEET C1.2 |
| CONCEPTUAL UTILITY PLAN | SHEET C1.3 |
| SLOPE ANALYSIS/EXISTING TOPOGRAPHY | SHEET C1.0 |
| PROPOSED IMPROVEMENT CONTROL PLAN | SHEET C1.0 |



- EASEMENTS**
- (A) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, REC. 7-14-1947 IN BOOK 2430, PAGE 486 OF O.R., GRANTED TO SOGAE. NO WIDTH GIVEN.
 - (B) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED 1-11-1958 IN BOOK 5836, PAGE 163 OF O.R., GRANTED TO SOGAE.
 - (C) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, REC. 10-7-1957, IN BOOK 6780, PAGE 526 OF O.R., GRANTED TO SOGAE.
 - (D) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, REC. 7-17-1984 AS INSTRUMENT NO. 84-268479 OF O.R., GRANTED TO SOGAE.
 - (E) AN EASEMENT FOR SEWER MAINS AND INCIDENTAL PURPOSES, REC. 3-25-1988 AS INSTRUMENT NO. 88-137335 OF O.R., GRANTED TO THE CITY OF SAN DIEGO.
 - (F) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR STORM DRAIN OR DRAINS, INCLUDING ANY AND ALL APPURTENANCES THEREON, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, REC. 4-7-1988 AS INSTRUMENT NO. 88-158332 (PARCEL 17) OF O.R., GRANTED TO THE CITY OF SAN DIEGO.
 - (G) AN EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES, REC. 4-7-1988 AS INSTRUMENT NO. 88-158332 OF O.R., GRANTED TO THE CITY OF SAN DIEGO.
 - (H) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR STORM DRAIN OR DRAINS, INCLUDING ANY AND ALL APPURTENANCES THEREON, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, REC. 4-7-1988 AS INSTRUMENT NO. 88-158332 (PARCEL 4) OF O.R., GRANTED TO THE CITY OF SAN DIEGO.
 - (I) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR STORM DRAIN OR DRAINS, INCLUDING ANY AND ALL APPURTENANCES THEREON, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, REC. 4-7-1988 AS INSTRUMENT NO. 88-158332 (PARCEL 1) OF O.R., GRANTED TO THE CITY OF SAN DIEGO.
 - (J) PROPOSED WETLAND CREATION MITIGATION (CONSERVATION EASEMENT) ON BEHALF OF TAYLOR MORRISON AS IDENTIFIED IN CITY OF SAN DIEGO P.T.S. 291644. (0.08 AC)
 - (K) PROPOSED WETLAND CREATION MITIGATION (CONSERVATION EASEMENT) ON BEHALF OF ST. JOHN GARABED CHURCH AS IDENTIFIED IN CITY OF SAN DIEGO P.T.S. 240283. (1.64 AC)
 - (L) PROPOSED WETLAND ENHANCEMENT MITIGATION (CONSERVATION EASEMENT) ON BEHALF OF ST. JOHN GARABED CHURCH AS IDENTIFIED IN CITY OF SAN DIEGO P.T.S. 240283. (0.19 AC)
 - (M) PROPOSED WETLAND TRANSITIONAL BUFFER MITIGATION (CONSERVATION EASEMENT) ON BEHALF OF ST. JOHN GARABED CHURCH AS IDENTIFIED IN CITY OF SAN DIEGO P.T.S. 240283. (0.12 AC)
 - (N) PROPOSED CONSERVATION EASEMENT FOR FUTURE MITIGATION PURPOSES. (5.57 AC)
- NON-PLOTTABLE EASEMENTS:**
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, REC. 4-3-1907 IN BOOK 408 OF DEEDS, PAGE 384 IN FAVOR OF THE SOUTH COAST LAND COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORDED INFORMATION.
 - AN EASEMENT FOR CONSTRUCTION, OPERATION, MAINTAINING ACCESS ROADS, DRAINAGE STRUCTURES, WATER, SEWER, GAS, ELECTRIC, COMMUNICATION FACILITIES, LANDSCAPING, SECURITY FENCES AND INCIDENTAL PURPOSES, REC. 7-21-1983 AS INSTRUMENT NO. 83-24980 OF O.R., GRANTED TO VARIOUS PARTIES. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORDED INFORMATION. SAID EASEMENT HAS BEEN CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, REC. 4-5-1984 AS INSTRUMENT NO. 84-124853 OF O.R., GRANTED TO SOGAE. THE LOCATION OF SAID EASEMENT IS INDETERMINABLE FROM THE DOCUMENT.



PREPARED BY:
 NAME: LEPPERT ENGINEERING CORPORATION
 ADDRESS: 5190 GOVERNOR DRIVE, S-205
 SAN DIEGO, CA 92122
 PHONE: (858) 597-2001

PROJECT ADDRESS:
 13925 EL CAMINO REAL, SAN DIEGO, CA 92130

PROJECT NAME:
 ST. JOHN GARABED ARMENIAN CHURCH

SHEET TITLE:
 TITLE SHEET
 PDP/SDP/CUP NO. XXXXXX

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	07/15/13
REVISION 2:	04/26/13
REVISION 1:	10/01/12

ORIGINAL DATE: 06/16/11

DRAWING: C1.0 OF 6

SHEET NO. 2 OF 16

ENGINEER'S DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

LEPPERT ENGINEERING CORPORATION
 5190 GOVERNOR DRIVE, SUITE 205
 SAN DIEGO, CA 92122

JOHN D. LEPPERT, RCE 26283
 EXP. 3-31-2014

DATE

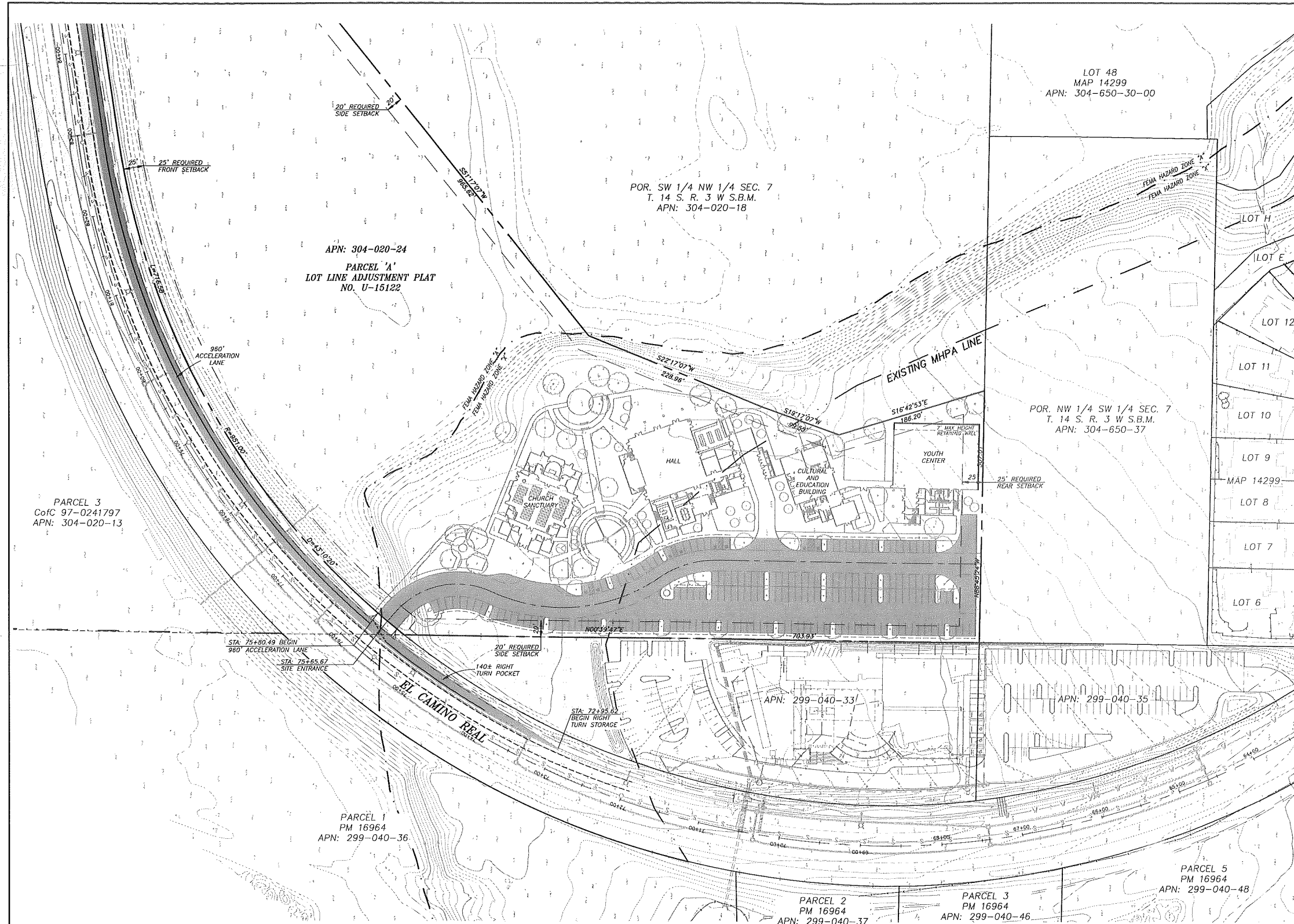
LEPPERT ENGINEERING CORPORATION
 5190 GOVERNOR DRIVE
 SUITE 205
 SAN DIEGO, CA 92122
 (658) 597-2001

APPROVED BY ENGINEER OF WORK
 FILE CODE: SDR 4.01-14.09

REGISTRATION # R.C.E. 26283
 DATE

PREPARATION AND REVISION LOG

NO.	DATE	BY	DESCRIPTION
1	06/16/11	JE	PRELIMINARY DESIGN - CITY APPROVAL
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



- LEGEND**
- PROPERTY BOUNDARY
 - SETBACK LINE
 - FEMA HAZARD ZONE BOUNDARY
 - EXISTING MHPA LINE (REGIONAL DATA)

- NOTES:**
- PROPOSED ZONING, LOTS AND ACREAGE:**
- COMMUNITY PLAN:** THE PROPERTY IS WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) SUBAREA # COMMUNITY PLAN.
 - ZONING:** THE PROPERTY IS CURRENTLY ZONED AR 1-1 (AGRICULTURAL-RESIDENTIAL). IN ORDER TO IMPLEMENT THE PROPOSED DEVELOPMENT, A CONDITIONAL USE PERMIT IS BEING REQUESTED AS A PART OF THIS APPLICATION.
 - LOTS:** THE SUBJECT PROPERTY CONSISTS OF 1 LEGAL LOT.
 - ACREAGE:** THE SUBJECT PROPERTY CONTAINS 13.4 ACRES.
 - OVERLAY ZONES:** THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES: COASTAL (ORIGINAL JURISDICTION), FIRE BRUSH ZONES 300' BUFFER, FIRE HAZARD SEVERITY ZONE, PARKING IMPACT (REGULATIONS NOT APPLICABLE PER LEO 132.0802).
 - ENVIRONMENTALLY SENSITIVE LANDS:** THE PROPERTY CONTAINS ENVIRONMENTALLY SENSITIVE LANDS (ESL) IN THE FORM OF STEEP HILLSIDES, SENSITIVE BIOLOGICAL RESOURCES AND 100-YEAR FLOODPLAIN.
 - PROJECT LOCATION:** THE PROPERTY IS LOCATED ON THE EAST SIDE OF EL CAMINO REAL, BETWEEN SAN DIEGO ROAD AND SEA COUNTRY LANE.
 - TAX PARCEL NUMBER:** 304-020-24-00.
 - LEGAL DESCRIPTION:** PARCEL A AS SHOWN ON EXHIBIT B PER LOT LINE ADJUSTMENT PLAT NO. U-15122, CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0384458 OF OFFICIAL RECORDS.
 - PERMITS BEING APPLIED FOR:** A CONDITIONAL USE PERMIT FOR A CHURCH (PROCESS THREE), A SITE DEVELOPMENT PERMIT FOR DEVELOPMENT ON A SITE CONTAINING ENVIRONMENTALLY SENSITIVE LANDS (PROCESS THREE), AND A PLANNED DEVELOPMENT PERMIT FOR DEVIATIONS FROM THE BASE ZONE WITH RESPECT TO SETBACKS (PROCESS FOUR), AND MHPA BOUNDARY LINE ADJUSTMENT APPROVAL.

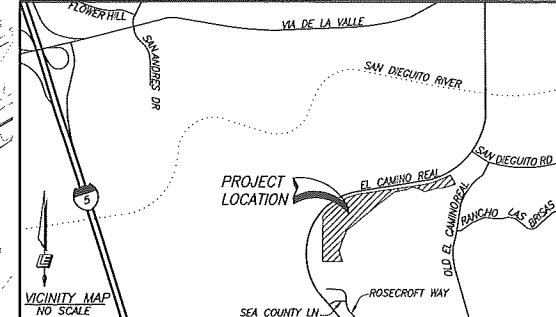
- STREETS AND ACCESS:**
- EL CAMINO REAL HAS BEEN FULLY IMPROVED, PURSUANT TO CITY ENGINEER'S DRAWING NO. 35346-D.
 - THE PROJECT PROPOSES A CENTRAL ACCESS POINT FROM EL CAMINO REAL TO SERVE THE PROJECT.

- UTILITIES:**
- THE PROPERTY IS ADEQUATELY SERVED BY THE FOLLOWING UTILITIES:
- WATER:** AN EXISTING 12" WATER MAIN EXISTS IN EL CAMINO REAL, TERMINATING AT STA. 87+34.82 PER CITY ENGINEER'S DWG. NO. 34463-D. SAID 12" MAIN WILL BE EXTENDED TO OUR PROJECT FRONTAGE PER DEFERRED IMPROVEMENT AGREEMENT. OUR PROPOSED DEVELOPMENT WILL CONNECT TO THIS PROPOSED 12" WATER MAIN EXTENSION (SEE DWG. C1.3). IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE ON SITE. ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER ENCLOSURE, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
 - SEWER:** AN 8" SEWER MAIN PER CITY ENGINEER'S DWG. NO. 28175-D EXISTS IN EL CAMINO REAL WHICH THE PROPOSED DEVELOPMENT WILL CONNECT TO. (SEE DWG. C1.3).
 - RECLAIMED WATER:** THERE ARE NO RECLAIMED WATER MAINS ADJACENT TO THE SUBJECT PROPERTY.

- GRADING AND DRAINAGE NOTES:**
- GRADING AND DRAINAGE IMPROVEMENTS, AS WELL AS REQUIRED NOTES AND STATISTICS, ARE SHOWN ON DWG. C1.2.

- PARKING:**
- PROPOSED PARKING STATISTICS CAN BE FOUND ON SHEET A1.0.

- TRAIL SYSTEM:**
- PERMITEE AGREES TO GRANT A TRAIL EASEMENT, CONSISTENT WITH THE CRITERIA SET FORTH IN THE HJCP SUBAREA PLAN, SECTION 1.5.2, PUBLIC ACCESS, TRAILS AND RECREATION, IN FAVOR OF THE CITY OF SAN DIEGO, AT A LOCATION OUTSIDE OF THE AREA APPROVED FOR DEVELOPMENT OR RESTORATION AREAS. EXACT LOCATION WILL BE DETERMINED AT A LATER DATE BY THE CITY OF SAN DIEGO IN ORDER FOR THE PROPOSED TRAIL EASEMENT TO INTEGRATE WITH THE CITY OF SAN DIEGO'S APPROVED TRAIL PLANS. OWNER/PERMITEE SHALL NOT BE RESPONSIBLE FOR THE COST ASSOCIATED WITH GRANTING, CONSTRUCTING OR PERPETUAL MAINTENANCE OF SAID TRAIL.



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
 ADDRESS: 5190 GOVERNOR DRIVE, S-205
 SAN DIEGO, CA 92122
 PHONE #: (858) 597-2001

PROJECT ADDRESS:
 13925 EL CAMINO REAL, SAN DIEGO, CA 92130

PROJECT NAME:
 ST. JOHN GARABED ARMENIAN CHURCH

SHEET TITLE:
 SITE PLAN - CIVIL
 PDP/SDP/CUP NO. XXXXXX

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	07/15/13
REVISION 2:	04/26/13
REVISION 1:	10/01/12

ORIGINAL DATE: 06/16/11

DRAWING C.1.1 OF 6

SHEET NO. 3 OF 16

NO.	DATE	BY	DESCRIPTION
8	04/24/14	LEC	CITY APPROVAL
7	07/15/13	LEC	STORM DRAIN AND LANE GEOMETRY REV.
6	04/26/13	LEC	REVISION NO. 2
5	04/26/13	LEC	REVISION NO. 1
4	04/26/13	LEC	ORIGINAL - FULL SUBMITTAL
3	04/26/13	LEC	ORIGINAL - COMPLETENESS CHECK

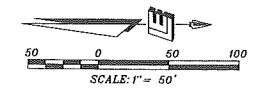
PREPARATION AND REVISION LOG

APPROVED BY ENGINEER OF WORK: [Signature]

FILE CODE: SDR 4.01-14.09

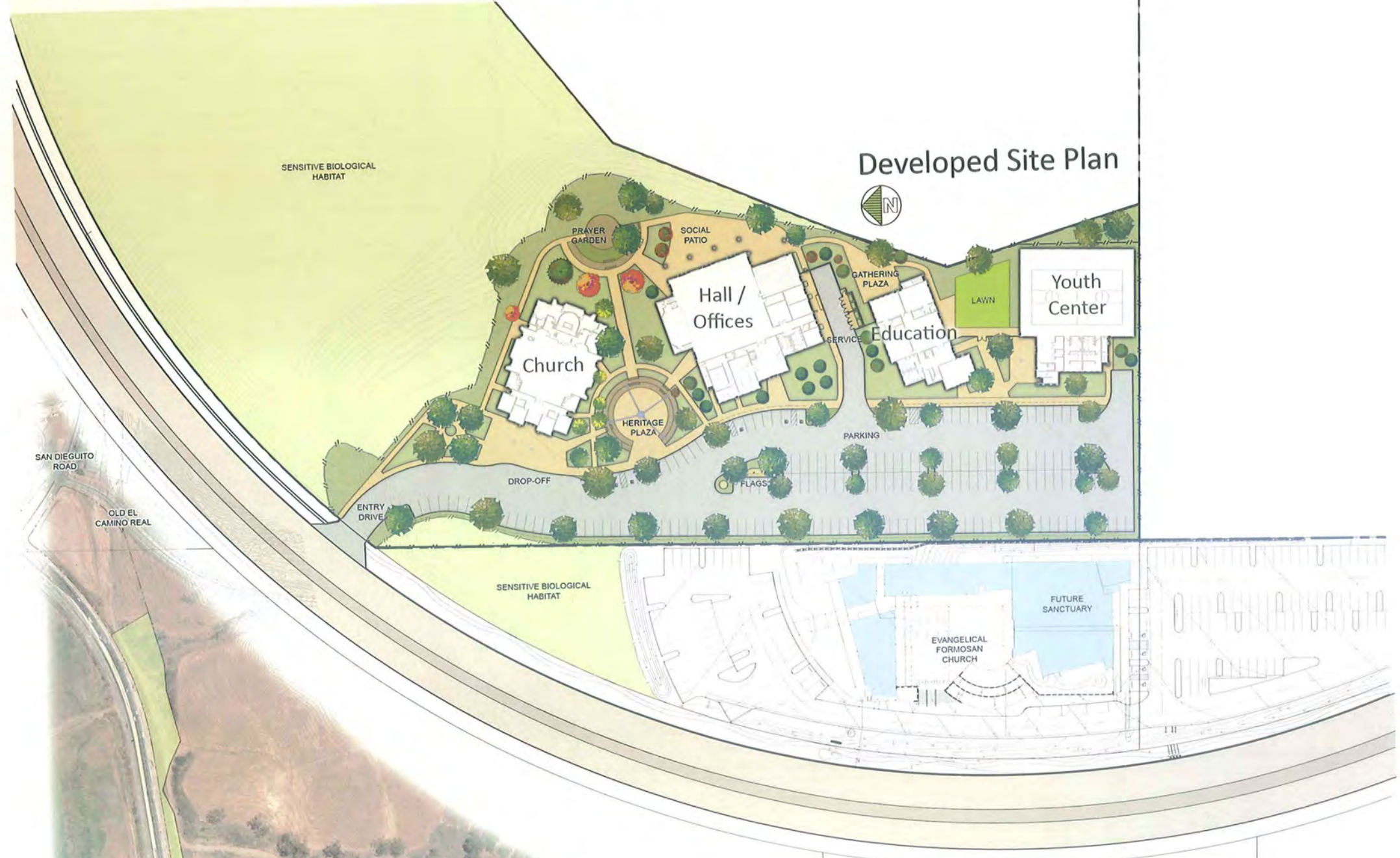
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DATE: [Blank]

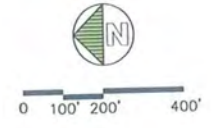


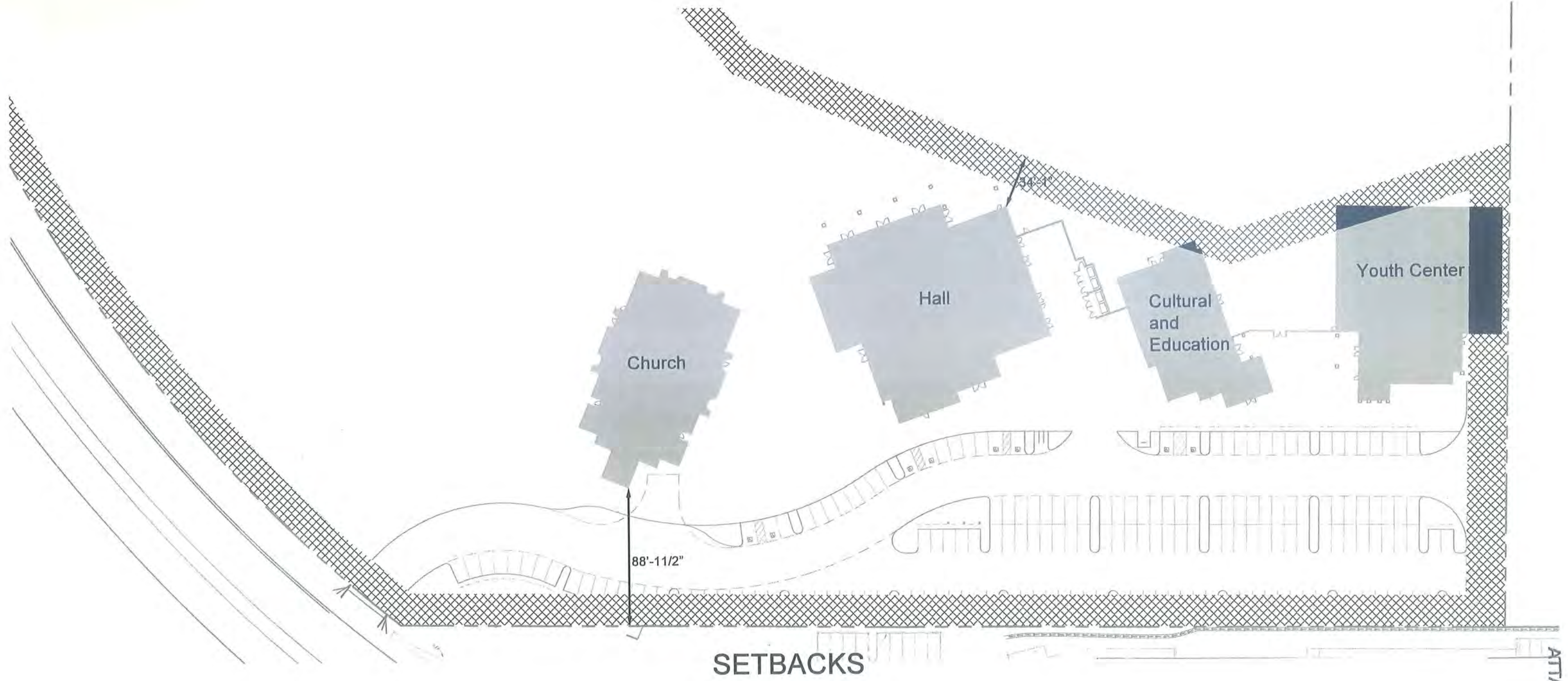


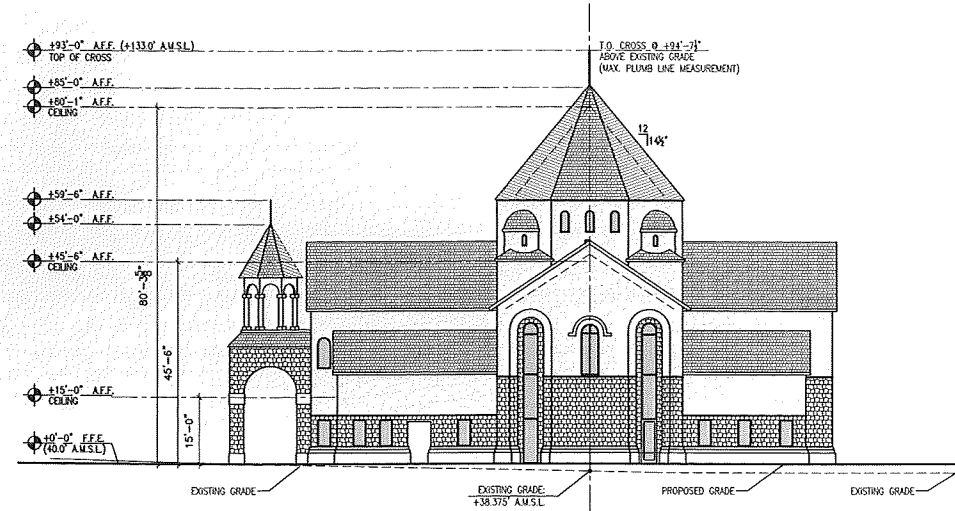
St. John Garabed Armenian Church



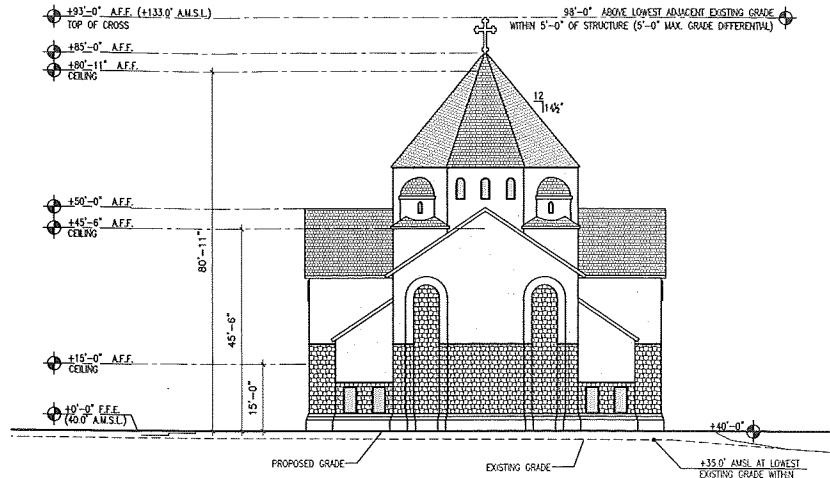
Entire Site Plan



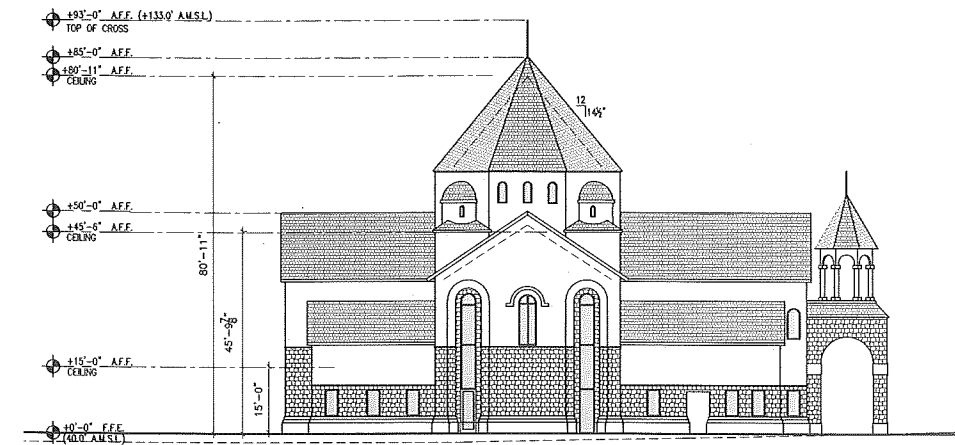




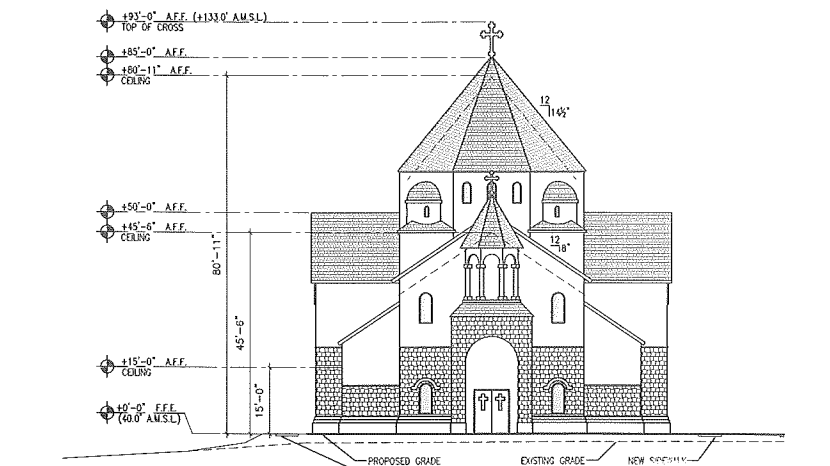
1 SOUTH ELEVATION
A2.0 SCALE: 1/16"=1'-0"



2 EAST ELEVATION
A2.0 SCALE: 1/16"=1'-0"
MAXIMUM PERMITTED STRUCTURE HEIGHT PER LDC 131.0344 IS 98'-0" (30' + 68' FOR INCREASED SIDE YARD SETBACK OF 68'-0")



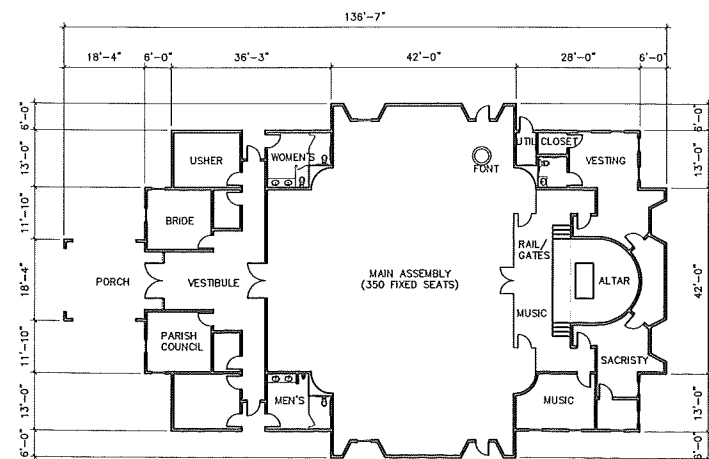
3 NORTH ELEVATION
A2.0 SCALE: 1/16"=1'-0"



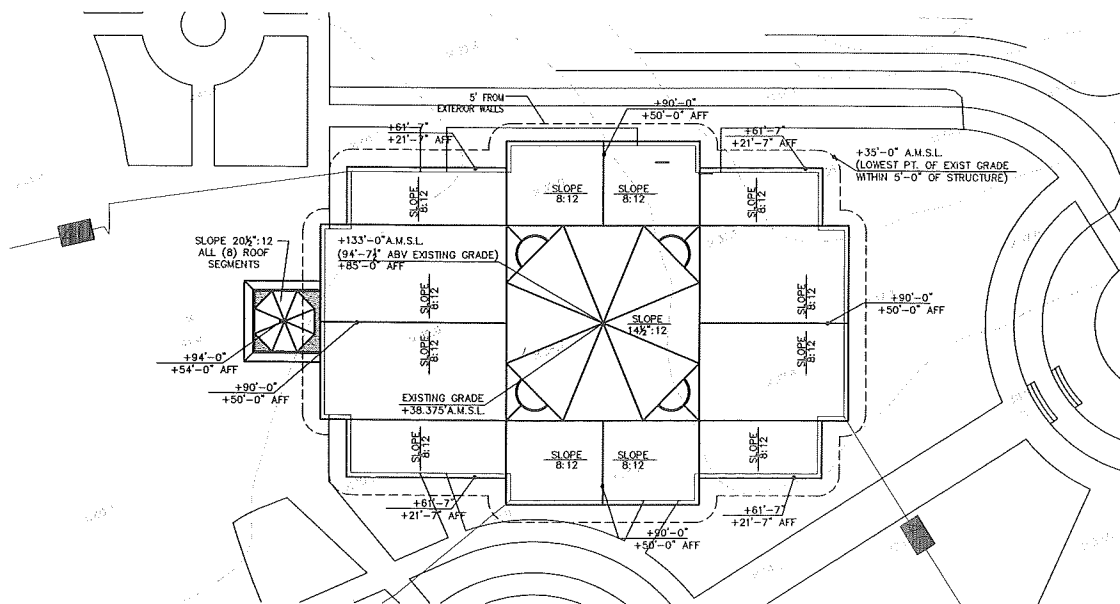
4 WEST ELEVATION
A2.0 SCALE: 1/16"=1'-0"

LEGEND:

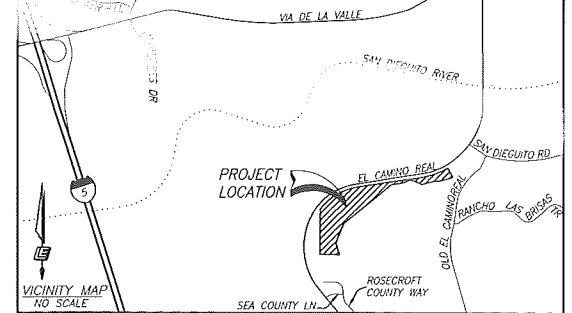
- EXTERIOR STONE
- EXTERIOR CEMENT PLASTER W/ SMOOTH TROWEL FINISH & INTEGRAL COLOR
- GLAZING
- CONCRETE TILE ROOF



5 CHURCH FLOOR PLAN
A2.0 SCALE: 1/16"=1'-0"
FINISH FLOOR = 40.0' A.M.S.L.



6 CHURCH ROOF PLAN
A2.0 SCALE: 1/16"=1'-0"
FINISH FLOOR = 40.0' A.M.S.L.



PREPARED BY:
NAME: HYNDMAN & HYNDMAN ARCHITECTURE
ATTN: DENNIS HYNDMAN
ADDRESS: 1967 NORTH COAST HWY 101
ENCINITAS, CA 92024
PHONE #: (760) 634-0285

PROJECT ADDRESS:
13925 EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
ST. JOHN GARABED ARMENIAN CHURCH

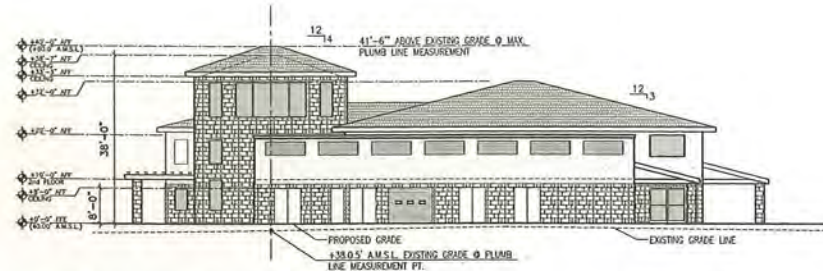
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REVISION 3:	
REVISION 2:	04/26/13
REVISION 1:	10/01/12

SHEET TITLE:
CHURCH PLANS & ELEVATIONS

ORIGINAL DATE: 06/16/11

DRAWING A2.0 OF 6

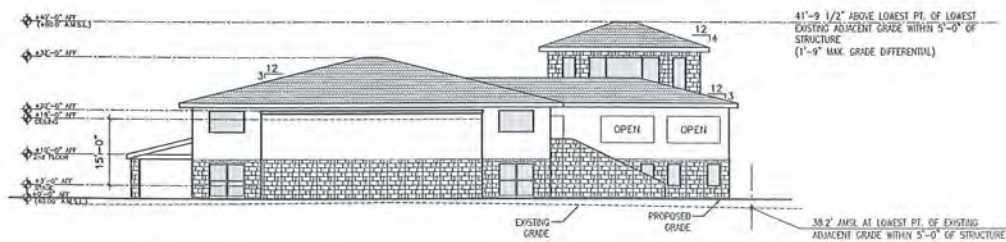
SHEET NO. 13 OF 16



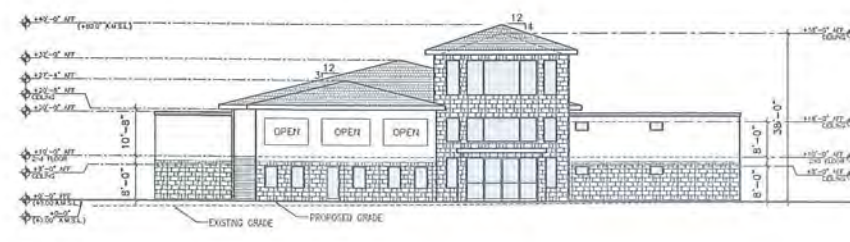
1 SOUTH ELEVATION
A2.1 SCALE: 1/16"=1'-0"



2 EAST ELEVATION
A2.1 SCALE: 1/16"=1'-0"



3 NORTH ELEVATION
A2.1 SCALE: 1/16"=1'-0"

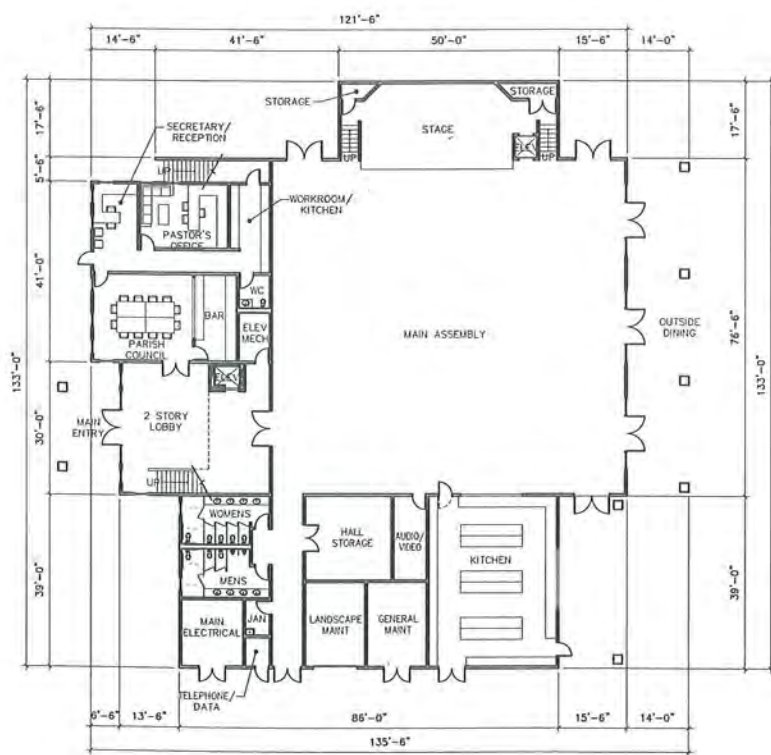


4 WEST ELEVATION
A2.1 SCALE: 1/16"=1'-0"

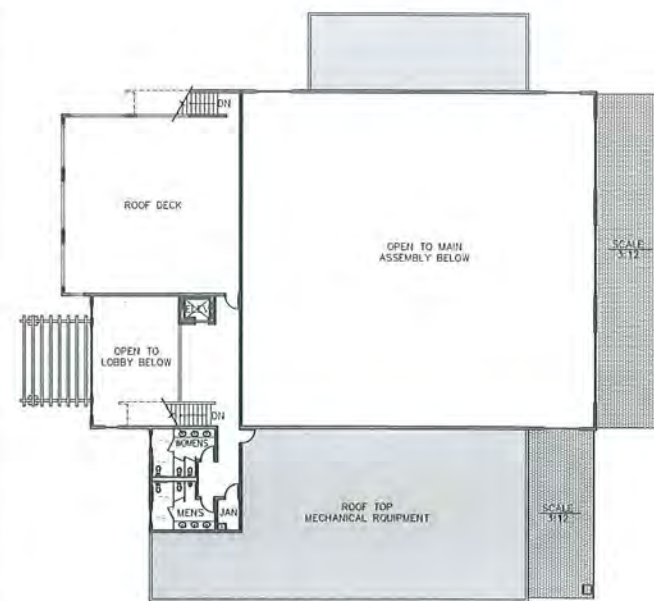
MAXIMUM PERMITTED STRUCTURE HEIGHT PER LDC 131.0344 IS 44'-1"
(20' + 14'-1" FOR INCREASED REAR YARD SETBACK OF 34'-1")

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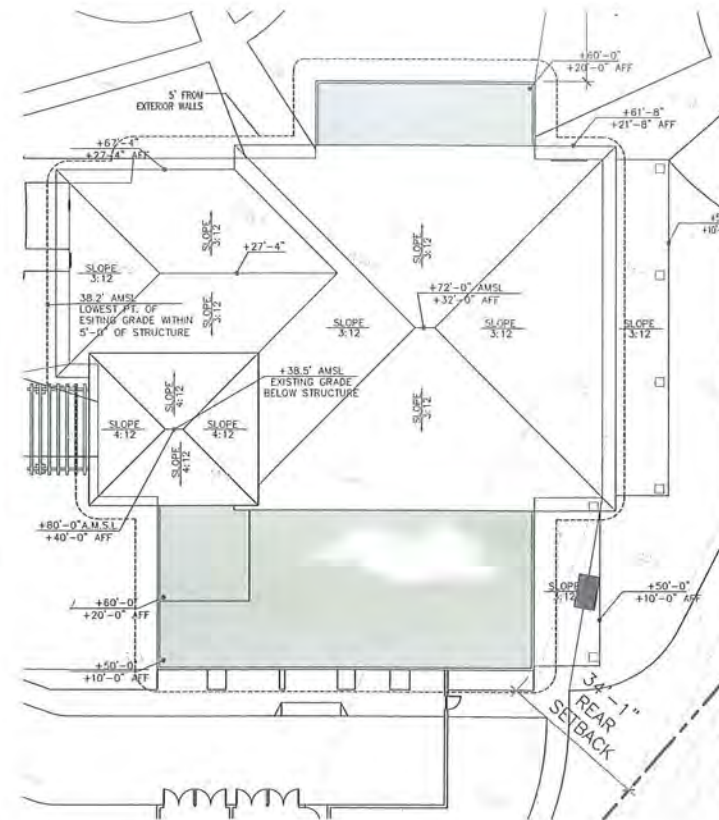
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- EXTERIOR CEMENT PLASTER W/ SMOOTH TROWEL FINISH & INTEGRAL COLOR
- GLAZING
- CONCRETE TILE ROOF



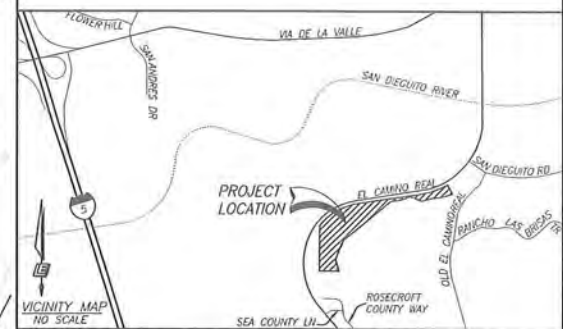
5 HALL GROUND LEVEL PLAN
A2.1 SCALE: 1/16"=1'-0" (14,560 SF)



6 HALL UPPER LEVEL PLAN
A2.1 SCALE: 1/16"=1'-0" (3,530 SF)



7 HALL ROOF PLAN
A2.1 SCALE: 1/16"=1'-0" FINISH FLOOR = 40'-0" AMSL



PREPARED BY:
NAME: HYNDMAN & HYNDMAN ARCHITECTURE
ATTN: DENNIS HYNDMAN
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ENCINITAS, CA 92024
PHONE #: (760) 634-0285

PROJECT ADDRESS:
13925 EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
ST. JOHN GARABED ARMENIAN CHURCH

SHEET TITLE:
HALL PLANS AND ELEVATIONS





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REVISION 3:	
REVISION 2:	04/26/11
REVISION 1:	10/01/12

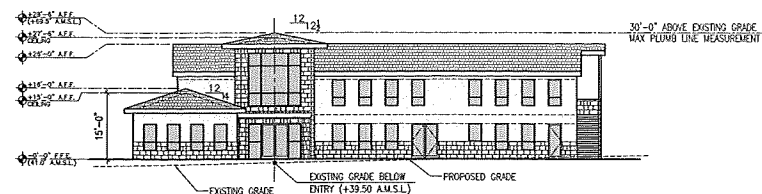
ORIGINAL DATE: 06/16/11

DRAWING A2.1 OF 6

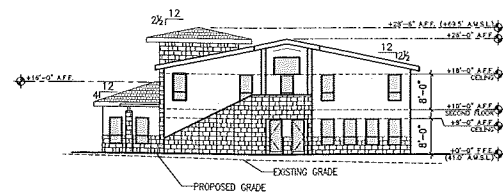
SHEET NO. 14 OF 16

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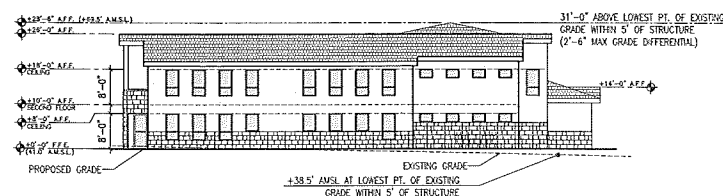
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-  EXTERIOR CEMENT PLASTER W/ SMOOTH TROWEL FINISH & INTEGRAL COLOR
-  GLAZING
-  CONCRETE TILE ROOF



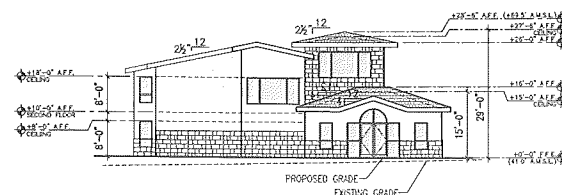
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A2.2 SCALE: 1/16"=1'-0"



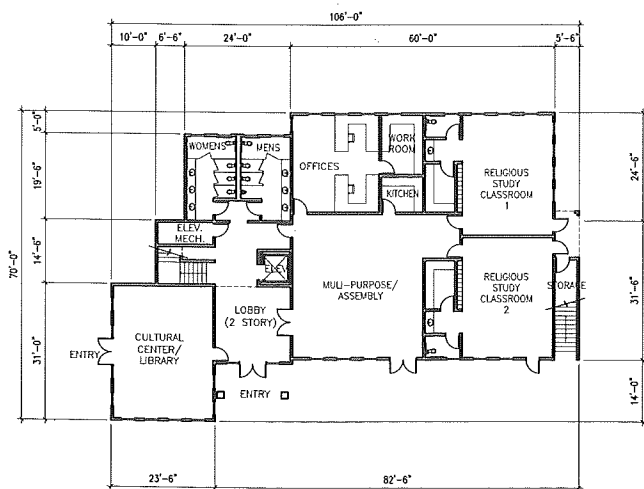
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A2.2 SCALE: 1/16"=1'-0"



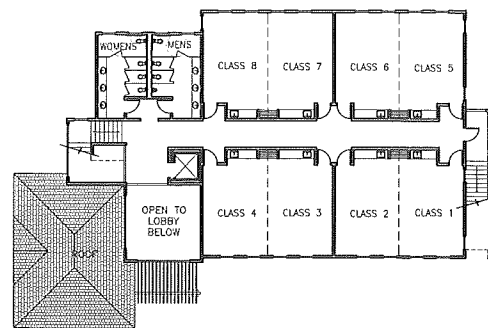
3 NORTH ELEVATION
A2.2 SCALE: 1/16"=1'-0"



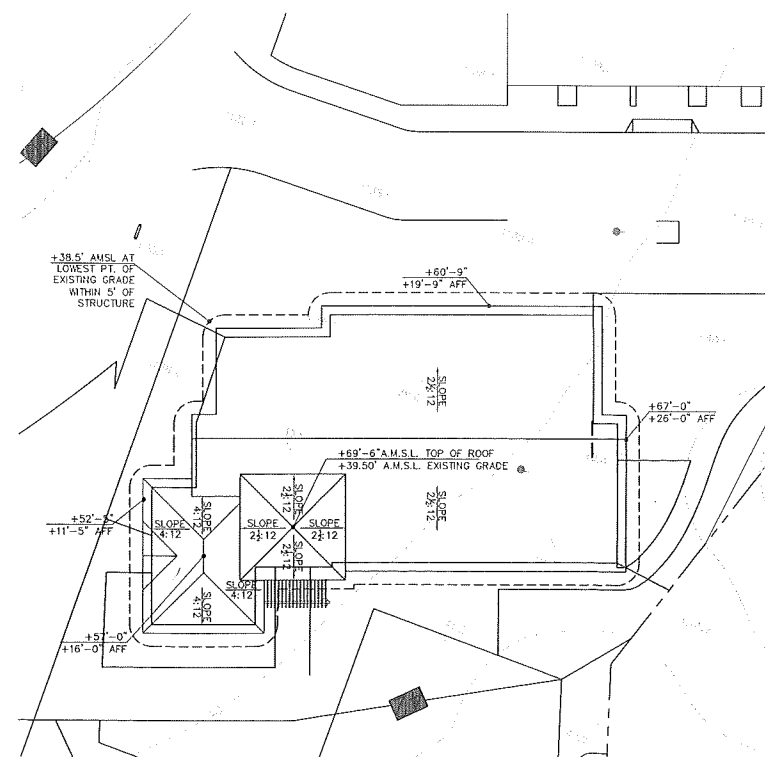
4 WEST ELEVATION
A2.2 SCALE: 1/16"=1'-0" MAXIMUM PERMITTED STRUCTURE HEIGHT PER LDC 131.0344 IS 30'-0"



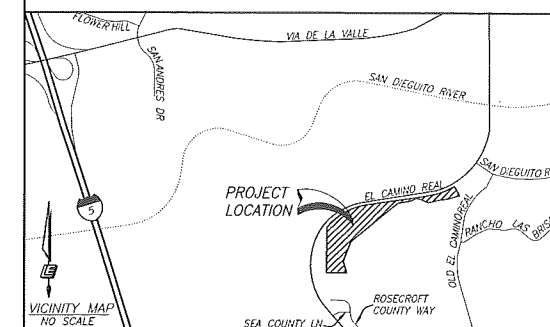
5 CULTURAL & EDUCATION GROUND LEVEL PLAN
A2.2 SCALE: 1/16"=1'-0" (5,980 GSF)



6 CULTURAL & EDUCATION UPPER LEVEL PLAN
A2.2 SCALE: 1/16"=1'-0" (5,050 GSF)



7 CULTURAL & EDUCATION ROOF PLAN
A2.2 SCALE: 1/16"=1'-0" FINISH FLOOR =+41.0' AMSL



PREPARED BY:
 NAME: HYNDMAN & HYNDMAN ARCHITECTURE
 ATTN: DENNIS HYNDMAN
 ADDRESS: 1967 NORTH COAST HWY 101
 ENCINITAS, CA 92024
 PHONE #: (760) 634-0285

PROJECT ADDRESS:
 13925 EL CAMINO REAL
 SAN DIEGO, CA 92130

PROJECT NAME:
 ST. JOHN GARABED ARMENIAN CHURCH

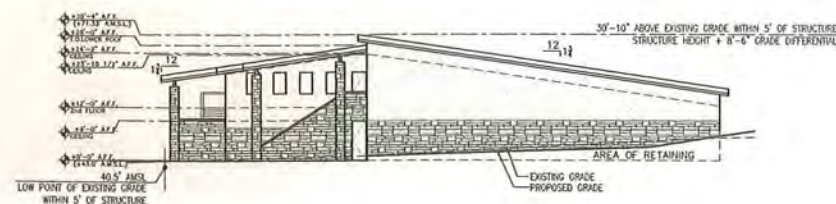
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REVISION 13:	_____
REVISION 12:	_____
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REVISION 3:	_____
REVISION 2:	04/26/13
REVISION 1:	10/01/12

ORIGINAL DATE: 05/16/11

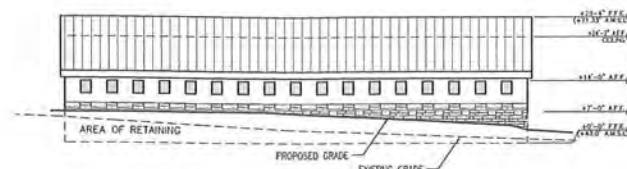
SHEET TITLE:
 CULTURAL AND EDUCATION PLANS & ELEVATIONS

DRAWING A2.2 OF 6

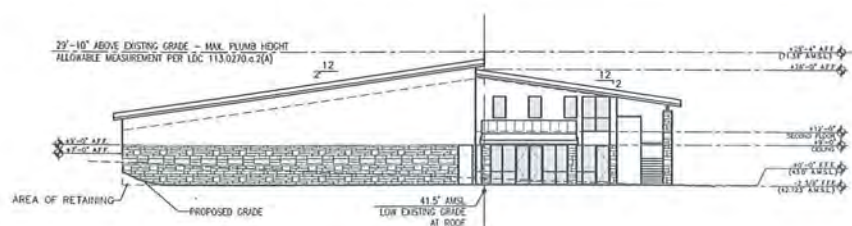
SHEET NO. 15 OF 16



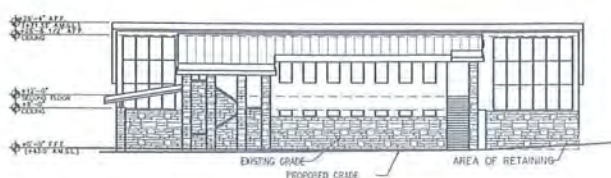
1 SOUTH ELEVATION
A2.3 SCALE: 1/16"=1'-0"



2 EAST ELEVATION
A2.3 SCALE: 1/16"=1'-0"



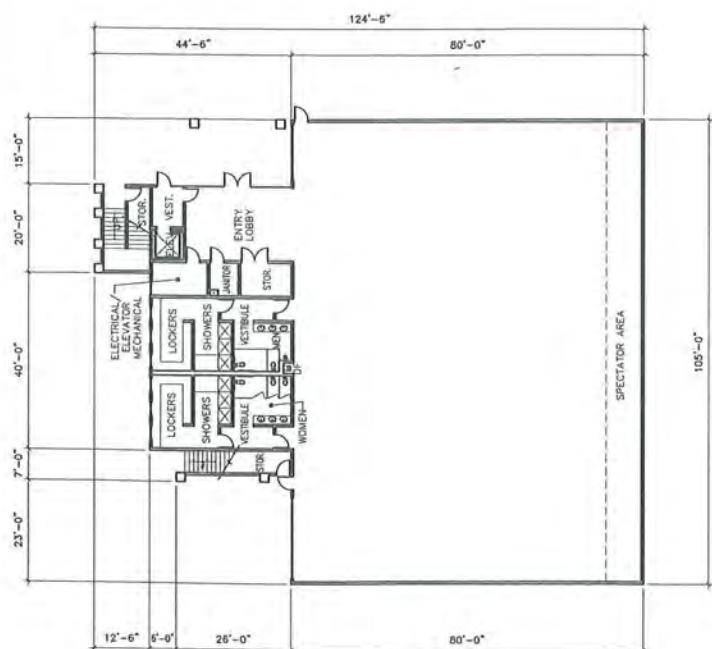
3 NORTH ELEVATION
A2.3 SCALE: 1/16"=1'-0"



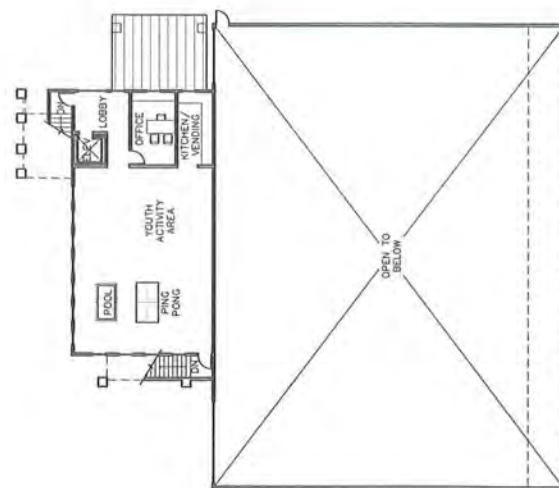
4 WEST ELEVATION
A2.3 SCALE: 1/16"=1'-0" MAXIMUM PERMITTED STRUCTURE HEIGHT PER LOC 131.0344 IS 30'-0"

LEGEND:

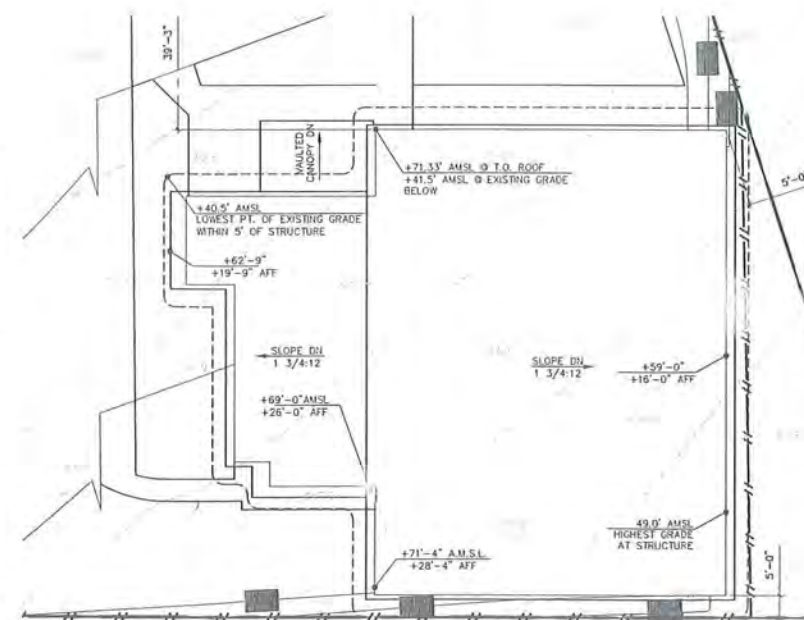
-  EXTERIOR STONE
-  EXTERIOR CEMENT PLASTER W/ SMOOTH TROWEL FINISH & INTEGRAL COLOR
-  GLAZING
-  SEAM METAL ROOF



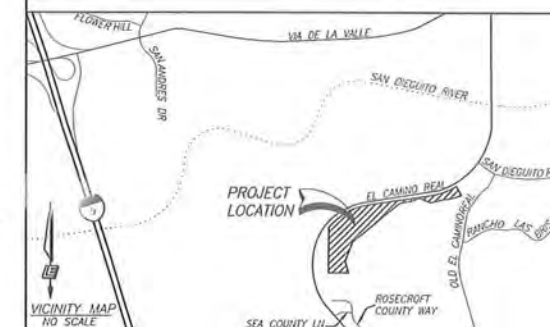
5 YOUTH CENTER GROUND LEVEL PLAN
A2.3 SCALE: 1/16"=1'-0" (11,700 GSF)



6 YOUTH CENTER UPPER LEVEL PLAN
A2.3 SCALE: 1/16"=1'-0" (2,140 GSF)



7 YOUTH CENTER ROOF PLAN
A2.3 SCALE: 1/16"=1'-0" FINISH FLOOR = +3.0' AMSL



PREPARED BY:
NAME: HYNDMAN & HYNDMAN ARCHITECTURE
ATTN: DENNIS HYNDMAN
ADDRESS: 1967 NORTH COAST HWY 101
ENCINITAS, CA 92024
PHONE # (760) 634-0285

PROJECT ADDRESS:
13925 EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
ST. JOHN GARABED ARMENIAN CHURCH

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	04/26/13
REVISION 1:	10/01/12

ORIGINAL DATE: 06/16/11
DRAWING A2.3 OF 6
SHEET NO. 16 OF 16

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

October 3, 2014

John S. Fisher, Project Manager
City of San Diego
Development Services Department
1222 First Ave.
San Diego, CA 92101-4154

Re: St. John Garabed Church

Dear John:

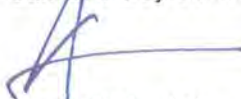
The Carmel Valley Community Planning Board considered the St. John Garabed church on September 25, 2014. The CVCPB voted to support the project 6-4 as follows:

Christian Clews made a motion to support the project as presented and was seconded by Victor Manoushakian.

Chair White indicated that he would support the motion if the applicant agreed to look at everything possible to avoid the encroachment of the youth center into the open space setback. The applicant agreed to this, and would consider it as long as it did not impact fire safety, parking, or other proposed buildings/features on site. This was added to the motion.

The motion passed 6-4.

Sincerely,
Carmel Valley Community Planning Board



Frisco White, AIA
Chair

cc: Sherri Lightner, Councilmember, District 1

RESOLUTION NUMBER R- _____

ADOPTED ON OCTOBER 30, 2014

WHEREAS, on June 16, 2014 the Board of Trustees of the Saint John Garabed Armenian Apostolic Church Trust Fund, submitted an application to Development Services Department for a Conditional Use Permit, Site Development Permit, Planned Development Permit, MHPA Boundary Line Adjustment, and Coastal Development Permit for the Saint John Garabed Church Project (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on October 30, 2014 and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 240283 SCH No. 2013071043 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the Planning Commission hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the Planning Commission hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to

implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit C.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By: _____

John S. Fisher
Development Project Manager

ATTACHMENT(S): Exhibit A, Findings
Exhibit B, Statement of Overriding Considerations
Exhibit C, Mitigation Monitoring and Reporting Program

Exhibit A

CANDIDATE FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE ST. JOHN GARABED
CHURCH PROJECT

City of San Diego Project No. 240283
SCH. No. 2013071043

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DRAFT

I. INTRODUCTION

A. Findings of Fact and Statement of Overriding Considerations

The California Environmental Quality Act (CEQA) (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Cal. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require that the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an Environmental Impact Report (EIR) has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the

project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Having received, reviewed and considered the Final Environmental Impact Report for the Conditional Use Permit (CUP), Site Development Permit (SDP), Planned Development Permit (PDP), Coastal Development Permit (CDP), and Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment for the St. John Garabed Church Project, State Clearinghouse No. 2013071043 (Final EIR), as well as all other information in the record of proceedings on this matter, the following Findings of Fact and Statement of Overriding Considerations (Findings) are hereby adopted by the City of San Diego (City) in its capacity as the CEQA Lead Agency. These Findings set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the proposed project.

The following Findings and Statement of Overriding Considerations have been submitted by the project as candidate findings to be made by the decision-making body. The Environmental Analysis Section does not recommend that the discretionary body either adopt or reject these

findings. They are attached to allow readers of this report an opportunity to review the applicant's position on this matter.

B. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP), dated July 12, 2013, and all other public notices issued by the City in conjunction with the proposed project;
- The Final EIR for the proposed project;
- The Draft EIR, circulated for public review between February 28, 2014 and April 15, 2014;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The reports and technical memoranda included or referenced in Responses to Comments and/or in the Final EIR;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and the Final EIR;
- Matters of common knowledge to the City, including but not limited to federal, state and local laws and regulations;
- Any documents expressly cited in these Findings; and
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

C. Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions related to the project are located at the City of San Diego, Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The City Development Services Center is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the City Development Services Center. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

PROJECT SUMMARY

A. Project Location

The regional and local setting of the project is discussed in Section 2.0, Environmental Setting, of the Final EIR. The proposed St. John Garabed Church Project is located within the northwestern corner of the City of San Diego, within the northwestern extent of the North City Future Urbanizing Area (NCFUA) Framework Plan boundary. The project site consists of Assessor's Parcel Numbers (APNs) 304-020-180, 304-020-240, and 304-020-250, and is located along El Camino Real between Sea Country Lane and Via de la Valle. The site is approximately 0.7 miles east of Interstate 5 (I-5) and approximately 2 miles east of the coastline. The project site is bordered by open space to the north and east, residential uses to the south, and an existing church (Evangelical Formosan) to the west.

B. Project Background

Thirty-five years ago, a small number of Armenian families in San Diego purchased an existing structure to function as a church. Wherever small pockets of Armenian people have settled, they have established their iconic church in order to retain their religion, culture, history, and traditions. The St. John Garabed Church congregation has now grown beyond the capacity of their current facilities located at 4473 30th Street, San Diego. The existing church facilities do not represent traditional Armenian Church architecture, and the existing site's size limits the level of associated services and activities that the Armenian Church can provide to the community. In November 2008, the congregation began planning for the new church facilities that would follow Armenian tradition at the proposed project site. Traditional Armenian Church architectural features include:

- a pointed conical or semi-conical radially segmented dome or cupola, reminiscent of the volcanic cone of Greater Ararat, which is mounted above a vaulted ceiling on a cylindrical drum;
- the vertical emphasis on the whole structure (where height exceeds length);
- tall narrow windows that vertically reinforced the height;
- composition almost entirely of stone;
- heavy use of tall structural arches; and
- roofs intersecting to support the dome.

C. Project Description

The St. John Garabed Church community is requesting approvals to proceed with constructing a new church and accessory buildings on a 13.41-acre site in the northwestern corner of the City of San Diego. The multi-phase project consists of:

- a 8,740 square-foot (sf), 350-seat church;

- a 18,090 sf multi-purpose, two-story hall with a main assembly area of 6,200 sf to accommodate up to 500 persons in a banquet layout, and church offices;
- a 11,010 sf two-story cultural and education facility that will include a cultural center and 10 classrooms for Sunday school and religious instruction; and
- a 13,840 sf youth center, which will include one indoor basketball court.

All buildings will be consistent in architectural style and construction. The church's main roof line will be 50 feet high, with the exception of the church's dome and cross, which will extend by an additional 43 feet, for a maximum height of 93 feet high. The multi-purpose hall will have a maximum roof line of 40 feet. The cultural and educational facility will have a maximum height of 28.5 feet, and the youth center will have a maximum height of 28.3 feet.

The project also includes a short access driveway, 175 associated surface parking spaces (a minimum of 165 parking spaces are required to meet peak parking demand), onsite landscaping, and restoration of environmentally sensitive lands on the site that are designated as within the City of San Diego MHPA. The project includes an adjustment to the MHPA boundary in order to meet the project objectives. The project applicant has worked with the City and the Wildlife Agencies to provide the best design of the project in an effort to meet the objectives of the project while still meeting the requirements of the MSCP.

The project includes a landscape plan that specifies the planting of native shrubs and groundcover, grasses, lawn, evergreen accent trees, large and small canopy trees, and vines, as well as some non-invasive exotic species that are relevant to the history of the Armenian Church.

The applicant has incorporated project design features and construction measures into the project to reduce the potential for environmental effects. Construction would be performed by qualified contractors, and contract documents, plans, and specifications would incorporate stipulations regarding standard legal requirements and acceptable construction practices, including, but not limited to, traffic control during construction activities, noise, geologic conditions, drainage and water quality improvements, water quality protection and erosion and sedimentation control, construction-related solid waste, and water supply. The project would be designed in accordance with the State of California Building Code and City of San Diego Municipal Code requirements. These measures are included in Table 3-1, Summary of Project Design Features and Construction Measures, and are referenced throughout the impact discussions in Chapter 5.0, Environmental Analysis, of the Final EIR. These project design features and construction measures will be made conditions of project approval.

Table 1
Summary of Project Design Features and Construction Measures

Subject Area	Design Feature or Construction Measure
Traffic Control During Construction Activities	The applicant would prepare a traffic control plan that would specifically address construction traffic within the City's public rights-of-way, satisfactory to the City Engineer. The traffic control plan would include provisions for construction times, control plans for allowance of bicyclists, pedestrians, and bus access throughout construction. This traffic control plan would also include provisions to ensure emergency vehicle passage at all times.
Traffic Acceleration	To allow traffic coming out of the church to build up speed and merge into the travel lanes safely, the project

Table 1
Summary of Project Design Features and Construction Measures

Subject Area	Design Feature or Construction Measure
along El Camino Real	will provide a 960' acceleration lane going northbound on El Camino Real. Additionally, a 140' right turn pocket lane at the project driveway entrance will be provided.
Biological Restoration in Gonzales Canyon	The applicant will restore 1.76 acres of disturbed habitat in Gonzales Canyon to compensate for the proposed project's MSCP boundary line adjustment which will allow for 0.88 acre of development within the existing MSCP boundary. Restoration will be in accordance with the <i>Conceptual Restoration Plan for the St. John Garabed Church Project</i> , which has been reviewed and approved by the Wildlife Agencies, and will require the creation of 0.41 acre of wetland habitat and restoration of 1.35 acre of transitional upland/upland buffer, as well as an additional enhancement of 0.19 acre of unvegetated swale (non-wetland Waters of the U.S.) for a total restoration area of 1.95 acre.
Biological Restoration in isolated area west of project site driveway	A 0.05-acre disturbed area within the MHPA that is west of the project access driveway will be revegetated with coastal sage scrub species. Though the project does not propose impacting this area, revegetation of this area is proposed in order to provide a uniform vegetation within the adjacent MHPA to the west.
Visual Resources	<p>The proposed structures will feature either an exterior stone finish or a smooth trowel exterior cement plaster finish that would display earth-tone colors which would tend to recede into the background landscape with distance. The buildings will feature concrete tile roofs and seam metal roofs (atop the youth center).</p> <p>The project includes a landscape plan that specifies the planting of native shrubs and groundcover, grasses, lawn, evergreen accent trees, large and small canopy trees, and vines, as well as some non-invasive exolic species that are relevant to the history of the Armenian Church. High water use plants will be limited to no more than 10% of the total developed landscaped area.</p> <p>The project will include lighting for pedestrian and vehicular safety and for security which will be directed downward and will be shielded to prevent spillover and glare to sensitive land uses and urban sky glow. Lighting will also include vandal resistant features. The proposed cross atop the church dome would also be lit and would comply with applicable outdoor lighting regulations concerning hours of operation.</p> <p>Signage on the site will be designed to be harmonious with the project design and will be incorporated throughout the site to provide adequate and clear direction for pedestrian and vehicular circulation.</p>
Noise	<p>Prior to grading permit issuance, the applicant shall ensure that:</p> <ul style="list-style-type: none"> • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. • Construction noise reduction methods, such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers. • During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise-sensitive receptors. • The project shall limit grading activities to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday.
Fire Protection	<p>The project includes the following features to reduce the risk of fire at the site:</p> <ul style="list-style-type: none"> • The project will fund ongoing, maintenance and inspections of brush management zones and other fire protection features as described in the <i>Fire Fuel Load Model Report for the St. John Garabed Project</i> prepared by Dudek in October 2012 and included as Appendix H of this EIR • The project site's structures are designed according to latest ignition-resistant codes for designated high fire severity zones, including reduced occurrence of windows and other openings, and interior sprinklers in all occupancies, significantly reducing the potential for ember penetration and interior fire, the leading causes for structure loss from wildfires

Table 1
Summary of Project Design Features and Construction Measures

Subject Area	Design Feature or Construction Measure
	<ul style="list-style-type: none"> • The project is designed to enable fire apparatus and emergency vehicle access via dedicated and maintained roads • The project will provide consistent water capacity, delivery and availability in accordance with all applicable code requirements
Solid Waste	The project applicant will implement the project-specific <i>Conceptual Waste Management Plan for the St. John Garabed Armenian Church</i> included in Appendix J of this EIR. The Waste Management Plan documents the project's solid waste handling, disposal, and recycling procedures during both construction and occupancy phases.

D. Discretionary Actions

For the St. John Garabed Church Project, the following discretionary actions are required:

Conditional Use Permit (CUP) – The CUP is required to allow for development of a church and accessory facilities on the on the AR-1-1 zoned project site.

Multi-Habitat Planning Area Boundary Line Adjustment – The MHPA boundary line adjustment is required to allow for 0.88 acre of development within the existing MSCP boundary. The boundary line adjustment was approved by the Wildlife Agencies on February 12, 2014. As part of the boundary line adjustment the project will need to implement the Conceptual Restoration Plan which will restore 1.76-acres of wetland, upland buffer, and unvegetated swale on the eastern portion of the site in Gonzales Canyon. Overall, the project proposes to develop 4.23 acres of unvegetated upland on the western portion of the 13.41 acre site, and will contribute the remaining 9.18 acres of open space to the MHPA.

Site Development Permit (SDP) – The SDP is required for development on a site with Environmentally Sensitive Lands (82% of the property is within the MHPA and 56% is in the 100-year floodplain).

Planned Development Permit (PDP) – The PDP is required to allow for minor deviations from the base zone, Agricultural-Residential (AR-1-1), with respect to side yard setbacks (current minimum side yard setback is 20 feet) and rear yard setbacks (current minimum rear yard setback is 25 feet).

As described in Section 3.3, *Discretionary Actions*, of this EIR, review by the California Coastal Commission, a State agency, would also be required for the proposed project.

Coastal Development Permit (CDP) –The CDP is required because the project site is located within a deferral area and therefore requires approval from the California Coastal Commission.

E. Statement of Project Purpose and Objectives

Project Purpose

The congregation's goal is to build a new church in the Armenian tradition using the very specific architectural style, as well as provide adequate facilities for associated church activities, where the Armenian religion, culture, history, and traditions will be preserved and passed down for generations to come.

Project Objectives

The project objectives associated with the St. John Garabed Church Project are as follows:

- Provide an appropriate and meaningful place of worship that honors the Armenian Church's 1,700-year-old culture and traditions, including the Church's traditional architecture;
- Provide adequate facilities to allow the Armenian Church to host related social activities such as weddings and significant religious feasts consistent with the Armenian Church's rich cultural heritage;
- Provide adequate facilities to accommodate religious activities and administrative functions of the Armenian Church; and
- Provide adequate recreational facilities for the Armenian Church's youth who engage in the Armenian Christian Youth Organization, and teen groups with chapters around the world.

II. ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

The City determined that the proposed project may have a significant effect on the environment and that an EIR should be prepared to analyze the potential impacts associated with approval and implementation of the proposed project. In accordance with CEQA Guidelines Section 15082(a), a Notice of Preparation (NOP), dated July 12, 2013, was prepared for the project and distributed to all Responsible and Trustee Agencies, as well as other agencies and members of the public who may have an interest in the project. The purpose of the NOP was to solicit comments on the scope and analysis to be included in the EIR for the proposed St. John Garabed Church Project. A copy of the NOP and letters received during its review are included as Appendix A to the EIR. Based on an initial review of the project and comments received, the City of San Diego determined that the EIR for the proposed project should address the following environmental issues: land use, agricultural resources, air quality and odor, biological resources, greenhouse gas emissions, historical resources, and paleontological resources; transportation/circulation and parking, visual effects and neighborhood character, and cumulative effects.

The Draft EIR for the proposed project was then prepared and circulated for review and comment by the public, agencies and organizations for a 45-day public review period that began on February 28, 2014. A Notice of Completion (NOC) and copies of the EIR and technical appendices were provided to the State Clearinghouse, Office of Planning and Research (SCH No. 2010091079) and local and regional responsible agencies, and other interested parties on July 12, 2013. A notice of availability of the Draft EIR for review was mailed to residents in the vicinity of the project site and non-residential property owners expressing an interest in the project. The notice of availability was also filed with the City Clerk and posted in the San Diego Daily Transcript, and posted on the City of San Diego's website..

As noted, the public comment period on the Draft EIR concluded on April 15, 2014. The City received six letters of comment on the proposed project. The City prepared responses to those comments, which are incorporated into the Final EIR. On October 30, 2014 the City of San Diego Planning Commission held a public hearing and recommended to the San Diego City Council approval of the project and certification of the Final EIR. On [date], the City Council held a public hearing to consider the project and voted to certify the Final EIR, adopt these findings of fact, and the accompanying Statement of Overriding Considerations, and approve the St. John Garabed Church Project.

III. GENERAL FINDINGS

The City hereby finds as follows:

- The City is the “Lead Agency” for the proposed project evaluated in the Final EIR.
- The Draft EIR and Final EIR were prepared in compliance with CEQA and the Guidelines.
- The City has independently reviewed and analyzed the Draft EIR and the Final EIR, and these documents reflect the independent judgment of the City Council and the City of San Diego.
- The City of San Diego’s review of the Draft EIR and the Final EIR is based upon CEQA, the CEQA Guidelines, and the City of San Diego California Environmental Quality Act Significance Determination Thresholds – Development Services Department (January 2011) (CEQA Significance Determination Thresholds).
- A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project, which the City has adopted or made a condition of approval of the proposed project. That MMRP is included as Section 11.0 of the Final EIR, is incorporated herein by reference and is considered part of the record of proceedings for the proposed project.
- The MMRP designates responsibility and anticipated timing for the implementation of mitigation. The City will serve as the MMRP Coordinator.
- In determining whether the proposed project has a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21081.5 and 21082.2.
- The impacts of the proposed project have been analyzed to the extent feasible at the time of certification of the Final EIR.
- The City has reviewed the comments received on the Draft EIR and Final EIR and the responses thereto and has determined that, in accordance with CEQA Guidelines Section 15088.5, neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR or Final EIR and that recirculation of the EIR is not necessary. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings and Statement of Overriding Considerations, concerning the environmental impacts identified and analyzed in the Final EIR. The City has included new information in the Final EIR, but the new information merely clarifies and amplifies the information in the Draft EIR. This new information does not alter the EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigated or avoid such an effect. No significant

new information is provided by the inclusion of this information that would require recirculation of the EIR.

- The responses to the comments on the Draft EIR, which are contained in the Final EIR, clarify and amplify the analysis in the Draft EIR;
- The City has made no decisions that constitute an irretrievable commitment of resources toward the proposed project prior to certification of the Final EIR, nor has the City previously committed to a definite course of action with respect to the proposed project;
- Copies of all the documents incorporated by reference in the Final EIR are and have been available upon request at all times at the offices of the City, custodian of record for such documents or other materials; and
- Having received, reviewed, and considered all information and documents in the record, the City hereby conditions the proposed project and finds as stated in these Findings.

IV. SUMMARY OF IMPACTS

Section 5.0 of the Final EIR presents the *Environmental Analysis* of the proposed project. Based on the analysis contained in Section 5.0 of the Final EIR, the Final EIR concludes that the proposed St. John Garabed Church Project will have **no significant impacts** and require no mitigation with respect to the following issues:

- Agricultural Resources
- Air Quality and Odor
- Greenhouse Gas Emissions
- Transportation/ Circulation and Parking

Section 7.0 of the Final EIR presents the *Effects Not Found To Be Significant* of the proposed project. Based on the discussion contained in Section 7.0 of the Final EIR, the Final EIR concludes that the proposed St. John Garabed Church Project will not result in any potential environmental effects with respect to the following issues and, therefore, no detailed analysis of such effects is included in the Final EIR:

- Energy
- Geologic Conditions
- Health and Safety
- Hydrology/Water Quality
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Facilities
- Public Utilities

Based on the analysis contained in Section 5.0 of the Final EIR, potentially **significant impacts of the proposed project will be mitigated to below a level of significance** with respect to the following issues:

- Land Use
- Biological Resources
- Historical Resources
- Paleontological Resources

No feasible mitigation measures are available to reduce impacts to below a level of significance for the following issues:

- Visual Effects and Neighborhood Character



V. FINDINGS REGARDING IMPACTS

A. Land Use

Environmental Impact: The project site is located within the Multiple Species Conservation Program (MSCP) and is within the MHPA “hard line” preserve boundary. The project proposes a boundary adjustment of the MHPA, which has been approved by the Wildlife Agencies. Additionally, development of the project would result in direct temporary impacts to 0.08 acre of disturbed land and 0.02 acre of Coastal Sage Scrub habitat. The combined 0.10 acre of temporary direct impacts would occur within the MHPA with the boundary line adjustment approval, and are considered to be a significant impact. Additionally, potential short-term and long-term indirect impacts on vegetation and sensitive plant and animal species within the MHPA could occur and would be considered significant. Such indirect impacts to sensitive species within the MHPA could result from possible noise, drainage, toxics, lighting and invasive species at the proposed development site.

Finding: The project would potentially result in significant impacts with the MSCP and MHPA. These impacts are considered significant but mitigable.

Facts in Support of Finding: Section 5.1 of the Final EIR, incorporated herein by reference, describes the project’s impacts on the MSCP and MHPA. An MSCP Boundary Line Adjustment and Functional Equivalency Analysis was conducted for the project, which is an analysis of the effects of a project on long-term conservation of biological resources. As part of the City’s approval of the boundary line adjustment and per the City Biology Guidelines, *The Conceptual Restoration Plan for the St. John Garabed Church Project, San Diego, California, Project Number 240283; SAP No. 24001840* has been prepared that identifies the goals, success criteria, plant palettes, and planting and monitoring requirements. Restoration of 1.76 acres of upland, wetland and transitional wetland habitat and enhancement of 0.19 acre of waters of the U.S. within MHPA lands in Gonzales Canyon is proposed at a 2:1 ratio as compensation for the 0.88 acres impacted by the MHPA boundary line adjustment. Restoration includes the creation (re-establishment) and enhancement (rehabilitation) of wetlands and the creation of a surrounding uplands/transitional upland buffer from existing disturbed habitat and tamarisk scrub. In conclusion, the functional equivalency analysis determined that proposed boundary adjustment provides for increased habitat acreage within the MHPA by restoring or enhancing a total of 1.76 acres of wetlands and upland/wetland transitional buffer. The primary goal of the restoration plan is to increase wildlife value through the introduction of native upland and wetland cover suitable for nesting foraging and breeding by native wildlife species. The encroachments would consist entirely of disturbed land on the mesa top and would not affect the on-site wildlife movement, management, protection of biological resources, preserve configuration, or species diversity. All of these factors are a benefit to the function of the MHPA thus it will result in functional equivalency or actual improvement of the MHPA. Hence, the biological value of the proposed MHPA boundary adjustment is generally higher than the existing MHPA. As a result, the proposed MHPA boundary adjustment meets the requirements of the MSCP Subregional Plan for adjustments to the boundary of the MHPA under the “like or equivalent” exchange concept.

With implementation of the proposed Conceptual Restoration Plan and the MHPA boundary line adjustment, as well as Mitigation Measure LU-1 (revegetation of temporarily impacted 0.10 acre area) and LU-2 (consistency with MHPA land use adjacency guidelines, including preconstruction surveys for California Gnatcatcher), the project will be consistent with the City of San Diego MSCP and impacts would be less than significant.

Reference: Final EIR Final EIR § 5.1.

B. Biological Resources

Environmental Impact: Development of the project would result in direct temporary impacts to 0.08 acre of disturbed land and 0.02 acre of Coastal Sage Scrub habitat. The combined 0.10 acre of temporary direct impacts would occur within the MHPA and are considered to be a significant impact.

The California horned lark, as well as other ground nesting birds protected under the Migratory Bird Treaty Act (MBTA) could be present on the site during the breeding season. Significant direct impacts to the California horned lark and other ground nesting birds could occur if such birds are disturbed by construction related activities during nesting season.

The northeastern portion of the site includes a portion of Gonzales Canyon, which is considered a major habitat linkage/wildlife corridor in the MSCP. Wildlife movement has been documented within both the onsite and offsite portions of Gonzales Canyon. The project is proposing to develop 4.23 acres of the site, which exceeds the maximum allowable development of the site under the MSCP by 0.88 acres.

Adverse “edge effects” may be short-term in nature, related to construction, or long-term in nature, associated with development in proximity to biological resources within natural open space. For the project, it is assumed that the potential indirect impacts resulting from construction activities include dust, noise, and general human presence that may temporarily disrupt species and habitat vitality and construction-related soil erosion and runoff.

Finding: The project would result in significant impacts to land within the MHPA, nesting birds, and the MSCP boundary. The project would also result in adverse “edge effects” that could significantly impact biological resources. All impacts to biological resources would be significant but mitigable.

Facts in Support of Finding: Section 5.4 of the Final EIR discusses impacts to biological resources and is incorporated by reference. Of the 13.41 acre property, 11.06 acres or 82% of the site is designated MHPA. The remaining 2.35 acres are outside of the MHPA. In accordance with the MSCP, a total of 25% development is allowed for a property when more than that is designated as MHPA. Thus, 3.35 acres of development is allowed on the site under the MSCP and would not require an MHPA boundary adjustment. Tracks of various wildlife species and observations of mammals and reptiles have been documented within the area designated for restoration in the Conceptual Restoration Plan for the St. John Garabed Church Project. No development is proposed to occur within this habitat linkage, as the development is proposed to occur on the mesa top

located over 400 feet to the southwest of Gonzales Canyon. As part of the project, the applicant will restore 1.76 acres of disturbed habitat in Gonzales Canyon to compensate for the project's MSCP boundary line adjustment which will allow for 0.88 acre of development within the existing MHPA. Restoration will be in accordance with the Conceptual Restoration Plan for the St. John Garabed Church Project, which has been approved by the Wildlife Agencies, and will require the creation of 1.64 acres of wetland habitat and restoration of 0.12 acre of transitional upland/wetland buffer, as well as an additional enhancement of 0.19 acre of unvegetated swale (non-wetland Waters of the U.S.) for a total restoration area of 1.95 acre with Gonzales Canyon. The location of the proposed mitigation is described in the Conceptual Restoration Plan for the St. John Garabed Church Project. Providing both wildlife cover as well as vegetation within which wildlife species, especially birds, will forage will provide opportunities for nesting, foraging, and roosting. Cover will provide opportunities for movement for terrestrial species that are more elusive. With implementation of the Conceptual Restoration Plan for the St. John Garabed Church Project the proposed MHPA boundary adjustment meets the requirements of the MSCP Subregional Plan for adjustments to the boundary of the MHPA under the "like or equivalent" exchange concept and the direct permanent impacts to the MHCP would be less than significant. Therefore, the project would have a beneficial impact on the habitat linkage within Gonzales Canyon.

The project has prepared many iterations of the driveway design and location, site plan and configuration of buildings and impact area, and options for the boundary line adjustment, all of which have been shared with the City and Wildlife Agencies. The current proposed driveway design is placed at the location that is the shortest, least impactful and closest to existing development. It is on the mesa top so it is not within Gonzales Canyon and will not interfere with the wildlife movement in the Canyon.

All project grading will be subject to the typical restrictions (e.g., BMPs) and requirements that address erosion and runoff, including the federal Clean Water Act, National Pollutant Discharge Elimination System (NPDES), and preparation of a Stormwater Pollution Prevention Plan (SWPPP).

Potential long-term indirect impacts on vegetation and sensitive plant and animal species could include trampling by humans traveling off-trail, invasion by exotic plants and animals, exposure to urban pollutants (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, and hydrological changes (e.g., surface and groundwater level and quality). These potential impacts are considered to be significant, but would be mitigated to a less than significant level following incorporation of the mitigation measures listed below.

Mitigation Measure LU-1 (refer to Section 5.1.14) shall be implemented to reduce impacts to 0.08 acre of disturbed land and 0.02 acre of Coastal Sage Scrub habitat within the MHPA boundary by requiring that these areas be revegetated with coastal sage scrub. With mitigation implemented impacts are considered less than significant.

Mitigation Measure LU-2 (refer to Section 5.1.14) shall be implemented to reduce potential long-term indirect impacts on vegetation and sensitive plant and animal species in the MHPA by requiring that the project incorporate several features directing potential impacts away from the MHPA, use native plants on the site, limit construction noise. With mitigation implemented potential impacts on sensitive species within the MHPA would be below a level of significance.

Additionally, Mitigation Measure BIO-1 shall be implemented to reduce potential impacts to ground nesting birds protected under the MBTA that may be on the site during nesting season to below a level of significance

Reference: Final EIR § 5.4.

C. Historical Resources and Paleontological Resources

Environmental Impact: In the event that an unknown, intact archaeological material or burial-related items are encountered during project construction, the potential disturbance to the site would be a potentially significant impact. Additionally, as excavation may disturb previously unrecorded paleontological material, these impacts may be significant in the absence of the proper mitigation.

Finding: All potentially significant impacts to unknown cultural, historical, archaeological, and paleontological resources would be mitigable.

Facts in Support of Finding: Section 5.6 of the Final EIR, which discusses impacts to historical resources, is herein incorporated by reference. Development within the planned work areas for, both the church site and the restoration site in Gonzalez Canyon, will directly impact one known historical resource (CA-SDI-20031). No other known historic resources exist within the proposed disturbance footprint. Additionally, there are no structures on the site, and therefore the project would not impact any historic buildings or structures. The prehistoric site that would be impacted by the project (CA-SDI-20031) is situated within the church complex footprint. Surface artifacts and subsurface deposits of cultural material have been identified through the Cultural Resources Survey Report and the Phase II. As documented in the *Phase II*, substantial past disturbances to the area surrounding CA-SDI-20031 have resulted in loss of spatial integrity of surface artifacts, and variably distributed, though somewhat intact, subsurface deposits. The density and variability of cultural material in this area is limited, possibly due to the severity of past disturbances. Based on these results, CA-SDI-20031 has been recommended not eligible for listing in the California Register of Historical Resources (CRHR) or local registers. The effects of the project on this resource is not considered a significant effect on the environment. Based on the NAHC search of the Sacred Lands File and the lack of responses from contacted Native American representatives and organizations that were listed by the NAHC, there are no identified impacts to existing religious or sacred uses within the area. No human remains have been identified within the project area.

People coming to use the church and associated facilities at the site are not anticipated to loiter and spill over into the adjacent open space in part because it will remain undeveloped and natural. The project layout would not encourage people to use or enter the adjacent open space. Though there are historical resource sites in the surrounding area of the project site, the project is not anticipated to result in significant indirect impacts to these resources.

With implementation of Mitigation Measure CR-1, potential impacts to historical resources would be reduced to below a level of significance.

Section 5.7 of the Final EIR, which discusses impacts to paleontological resources, is herein incorporated by reference. The alluvial and slopewash deposit has been assigned a low paleontological sensitivity. Impacts to these areas will be less than significant. The Bay Point Formation has been assigned high paleontological resource sensitivity. As excavation may disturb previously unrecorded paleontological material, these impacts may be significant in the absence of the proper mitigation such as construction monitoring. Therefore, Mitigation Measure PALEO-1 below is required and would ensure that impacts to paleontological resources would be less than significant.

Reference: Final EIR § 5.6 and 5.7.

D. Visual Effects and Neighborhood Character

Environmental Impact: The height of the proposed church dome and cross would be approximately 50 feet taller than the approved steeple of the adjacent Evangelical Formosan Church and more than 70 feet taller than one- and two-story residential and equestrian development in the surrounding area. The proposed 93-foot tall dome and cross would be taller than surrounding development and would result in visible contrast, resulting in a substantial impact upon the existing neighborhood character of the area.

Finding: As stated above, the project's proposed 93-foot tall dome and cross would be taller than surrounding development and would result in visible contrast. Due to the proposed height of the church dome and cross, impacts to visual effects and neighborhood character are considered significant and unavoidable, since there are no feasible mitigation measures that will mitigate the impact to below a level of significance, and that consideration of specific project objectives make infeasible the alternatives identified in the Final EIR. As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because of specific overriding considerations, and the rationale for why mitigation is not feasible is discussed below.

Facts in Support of Finding: Section 5.9 of the Final EIR, incorporated herein by reference, describes the project's impacts on visual effects and neighborhood character. As discussed in the EIR, with setbacks the project would not exceed the allowed height or bulk regulations. There is currently no single or common architectural theme in the project area, and therefore, the project would not have an architectural style or use building materials that would contrast with an existing architectural theme. The vertical form, bulk, and tall scale of the proposed church, dome and cross and associated building would alter the views of the project site. However, implementation of the proposed landscape plan and more specifically, the introduction of canopy trees along the eastern project "terrace" would increase the natural color contrast at the site, partially screen proposed structures from view, and would tend to break up the mass, bulk and scale of the project to an extent. Additionally, as described in Table 3-1 of the EIR, the proposed buildings will feature either an exterior stone finish or a smooth trowel exterior cement plaster finish that would display earth-tone colors which would tend to recede into the background landscape with distance. Therefore, though portions of the proposed church, specifically the dome and cross will be visible from adjacent properties, with landscaping and a pallet of natural building materials and colors the project would be located in a highly visible area but would not contrast with the overall character of the area. The project would not require more than 2,000 cubic yards of excavation or fill as the project would be built on an existing mesa top. Therefore, while the project would be located in a highly

visible area, the majority of the proposed buildings would not result in the use of materials or the introduction of an architectural style that would be incompatible with the overall character of the area. As stated above, the project's proposed 93-foot tall dome and cross would be taller than surrounding development and would result in impacts to visual effects and neighborhood character that the City considers to be significant and unavoidable, since there are no feasible mitigation measures that will mitigate the impact to below a level of significance. Armenian Church architecture places a strong emphasis on verticality that, on the St. John Garabed church project, would be expressed through the construction of the tall dome and cross elements. If the City were to require a reduced height of the proposed church dome and cross the project would not fulfill one of its main objectives, which is to "Provide an appropriate and meaningful place of worship that honors the Armenian Church's 1,700-year-old culture and traditions, including the Church's traditional architecture." A number of common characteristics distinguish Armenian churches from all others. First and foremost is the pointed dome, reminiscent of the volcanic cone of Greater Ararat. Then the vertical emphasis of the whole structure, in terms of height exceeding the length of the church. Additional landscaping beyond that included in the project landscaping plan would be unable to screen views of the proposed dome and cross and reduce the anticipated visual contrast with surrounding development.

Reference: Final EIR § 5.9.

**VI.
FINDINGS REGARDING CHANGES OR ALTERATIONS THAT ARE WITHIN THE
RESPONSIBILITY AND JURISDICTION OF ANOTHER PUBLIC AGENCY**

There are no changes or alterations that are within the responsibility and jurisdiction of another public agency and not the agency making the finding.

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VII. FINDINGS REGARDING ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must contain a discussion of "a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Section 15126.6(f) further states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the proposed project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with Section 15126.6(f)(1) of the State CEQA Guidelines, among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.

As required in CEQA Guidelines Section 15126.6(a), in developing the alternatives to be addressed in this section, consideration was given regarding an alternative's ability to meet most of the basic objectives of the proposed project. Because the proposed project will cause unavoidable significant environmental effects related to Visual Effects and Neighborhood Character, the City must consider the feasibility of any environmentally superior alternatives to the proposed project, evaluating whether these alternatives could avoid or substantially lessen the unavoidable significant environmental effects while achieving most of the objectives of the proposed project.

The alternatives presented and considered in the Final EIR constitute a reasonable range of alternatives necessary to permit a reasoned choice among the options available to the City and/or the project proponent. Based upon the administrative record for the project, the City makes the following findings concerning the alternatives to the proposed project.

A. Alternatives Considered and Rejected

The following design alternatives were considered for the proposed project. These alternatives were rejected from further consideration because they fail to meet most of the project objectives and are considered infeasible.

Off-Site Alternative Locations. Off-site alternative locations were considered as part of the alternatives process. The key question and first step in analysis of the off-site location "is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location" (14 CCR 15126.6(f)(2)(A)). Furthermore, the CEQA Guidelines states that "an EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative" (14 CCR 15126.6(f)(3)).

It should be noted that the availability of an alternative site does not in and of itself reduce impact potential. It is expected that developing a similar project would result in a similar array of

project impacts and would simply transfer this impact potential to areas surrounding the alternate site location. For these reasons, an off-site alternative location would not necessarily be preferred over the proposed project site. To meet the objectives of the project, an off-site alternative location would need to be:

- sufficiently sized to accommodate the project and its proposed land uses,
- located within the NCFUA Community Plan area, and
- located along a mesa top overlooking a river valley, in keeping with the Armenian Church's 1700-year-old culture and traditions.

As discussed in Section 5.1, Land Use, alternative sites within NCFUA Community Plan are difficult to identify because the area is largely built out to the south or consists of undeveloped open space dedicated to habitat restoration and agriculture or agriculture-related uses. Few similarly sized, undeveloped parcels remain. The applicant does not currently own any similarly sized undeveloped parcels within the NCFUA Community Plan Area, and the applicant cannot reasonably acquire, control, or otherwise have access to a sufficiently sized alternative site within the community. Therefore, off-site alternative locations are not considered feasible. As such, off-site alternative locations have been eliminated from detailed consideration in this EIR.

Alternative Site Access. Alternative access to the site was extensively considered in the initial project design process. The St. John Garabed Church attempted to negotiate an access route through the adjacent Formosan Church property and was denied. Therefore, the subject property is currently an isolated development area; the only access to the site is by crossing the MHPA. According to the MSCP, Section 1.4.2.5 "Local streets should not cross the MHPA except where needed to access isolated development areas." Though an alternate access route, consisting of a slightly shifted access road configuration was reviewed and considered, it resulted in increased temporary biological impacts to disturbed habitat and coastal sage scrub habitat within the MHPA, as well as an increased project footprint which would also result in an increase in potential impacts to potentially unknown historical and paleontological resources at the site. An access route that completely eliminated temporary impacts to coastal sage scrub was also eliminated because it resulted in an unsafe intersection with El Camino Real. Therefore, an alternative access alternative was not further considered in this analysis.

Reduced Development Alternative. A reduced development alternative was considered as part of the alternatives process that would involve a reduction in the size of the proposed buildings or elimination of one or more of the proposed buildings with the goal of avoiding or substantially lessening one or more of the project's identified biological, historical, or paleontological impacts. However, a reduced development alternative would not meet the project objectives as it would not provide for adequate facilities to serve the needs of the Church's community, including the Church, associated offices and classrooms, a hall for banquets, and a gymnasium. The St. John Garabed Armenian Church congregation has now grown beyond the capacity of their current facilities located at 4473 30th Street, San Diego. The existing Armenian Church facilities do not represent traditional Armenian Church architecture, and the site's size limits the level of associated services and activities that the Armenian Church can provide to the community. The reduced development alternative would

result in the project not meeting the needs beyond which their current site provides the church's community. Therefore, the reduced development alternative was also not considered in this analysis.

B. Alternatives Analyzed in Depth in the Final EIR

The impacts of each alternative are analyzed in this section of the EIR. The review of alternatives includes an evaluation to determine if any specific environmental characteristic would have an effect that is “*substantially less*” than the proposed project. A significant effect is defined in Section 15382 of the CEQA Guidelines as “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project.*” The potential significant impacts that apply to this project are: land use, biological resources, historical resources, paleontological resources, and visual effects and neighborhood character.

Alternatives considered for the St. John Garabed Church Project, including a discussion of the “No Project” alternative, are addressed in detail in Section 9.0, *Alternatives*. Relative to the requirement to address a “No Project” alternative, CEQA Guidelines Section 15126.6(e) states that:

- (A) *When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the “no project” alternative will be the continuation of the existing plan, policy or operation into the future.*
- (B) *If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed.*

Alternatives to the St. John Garabed Church Project discussed in this EIR include the “No Project/No Build Alternative” that is mandated by CEQA and the “Reduced Height Alternative” that was developed in the course of project planning and environmental review for the proposed project.

Alternative 1 – No Project/No Build Alternative.

Description: Under the No Project/No Build Alternative, the proposed project would not proceed. Instead, the project site would remain vacant. No impacts would occur to visual effects and neighborhood character. Additionally, no impacts would occur to land use, biological resources, historical resources or paleontological resources, and no restoration plan would be funded and implemented with Gonzales Canyon on the site.

Finding: The City finds that the No Project/No Build Alternative would not meet any of the project objectives as listed above and in Section 3.1.1. of the EIR, and is therefore infeasible.

Public Resources Code § 21081(a)(3), Guidelines § 15091(a)(3).

Facts in Support of Finding: The No Project/ No Build Alternative would not meet any of the project objectives. Specifically, this alternative would not provide an appropriate and meaningful place of worship that honors the Armenian Church's 1,700-year-old culture and traditions, including the Church's traditional architecture; would not provide adequate facilities to allow the Armenian Church to host related social activities such as weddings and significant religious feasts consistent with the Armenian Church's rich cultural heritage; would not provide adequate

facilities to accommodate religious activities and administrative functions of the Armenian Church; and would not provide adequate recreational facilities for the Armenian Church's youth who engage in the Armenian Christian Youth Organization, and teen groups with chapters around the world.

Therefore, No Project/Development Under Existing Approvals Alternative is infeasible.

Reference: Final EIR § 9.6.1

Alternative 2 – Reduced Height Alternative.

Description: Under the Reduced Height Alternative, the project would be built as described in Section 3.0 Project Description; however, the maximum building height of all structures would be 45 feet above grade. This change would mean that the main church building would extend 5 feet above the next highest building, the multi-purpose hall. Under this alternative, the main church building would also not have a dome and cross, as these features would otherwise extend above the 45-foot height limit.

Finding: The City finds that the Reduced Height Alternative would meet some, but not all of the project objectives, including one of the main project objectives which is to develop a religious structure that is consistent with the historical architecture of Armenian Churches, and is therefore, infeasible.

Public Resources Code § 21081(a)(3), Guidelines § 15091(a)(3).

Facts in Support of Finding: With the reduction in maximum building height of 45 feet above grade the proposed church would not include the dome and cross, the architectural features that distinguish the building as an iconic Armenian Church. Armenian Church architecture places a strong emphasis on verticality [Isn't there a horizontal vs. vertical standard we could refer to here?] that, on the St. John Garabed church project, would be expressed through the construction of the tall dome and cross elements. The reduced height alternative also would not achieve the need for a pointed or semi-conical radially segmented dome or cupola, which is mounted above a vaulted ceiling on a cylindrical drum reminiscent of the volcanic cone of Greater Ararat. Under this alternative the project would not fulfill one of its main objectives, which is to "Provide an appropriate and meaningful place of worship that honors the Armenian Church's 1,700-year-old culture and traditions, including the Church's traditional architecture." The Reduced Height Alternative would result in development of church facilities similar in style to the project applicant's existing church facilities, which do not represent traditional Armenian Church architecture. Therefore, the Reduced Height Alternative is infeasible.

Reference: Final EIR § 9.6.2

**VIII.
ENVIRONMENTAL ISSUES DETERMINED
NOT TO BE POTENTIALLY AFFECTED BY THE PROJECT**

The City determined that the environmental analysis contained in the Final EIR for agricultural resources, air quality and odor, greenhouse gas emissions, and transportation/circulation and parking had “no impact” or had a “less than significant impact,” and, therefore, will not warrant further consideration in the Final EIR. No substantial evidence has been presented to or identified by the City that will modify or otherwise alter the City’s “no impact” or “less-than-significant” determination for these environmental issues.

IX.
FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE
ENVIRONMENTAL CHANGES

Guidelines Section 15126(c) requires that an EIR describe any significant irreversible environmental changes that would be involved in the proposed project should it be implemented. Section 15126.2(c) indicates that:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely.

The same section further indicates that:

Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Future development that could occur on the project site as a result of the proposed project would entail the commitment of energy and natural resources. The primary energy source would be fossil fuels, representing an irreversible commitment of this resource. Construction of the project would also require the use of construction materials, including cement, concrete, lumber, steel, etc., and labor. These resources would also be irreversibly committed.

Once constructed, ongoing use and maintenance of the church and associated facilities would entail a further commitment of energy resources in the form of fossil fuels and electricity. This commitment would be a long-term obligation since the proposed structures are likely to have a useful life of 20 to 30 years or more. However, as discussed in Section 7.0, *Effects Not Found to Be Significant*, of this EIR, the impacts of increased energy usage are not considered significantly adverse environmental impacts. Development of the project site would also change the visual appearance of the western portion of the project site from barren land to a developed church site. This change in visual quality would permanently alter views of the site as discussed in Section 5.9, *Visual Effects and Neighborhood Character*, of this EIR and is considered irreversible.

Specific significant irreversible environmental changes associated with implementation of the proposed project may include the following:

- Grading required for the project could irreversibly affect unknown cultural or paleontological resources. Any cultural or paleontological resources would be salvaged, as necessary, and data recovered. Mitigation identified in Section 5.6, Historical Resources and Section 5.7, Paleontological Resources, of this EIR, would reduce any impacts to below a level of significance. However, cultural resources or paleontological resources, if encountered, would be irreversibly committed.
- Commitment of energy, water, and other natural resources for the construction and ongoing use of the proposed facilities is expected. This resource utilization is not expected to represent significant amounts of available resources in the region.
- Pollutant emissions from construction activities would occur but would be short-term and would not be significant. The additional vehicle trips on the surrounding roads would also

cause an incremental increase in air pollutants associated with vehicle exhaust, which would add to area- and basin-wide air pollutant levels.

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EXHIBIT B**X.****STATEMENT OF OVERRIDING CONSIDERATIONS**

Pursuant to Section 21081(b) of CEQA, Section 15093 and 15043(b) of the Guidelines, the City is required to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable adverse environmental impacts when determining whether to approve the Project.

If the specific economic, legal, social, technological, or other benefits, including considerations for the provision of employment opportunities for highly trained workers outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable pursuant to Public Resources Code Section 21081.

Pursuant to Public Resources Code Section 21081(b) and the Guidelines Section 15093, the City has balanced the benefits of the proposed project against unavoidable adverse impacts to Visual Effects and Neighborhood Character associated with the proposed project and has considered all feasible mitigation measures with respect to significant and unmitigated impacts associated with this environmental issue. The City also has examined alternatives to the proposed project and has rejected them as infeasible, finding that none of them would fully meet most of the project objectives and result in substantial reduction or avoidance of the project's significant and unmitigated environmental impacts.

The California Supreme Court has stated that, "[t]he wisdom of approving...any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply is simply requires that those decisions be informed, and therefore balanced." *Citizens of Goleta Valley v. Bd. Of Supers.* (1990) 52 Cal.3d 553, 576.

Courts have upheld overriding considerations that were based on policy consideration including, but not limited to, new jobs, stronger tax base, implementation of an agency's economic development goals, growth management policies, redevelopment plans, the need for housing and employment, conformity to community plans and general plans, and provision of construction jobs. See *Towards Responsibility in Planning v. City Council* (1988) 200 Cal.App.3d 671; *Dusek v. Redevelopment Agency* (1985) 173 Cal.App.3d 1029; *City of Poway v. City of San Diego* (1984) 155 Cal.App.3d 1037; *Markley v. City Council* (1982) 131 Cal.App.3d 656.

Each of the Separate Benefits of the proposed project, as stated herein, is determined to be, unto itself and independent of the other project benefits, a basis for overriding all unavoidable adverse environmental impacts identified in these findings, so that if a court were to set aside the determination that any particular benefit would occur and justifies the project's approval, the City Council determines that if would stand by its determination that the remaining benefits are sufficient to warrant the project's approval.

Having considered the entire administrative record on the project, and (i) made a reasonable and good faith effort to eliminate or substantially mitigate the impacts resulting from the project,

adopting all feasible mitigation measures; (ii) examined a reasonable range of alternative to the project and, based on this examination, determined that all those alternative are either environmentally inferior, fail to meet the project objectives, or are not economically or otherwise viable, and therefore should be rejected; (iii) recognized all significant, unavoidable impacts; and (iv) balanced the benefits of the project against the project's significant and unavoidable effects, the City hereby finds that the following economic, legal, social, technological, aesthetic, environmental, and other benefits of the project outweigh the potential unavoidable adverse impacts and render those potential adverse environmental impacts acceptable based upon the following considerations, set forth below.

1. Promote Religious and Cultural Awareness. The St. John Garabed Church Project would provide for a church that is consistent with the specific requirements of Armenian architecture based on a tradition that dates back to 301 A.D., which will help preserve the religious, historical, and social culture and traditions of the Armenian people living in San Diego and promote religious awareness and diversity with the resulting benefit of shared religious and cultural experiences for the San Diego community. Various cultural events, such as the Church's "International Dances Under the Stars," would be held onsite rather than at offsite venues. The project would also include a library with documentation and displays on the history of Armenia, including the genocide tragedy.
2. Public Gathering Space. The St. John Garabed Church Project would provide for public gathering space in the form of a church, multi-purpose hall, cultural and education facility, and recreation facility. This space allows for events and recreation for the St. John Garabed community at large, such as specific event for the holidays throughout the year, seasonal events, and regularly occurring community events. The memorial plaza would serve as an interactive space for the public, and the festival and annual picnic would be open to the public as well. Additionally, the youth center and hall could be open to the public for local events and meetings, as appropriate.
3. Restoration of Native Habitat within Gonzales Canyon. As part of the approval of the MHPA Boundary Line adjustment required for the project, the project will be required to prepare and implement the Conceptual Restoration Plan on a total of 1.95 acres on the eastern portion of the site with Gonzales Canyon. The Plan stipulates the creation of 1.64 acre of wetland habitat and restoration of 0.12 acre of transitional upland/wetland buffer, as well as an additional enhancement of 0.19 acre of unvegetated swale. The newly created habitat will provide both wildlife cover as well as vegetation within which wildlife species, especially sensitive bird species, can nest, forage, and roost. Cover will also provide opportunities for movement for terrestrial species that are more elusive. Therefore, the project would have a beneficial impact on the MHPA habitat linkage within Gonzales Canyon (refer to EIR Section 5.1.13 for more information). The preservation of the MHPA habitat linkage will also provide an opportunity for future habitat restoration activities unrelated to the project, such as the recently approved 0.08-acre wetland mitigation effort associated with The Elms and The Ivy project.
4. Jobs for Area Residents. Approximately 100 temporary construction jobs will be created in connection with the construction of the project. Upon completion, the St. John Garabed Church Project will generate approximately seven full-time equivalent jobs.

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XI. CONCLUSION

The St. John Garabed Church Project will provide a meaningful place of worship as well as associated facilities to serve the Armenian Church community in San Diego. Though the project's proposed 93-foot tall dome would be taller than surrounding development and would result in impacts to visual effects and neighborhood character that the City considers to be significant and unavoidable, this feature of the church is an integral part of the project. Armenian Church architecture places a strong emphasis on verticality that, on the St. John Garabed church project, would be expressed through the construction of the tall dome and cross elements. The project would also restore approximately 1.64 acres of native habitat in Gonzales Canyon on the eastern portion of the site that would serve as a linkage for sensitive species under the City of San Diego Multiple Species Conservation Program (MSCP).

For the foregoing reasons, the City of San Diego concludes that the proposed St. John Garabed Church Project will result in numerous public benefits beyond those required to mitigate project impacts, each of which individually is sufficient to outweigh the unavoidable environmental impacts of the proposed project. Therefore, the City of San Diego has adopted this Statement of Overriding Considerations.

EXHIBIT C**MITIGATION MONITORING AND REPORTING PROGRAM**

Conditional Use Permit (CUP), Site Development Permit (SDP), Planned Development Permit (PDP), MHPA Boundary Line Adjustment, and Coastal Development Permit (CDP)

PROJECT NO. 240283

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No. 240283 SCH No. 2013071043 shall be made conditions of CUP, SDP, PDP, MHPA Boundary Line Adjustment, and CDP as may be further described below.

General**Part I – Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity on site, the Development Services Department Director's Environmental Designee shall review and approve all Construction Documents (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the Environmental Designee shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego's website:
4. <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
5. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
6. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation

measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

Part II – Post-Plan Check (after permit issuance/prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants: **Paleontological Monitor.**

NOTE: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division – 858.627.3200
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at 858.627.3360
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 240283 and/or Environmental Document [SCH No. 2013071043] shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the Development Services Department's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

NOTE: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency:
 - a. Conditional Use Permit

- b. Site Development Permit
 - c. Planned Development Permit
 - d. MHPA Boundary Line Adjustment
 - e. Coastal Development Permit
4. **MONITORING EXHIBITS** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biological Resources Reports	Biological Resources Site Revegetation and Observation
Historical Resources	Historical Resources Reports	Historical Resources Site Observation
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

2. Land Use

The following mitigation measure shall be implemented to reduce impacts to the MHPA to below a level of significance:

LU-1 Prior to issuance of any construction permit or notice to proceed, DSD/LDR and/or Multiple Species Conservation Program staff shall verify that the Applicant has accurately represented the project's design in or on the Construction Documents (Construction Plan Sets) in conformance with the associated discretionary permit conditions. Such documentation shall include the following: The 0.10-acre area that will be temporarily impacted during grading activities shall be revegetated with coastal sage scrub species during landscaping of the entire project site. The revegetation shall include native species consistent with the Approved Exhibit 'A' Landscape Plans (Figure 3-3 of the Environmental Impact Report).

LU-2 Prior to issuance of any construction permit or notice to proceed, DSD/LDR and/or Multiple Species Conservation Program (MSCP) staff shall verify that the Applicant has accurately represented the project's design in or on the Construction Documents (Construction Plan Sets) in conformance with the associated discretionary permit conditions, including the City's MSCP Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in Construction Documents of the following:

- A. **Grading/Land Development/MHPA Boundaries** – All portions of the site grading have been analyzed as being within the development footprint except for the 0.10-acre slope that is temporarily impacted. This slope impact is temporary and allowed to remain in the MHPA because the geotechnical report for the site indicated that the manufactured slopes were part of the existing conditions of the site. Regardless, this slope will be revegetated with native plant species.
- B. **Drainage** – Developed and paved areas should not drain directly into the MHPA. Development and adherence to standard best management practices (BMPs), as noted above, would avoid drainage into the MHPA. Treatment Control BMPs, as outlined in the Water Quality Technical Report, are proposed to be on site and receive surface drainage prior to entering the storm drain system. The receiving storm drain system is located within El Camino Real and exits the site to the west within storm drain pipes.
- C. **Toxics/Project Staging Areas/Equipment Storage** – Toxic chemicals should not be used during project operations. During construction no trash, oil, parking, or other construction/development-related materials/activities shall be allowed outside of the approved construction limits. The construction documents shall state that "All construction-related activities

that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure that there is no impact to the MHPA.”

- D. **Lighting** – All lighting should be faced away/shielded from the MHPA and subject to City Outdoor Lighting Regulations per LDC Section 142.0740. There would be no night lighting of the construction area. Low-intensity safety lighting may be located along sidewalks and at building entrances.
- E. **Barriers** – The project will provide barrier fencing along the MHPA boundary at the edge of the proposed development to direct public access to appropriate locations and reduce domestic animal predation. This fencing may be split rail or other attractive fencing that alerts the church members without obstructing views of the surrounding areas. The fencing will have signs posted to inform the church attendees of the sensitive nature of the MHPA habitat and the wildlife species using it. The proposed church is located on the mesa above Gonzales Canyon and as such is approximately 20 to 40 feet above the canyon and separated from the canyon by a densely vegetated slope. The slope provides an additional barrier from entry into the MHPA.
- F. **Invasives** – No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. The landscaping plans have been designed to have a plant palette that includes only native species in areas adjacent to the MHPA. Thus, no invasive non-native plant species are adjacent to the MHPA. Revegetation of the temporary slope impact areas is proposed to include native plant species.
- G. **Brush Management** – Consistent with the City of San Diego Land Use Adjacency Guidelines, the project includes Brush Management Zone 1 areas within the development area and outside of the MHPA. For more information refer to the project-specific Brush Management Plan included as Attachment 5 to the *Fire Fuel Load Model Report for the St. John Garabed Project*.
- H. **Noise** – Due to the site’s location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding season for the following: California gnatcatcher (March 1 to August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service (USFWS) protocol surveys shall be conducted within the adjacent MHPA in order to determine the California Gnatcatcher presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the species, presence shall be assumed

with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of California gnatcatcher is assumed), adequate noise reduction measures shall be incorporated.

- a) Prior to any construction-related activity, the biologist shall survey the MHPA up to 500 feet from the proposed construction area in accordance with the USFWS protocol for the appropriate species.
- b) If no California gnatcatchers are found to be present within the MHPA up to 500 feet of the proposed construction area, then the project construction may proceed without restrictions.
- c) If California gnatcatchers are found within the MHPA, construction within 500 feet shall not commence until temporary noise barrier(s) are placed between the construction area and occupied gnatcatcher and/or vireo habitat. The location of the noise barrier(s) shall be determined by the biologist and acoustician. Construction noise levels shall be monitored at the edge of occupied habitat with the noise barrier(s) in place. Other measures shall be implemented, as necessary, to reduce noise levels to below 60 dB(A), or to the ambient noise level if it already exceeds 60 dB(A) at the edge of the occupied habitat.
- d) Construction noise shall be monitored once weekly to verify that noise at the edge of occupied habitat in the MHPA is maintained below 60 dB(A), or to the ambient noise level if it already exceeds 60 dB(A). If this requirement cannot be met, other measures shall be implemented as necessary, to reduce noise levels to below 60 dB(A) or to the ambient noise level if it already exceeds 60 dB(A). Such measures may include, but are not limited to, placement of construction equipment and limitations on the simultaneous use of equipment.

3. Biological Resources

The following mitigation measure shall be implemented to reduce potential impacts to ground nesting birds protected under the MBTA that may be on the site during nesting season to below a level of significance:

- BIO-1** Prior to issuance of any construction permit or notice to proceed, DSD/LDR and/or Multiple Species Conservation Program staff shall verify that the Applicant has accurately represented the project's design in or on the Construction Documents (Construction Plan Sets) in conformance with the associated discretionary permit conditions. Such documentation shall include the following: If construction activity is to take place during the breeding season (i.e.,

March 15–September 15), a one-time biological survey for nesting bird species must be conducted within the proposed impact area 72 hours prior to construction. This survey is necessary to assure avoidance of impacts to nesting birds protected by the federal Migratory Bird Treaty Act. If any active nests are detected, the area will be flagged and mapped on the construction plans along with a buffer of 300 feet and will be avoided until the nesting cycle is complete.

4. Historical Resources

Potential impacts to historical resources would be reduced to below a level of significance through implementation of the following mitigation measure.

CR-1 The following shall be implemented to protect unknown archaeological resources and/or grave sites that may be identified during project construction phases. The following City of San Diego mitigation measure is current through October 2011.

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (one-half mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the one-quarter mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying

the areas to be monitored including the delineation of grading/excavation limits.

- b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous

grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also**

an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

5. Paleontological Resources

Potential impacts to paleontological resources would be reduced to below a level of significance through implementation of the following mitigation measure.

PALEO-1 The following shall be implemented for construction phases that would exceed City thresholds:

I. Prior to Permit Issuance

A. Entitlement Division Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM, or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11 inches by 17 inches) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the

monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRS shall be faxed by the CM to the RE on the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. on the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8 a.m. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution. 10-05-2009

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

PLANNING COMMISSION RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT No. 862497,
SITE DEVELOPMENT PERMIT No. 862495, CONDITIONAL USE PERMIT No. 862494 and
MHPA BOUNDARY LINE ADJUSTMENT No. 1132003
ST. JOHN GARABED PROJECT NO. 240283 [MMRP]

WHEREAS, THE BOARD OF TRUSTEES OF THE ST. JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST FUND, under Declaration of Trust Dated October 1, 2000, Owner/Permittee, filed an application with the City of San Diego for a permit to a 350 (fixed) seat church, a 500 (portable) seat multi-purpose hall, a cultural and education building with classrooms for religious instruction, a youth center with youth recreational facilities with reduced setbacks for a total of 51,680 square feet of building floor area, grading on and off the site, landscaping and minor improvements in the public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 862497, 862495, 862494 and 1132003), on portions of a 13.4 acre site;

WHEREAS, the project site is located at 13901 El Camino Real in the AR-1-1 Zone within the NCFUA Subarea II area;

WHEREAS, the project site is legally described as a Portion of the Northwest Quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the plat thereof, and more particularly described as follows: Parcel A as shown on Exhibit B per Lot Line Adjustment Plat No. U-15122, Certificate of Compliance recorded July 29, 2010 as Instrument No. 2010-0384458 of Official Records;

WHEREAS, on V13 - DATE, the Planning Commission of the City of San Diego considered Planned Development Permit No. 862497, Site Development Permit No. 862495 and Conditional Use Permit No. 862494 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated V19 - DATE.

FINDINGS:

SITE DEVELOPMENT PERMIT – SECTION 126.0504

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area (MHPA). The Project is located on disturbed land on

the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The Site lies within the boundary of Subarea II of the North City Future Urbanizing Area Framework Plan and the Coastal Zone. The Site is designated for Residential and Park, Open Space and Recreation uses in the General Plan's Land Use Element and Very Low Density Residential and Environmental Tier uses in the North City Future Urbanizing Area Framework Plan. The goals and policies of the General Plan relevant to the Site are contained within the General Plan's Land Use and Community Planning, Mobility, Urban Design, Economic Prosperity, Conservation, and Noise Elements.

The Land Use and Community Planning Element of the General Plan guides future growth and development into a sustainable citywide development pattern, while maintaining or enhancing quality of life in communities. General Plan Policy LU-C.1b of the Land Use and Community Planning Element relies on community plans for site-specific land use density regulations and recommendations. The Project does not propose a change in the land use or zoning of the Site and the North City Future Urbanizing Area Framework Plan, which is the applicable community plan for the Site, considers places of religious assembly to be compatible with the very-low residential density designation of the Site. The Project, therefore, is consistent with General Plan Policy LU-C.1b.

General Plan Policy LU-F.2 requires that a private project be reviewed to confirm that it does not adversely affect the General Plan and applicable community plan. The Final Environmental Impact Report (SCH No. 2013071043) prepared for the Project and these findings include analysis demonstrating that the Project is consistent with the policies of the General Plan and the North City Future Urbanizing Area Framework Plan. General Plan Policy LU-H.7 states that a variety of different land uses within a community shall be provided in order to offer opportunities for a diverse mix of uses and to help create a balance of land uses within a community. The Project will be located adjacent to existing and proposed residential development, a church, and open space. The location of a religious facility adjacent to residential development helps to achieve the diversity of compatible land uses contemplated by General Plan Policy LU-H.7.

General Plan Policy LU-1.1 ensures environmental justice in the planning process through meaningful public involvement in the review of a development proposal. The public has had numerous opportunities to review the Project, both through the public distribution of the Project's Environmental Impact Report and public meetings at the Carmel Valley Planning Group and the San Dieguito River Valley Regional Open Space Park Joint Powers Authority. Consultation with the California Native American tribes also has occurred in order to provide them with an opportunity to ensure protection of cultural places.

Table 5.1-1 of the Final Environmental Impact Report (SCH No. 2013071043) includes additional analysis demonstrating the Project's consistency with the General Plan's Land Use and Community Planning Element.

The Urban Design Element of the General Plan describes the physical features that define the character or image of a street, neighborhood, community, or the City of San Diego as a whole. Further, urban design provides the visual and sensory relationship between people and the built and natural environments. General Plan Policy UD-A.1 of the Urban Design Element promotes

the preservation and protection of natural landforms and features and community plan open spaces and the implementation of the Multiple Species Conservation Program. The proposed church and accessory buildings of the Project will be concentrated on the disturbed, relatively flat western mesa portion of the Site. A small portion of the proposed access driveway alignment will traverse lands within the Multi-Habitat Planning Area (MHPA). The Site has no access other than by crossing the MHPA. Development of the Project will not impact low-lying lands in the adjacent Gonzales Canyon that function as natural habitat and provide wildlife linkages between canyon lands to the south. Approximately 82 percent of the Site is within the MHPA and in accordance with the MSCP and Environmentally Sensitive Lands Regulations, a total of twenty-five percent development (3.35 acres) is allowed for a property when more that that is designated as MHPA. To address Project encroachment into the MHPA associated with development, including the access road, of 0.88 acre in excess of the 3.35 acres, the Project has obtained approval of a Multi- Habitat Planning Area boundary line adjustment from the United States Fish & Wildlife Service and California Department of Fish & Wildlife (Wildlife Agencies). In exchange for the 0.88 acre encroachment into the MHPA, a five-year Restoration Plan will be implemented to restore 1.76-acres of disturbed habitat/agricultural lands within Gonzales Canyon. The primary goal of the Restoration Plan is to increase wildlife value through the introduction of native upland and wetland cover suitable for nesting foraging and breeding by native wildlife species. The encroachment will consist entirely of disturbed land on the mesa top and will not affect the on-site wildlife movement, management, protection of biological resources, preserve configuration, or species diversity. With the approval of the Multi-Habitat Planning Area boundary line adjustment and functional equivalency analysis, the Project will be consistent with the Environmentally Sensitive Land Regulations and with the Multiple Species Conservation Program which specifically allows for such a boundary line adjustment.

General Plan Policy UD-A.3 requires that development adjacent to natural features be designed in a sensitive manner to highlight and compliment the natural environment in areas designated for development. As discussed above, the Project is located out of Gonzales Canyon and on the relatively flat mesa portion of the Site that contains disturbed habitat. Locating the Project on the mesa portion of the Site allows for on-site grading to be minimized. The different structures comprising the Project also are being concentrated on the least environmentally sensitive portion of the Site to minimize impacts. The Project includes the use of exterior stone finish or a smooth trowel exterior cement plaster finish that will display earth-tone colors and will recede into the background landscape when viewed from a distance and as the distance increases from the viewer to the Project. The Project landscaping and restoration plans will help to filter the mass and scale of the Project to off-site viewers. As a result, development of the Project will not substantially affect existing public views. Coastal views from land uses located east of the Site will largely be maintained due to variations in topography. The Project will minimize impacts to views from nearby trails with landscaping that will include occasional plantings of large canopy trees and the use of natural building materials and colors.

General Plan Policy UD-A.5 requires that buildings contribute to a positive neighborhood character and relate to neighborhood and community context. The Project proposes the introduction and recognition of traditional Armenian Church architecture in the City of San Diego, which will provide visual diversity along El Camino Real. While a traditional Armenian church will not visually resemble the adjacent Evangelical Formosan Church or single-family residential development to the south, the church and accessory buildings will use exterior stone facades, concrete tile roofs, and seam metal roofs which will relate to the surrounding rural character of the area and nearby residential and church development. Although the scale and mass of the church will be larger than that of surrounding buildings, the Project landscaping and restoration

plans will help to filter the mass and scale of the Project to off-site viewers. The Project will have a Floor Area Ratio of 0.09, which is less than the adjacent properties. The Evangelical Formosan Church's floor area ratio is approximately 0.15 and the residential development to the south has a floor area ratio of approximately 0.47.

General Plan Policy UD-A.8 directs that landscape materials and design enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal and environmental benefits. The Project includes a landscape plan that contains a plant palette of species native to the San Dieguito River Valley as well as non-invasive non-native species culturally relevant to the history of the Armenian Church and its people. The landscape plan includes large canopy trees, groundcover and grasses, and native and non-invasive non-native low-growing ornamental shrubs planted throughout the Site to soften views of the structures, add interest to the streetscape, enhance proper entrances, and improve the pedestrian experience along El Camino Real. Drought tolerant plants will be used and represent 90 percent of the total developed landscape area.

Table 5.1-1 of the Final Environmental Impact Report includes additional analysis demonstrating the Project's consistency with the General Plan's Urban Design Element.

The Mobility Element of the General Plan strives to improve mobility in the City of San Diego by providing policies that support a balanced, multi-modal transportation network, while minimizing environmental and neighborhood impacts. General Plan Policy ME-A.1 of the Mobility Element requires the design and operation of sidewalks, streets, and intersections to emphasize pedestrian safety and comfort through a variety of street design and traffic management solutions. The Project is located adjacent to El Camino Real, which is a four-lane major with a raised median that trends in a generally north/south in the North City Future Urbanizing Area Framework Plan. Near the Project, El Camino Real connects to other major east/west circulation element roadways, Via de la Valle to the north and Del Mar Heights Road to the south. El Camino Real is pedestrian accessible with sidewalks on the Project's side of the roadway and Class II bicycle lanes along both sides of the roadway. The Project does not propose any alterations to the existing roadway networks planned in the North City Future Urbanizing Area Framework Plan, which are designed to provide for a balanced, multi-modal transportation network. The Project supports the use of existing and planned sidewalk and bicycle paths.

General Plan Policy ME-B.1 encourages working closely with regional agencies and others to increase transit ridership and mode share through increased transit service accessibility, frequency, connectivity, and availability. At present, the Site is not served by the MTS or any bus or train routes. The Project will not impede the establishment of such service in the future and may increase the demand for transit in the area encouraging the extension of bus or train routes to the area.

General Plan Policy ME-C.2 requires projects to provide adequate capacity and reduce congestion for all modes of transportation on the street and freeway system. As indicated in the July 2013 St. John Armenian Church Traffic Impact Study, with the addition of Project traffic all of the roadway segments and intersections in the vicinity of the Project, as well as the Project's driveway access off of El Camino Real, will function at acceptable levels of service. To allow traffic coming out of the Project to merge into the travel lanes of El Camino Real, the Project will construct a 960 foot long acceleration lane in the northbound direction of El Camino Real.

General Plan Policy ME-G.1 states that development should provide and manage parking so that it is reasonably available when and where it is needed. The Project provides 176 parking spaces, which exceeds the 165 parking spaces needed to address peak parking demand, thus avoiding the need for any off-site parking.

Table 5.1-1 of the Final Environmental Impact Report includes additional analysis demonstrating the Project's consistency with the General Plan's Mobility Element.

The Economic Prosperity Element of the General Plan includes policies intended to ensure that the economy grows in ways that strengthen the City of San Diego's industries. General Plan Policy EP-A.1 of the Economic Prosperity Element encourages the protection of base sector uses that provide quality job opportunities and the preservation of land designated for industrial uses in the community plans. The Project proposes construction of a church and related facilities on land that is not zoned for industrial or base sector uses but rather residential uses. The Project will provide temporary employment opportunities as the different phases are constructed over time and permanent employment for a limited number of church employees. Social activities at the Site also will generate a limited amount of economic activity in the future, but the Project's main purpose is to provide for a facility that accommodates religious worship and preservation of traditional Armenian values, as well as promotes cultural awareness.

General Plan Policy EP-B.1 states that efforts should be made to increase the vitality of commercial areas and provide goods and services that are accessible to residents. The Site on which the Project will be developed is not designated for commercial use or adjacent to other commercial uses. None of the economic activities or development of commercial and retail uses contemplated in the General Plan will be affected by development of the Project.

Table 5.1-1 of the Final Environmental Impact Report includes additional analysis demonstrating the Project's consistency with the General Plan's Economic Prosperity Element.

The Conservation Element of the General Plan contains policies to guide the conservation of resources that are fundamental components of the City of San Diego's environment, which help define the City of San Diego's identity, and that are relied upon for continued economic prosperity. General Plan Policy CE-A.8 of the Conservation Element promotes the reduction of construction and demolition waste in accordance with Public Facilities Element or by renovating or additions to existing buildings. The Project will comply with City of San Diego's regulations concerning construction and demolition waste as described in the Conceptual Waste Management Plan for the St. John Garabed Armenia Church, attached to the Final Environmental Impact Report as Appendix J. General Plan Policy CE-A.10 encourages inclusion of features in buildings to facilitate recycling of waste. The Project will include and clearly identify refuse and recycled waste areas as is more fully described in the Conceptual Waste Management Plan.

General Plan Policy CE-A.11 requires implementation of a sustainable landscape design and maintenance. The majority of the species included in the landscape plan plant palette are native to the San Diego region, are drought tolerant, and require minimal supplemental irrigation. Drought tolerant plants will be used and represent ninety percent of the total developed landscape area. All planted areas will be served by an automatic irrigation system designed and operated to minimize water use. Lawns will be limited to areas located between the cultural and educational facility and the youth center and will have an above average drought tolerance.

General Plan Policy CE-B.1 requires the protection and conservation of landforms, canyon lands, and open spaces that define the City of San Diego's urban form, provide views/vista, serve as core biological areas and wildlife linkages, are wetland habitats, provide buffers within and between communities, or provide outdoor recreation activities. The majority of Project development will occur on the disturbed mesa located west of Gonzales Canyon. The Project proposes to develop approximately 4.23 acres of the Site and preserve the remaining approximately nine acres of the Site. The Project includes a MHPA Boundary Line Adjustment. The Project will restore 1.76 acres of upland, wetland and transitional wetland habitat and enhancement of 0.19 acre of waters of the U.S. within Multi-Habitat Planning Area in Gonzales Canyon. The MHPA Boundary Line Adjustment and Restoration Plan have been approved by the Wildlife Agencies. Implementation of the Restoration Plan will enhance the long term habitat value of Gonzalez Canyon by providing wildlife with greater cover and structural diversity. There are no jurisdictional wetlands within the Project's proposed development footprint. Project development will occur along the edges of functional open space of Gonzales Canyon and will not conflict with wildlife movement or other key functions of designated open space.

Table 5.1-1 of the Final Environmental Impact Report includes additional analysis demonstrating the Project's consistency with the General Plan's Conservation Element.

The Noise Element of the General Plan provides goals and policies to guide compatible land uses and incorporates noise attenuation measures for new uses to protect people living and working in the City of San Diego from an excessive noise environment. General Plan Policy NE-A.1 of the Noise Element promotes the separation of excessive noise generating uses from residential and other noise-sensitive uses with sufficient spatial buffer of less sensitive uses. The primary existing and future noise sources at the Site is vehicular traffic on El Camino Real. Traffic noise is not anticipated to generate excessive noise at Project buildings. In addition, an existing church is located west of the Site and east of El Camino Real, which suggests that noise generated by existing traffic would not adversely affect occupants of the Project buildings as the existing church will shield the Site from any potential excessive noise. The Project also will comply with Title 24 of the California Code of Regulations, which requires a specified amount of noise attenuation in order to achieve acceptable indoor noise levels.

General Plan Policy NE-A.2 provides for the appropriateness of proposed developments relative to existing and future noise levels to minimize the effects on noise-sensitive land uses. The Project proposed a religious use which is compatible from a noise perspective with the existing adjacent residential and church uses. Once constructed, the Project will generate low level noises associated with the church and complimentary buildings on the Site, which will not result in unacceptable noise impact to the adjacent church or adjacent residential developments. The majority of the religious uses on the Site will occur indoors and not require outdoor sound amplification. The Project's difference in elevation, setback and intervening vegetation and structures provide noise attenuation to Gonzalez Canyon. Construction activities associated with the Project will comply with established City of San Diego limits regarding hours of operation for non-emergency construction. The Project also will comply with the requirements set forth in the City of San Diego's Noise Ordinance.

Table 5.1-1 of the Final Environmental Impact Report includes additional analysis demonstrating the Project's consistency with the General Plan's Noise Element.

The North City Future Urbanizing Area Framework Plan includes the following chapters: Framework Plan Overview, Framework Plan Implementation, Land Use, Urban Design, Open Space, Transportation, Affordable Housing and Housing for Persons with Special Needs, and Public Facilities Needs and Financing. The goals and objectives of each of the elements that are relevant to the project are discussed below.

The Land Use Element of the North City Future Urbanizing Area Framework Plan proposes to create a pattern of land use and conservation that is clearly distinguishable from surrounding neighborhoods and that fosters appealing and enjoyable neighborhoods and business districts. Additional guiding principles include limiting adverse impacts on surrounding communities by providing needed public facilities within the North City Future Urbanizing Area Framework Plan and including public facilities in the North City Future Urbanizing Area Framework Plan that meet the needs of residents and provide for convenience and community identity.

The Site's designated land use is Very Low-Density Residential and Environmental Tier. According to Table 3.3-B of the North City Future Urbanizing Area Framework Plan, compatible activities within the Very Low-Density Residential land use category include, among other activities, places of religious assembly, which is the use proposed by the Project. General Plan Policy 3.1e requires that "facilities for non-automobile travel" be provided and General Plan Policy 3.1f states that adverse impacts to surrounding communities should be avoided by providing necessary public facilities consistent with the time of need for such facilities. The Project is adjacent to El Camino Real, a four-lane major with a raised median, parkway and sidewalk along the easterly side, and Class II bicycle lanes on both sides, which trends in a north/south in the North City Future Urbanizing Area Framework Plan. El Camino Real connects to other major east/west circulation element roadways, Via de la Valle to the north and Del Mar Heights Road to the south. El Camino Real is pedestrian accessible with sidewalks on the Project's side of the roadway and Class II bicycle lanes along both sides of the roadway. As indicated in Chapter 5.8 Transportation and Parking in the FEIR, with the addition of Project traffic, all of the roadway segments and intersections in the vicinity of the Project, as well as the Project's driveway access off of El Camino Real, will function at acceptable levels of service. At present, the Site is not served by the MTS or any bus or train routes. The Project does not propose any alterations to the existing roadway networks planned in the North City Future Urbanizing Area Plan Framework Plan and will not negatively impact the continued use of the sidewalk and bicycle paths.

General Plan Policy 3.4h of the North City Future Urbanizing Area Framework Plan specifically indicates that sites along El Camino Real are "less suitable for residential use than for public and semi-public uses that are also allowed." The majority of development associated with the Project will occur on the western mesa portion of the Site that is designated Very Low-Residential. A portion of the proposed access driveway alignment will traverse lands designated Multiple Habitat Planning Area. The Site has no access other than by crossing the Multiple Habitat Planning Area lands. In addition, the Project would, with the exception of the deviation for the proposed youth center building, comply with the rear yard setbacks of the AR-1-1 zone.

Table 5.1.2 of the Final Environmental Impact Report includes additional analysis demonstrating the Project's consistency with the North City Future Urbanizing Area Framework Plan Framework Plan's Land Use Element.

The Urban Design Element of the North City Future Urbanizing Area Framework Plan builds on citywide policies of the General Plan. The goal of this element is to develop communities with densities that promote pedestrian activity, transit use, urban character, mixed use development, and accessible public places.

General Plan Policy 4.7d states that “clear pedestrian linkages” and a trail system for walking, biking, and jogging should be developed.” The Project is adjacent to El Camino Real, a four-lane major with a raised median, parkway and sidewalk along the easterly side, and Class II bicycle lanes on both sides, which trends in a north/south in the North City Future Urbanizing Area Framework Plan. El Camino Real connects to other major east/west circulation element roadways, Via de la Valle to the north and Del Mar Heights Road to the south. El Camino Real is pedestrian accessible with sidewalks on the Project’s side of the roadway and Class II bicycle lanes along both sides of the roadway. The Project does not propose any alterations to the existing roadway networks planned in the North City Future Urbanizing Area Framework Plan and will not negatively impact the continued use of the sidewalk and bicycle paths. The Project proposes the introduction and recognition of traditional Armenian Church architecture in the City of San Diego, which will provide visual diversity along El Camino Real.

General Plan Policy 4.8c states “lot lines shall not enter, infringe upon, or be made part of any portion of the environmental tier.” The Project’s only impact to land designated as Multi-Habitat Planning Area is that necessary to provide an access driveway to the Site. General Plan Policy 4.10h and General Plan Policy 4.10i state that “mass grading should be avoided” and “development adjacent to ridges and bluffs shall minimize visual impacts to these topographic features through setbacks and landscaping.” As indicated above, the majority of the Project will be located on the existing western mesa, thus avoiding the need for mass grading of the Site. The Project will grade 4.23 acres of the 13.4 acre site and grading will be limited to areas previously disturbed for agricultural uses with the exception of that area needed to create physical access from the public right-of-way into the site.

General Plan Policy 4.10i proposes that “structures located within the view” of the San Dieguito River Park “if within 200 feet vertically and fifty feet horizontally of a ridgeline, shall be set back and be low in profile so as not to be visually prominent from the future park.” With the exception of the proposed youth center building, which is not the tallest component of the Project and for which a deviation is being approved, the rear yard setback requirements of the AR-1-1 zone will be met. As discussed in Chapter 5.9 of the Final Environmental Impact Report, the Project’s landscaping and use of compatible construction materials will minimize visual impacts from the San Dieguito River Park. Further, the Project buildings will not impact views of the ridgelines of land forms in the distance when the Project is viewed from vantage points within the community.

Table 5.1-2 of the Final Environmental Impact Report includes additional analysis demonstrating the Project’s consistency with the North City Future Urbanizing Area Framework Plan’s Urban Design Element.

The Open Space Element of the North City Future Urbanizing Area Framework Plan encourages preservation of open space areas that separate and give form to developed areas, providing a visual break and opportunity for recreational pursuits. The North City Future Urbanizing Area Framework Plan remained largely undeveloped while surrounding areas became urbanized due to its irregular and varied topography and high natural resource value. Retention of these qualities is a key objective of the Open Space Element. The Open Space Element identifies lands to be

retained in permanent open space and establishes principles for sensitive treatment of natural features in development areas.

General Plan Policy 5.1a requires the creation of the “environmental tier, an interconnected, viable system of natural open space that serves to protect and conserve cultural resources, flora, and fauna that occur in the North City Future Urbanizing Area Framework Plan.” Policies 5.1e and 5.2a allow for a refinement of the environmental tier shown in the North City Future Urbanizing Area Framework Plan based on detailed land use and project planning. The delineation of Multi-Habitat Planning Area across the Site and in the immediate vicinity establishes a viable system of open space. The Multi-Habitat Planning Area boundary line adjustment has been approved by the Wildlife Agencies based on a-site specific analysis of biological values including habitat, covered species, preserve configuration and management, and wildlife corridor linkage. The revised delineation of open space on the Site, the proposed church use, and the clustered Project design on the least sensitive portion of the Site is consistent with the intent of the North City Future Urbanizing Area Framework Plan to preserve open space and more specifically, with the intent of the Multi-Habitat Planning Area designation. The Project’s structures will not be located in Gonzales Canyon but rather will be located on the western mesa portion of the Site, which is the least environmentally sensitive portion of the Site. In exchange for developing more than twenty-five percent of the project site, the Project will restore 1.76 acres of upland, wetland and transitional wetland habitat and enhancement of 0.19 acre of waters of the U.S. within the on-site MHPA in Gonzales Canyon pursuant to a Restoration Plan approved by the Wildlife Agencies.

General Plan Policy 5.1c and General Plan Policy 5.2e recommend preservation of floodplains with the least amount of alteration of natural drainage patterns as possible to minimize impacts to downstream properties. Although approximately 56 percent of the Site is located in the 100-year floodplain, the western mesa portion of the Site on which the church and accessory structures will be located is outside of the 100-year floodplain. Development in the floodplain and grading activities on sloping terrain will be limited to construction of the access road.

Concentrating development to the disturbed, western mesa portion of the project site will minimize impacts to sensitive habitat, drainage, and those portions of the Site mapped as MHPA. Finally, consistent with Policies 5.1a, 5.2a, and 5.3a, the Project will develop approximately 4.23 acres of the Site, approximately thirty-one percent, and preserve approximately nine acres pursuant to a covenant of easement.

Table 5.1-2 of the Final Environmental Impact Report includes additional analysis demonstrating the Project’s consistency with the North City Future Urbanizing Area Framework Plan’s Open Space Element.

The Transportation Element of the North City Future Urbanizing Area Framework Plan promotes a “multimodal transportation system” because road connections in and out of the North City Future Urbanizing Area Framework Plan are limited and existing congestion in surrounding communities limits the intensity of development. “Two transportation objectives have strongly influenced the design of the North City Future Urbanizing Area Framework Plan. First is the need to limit traffic impacts in adjoining neighborhoods. Second is the need to accommodate densities and land use patterns supportive of transit usage and promote walking and bicycle usage.”

General Plan Policy 6.1a requires the design and construction of a “transportation system so that it will not result in severe impacts to adjoining communities.” General Plan Policy 6.4a requires development projects to “emphasize facilities for pedestrians and bicycles that are safe, direct and attractive.” As discussed above, the Project is adjacent to El Camino Real, a four-lane major with a raised median, parkway and sidewalk along the easterly side, and Class II bicycle lanes on both sides, which trends in a north/south in the North City Future Urbanizing Area Framework Plan. El Camino Real connects to other major east/west circulation element roadways, Via de la Valle to the north and Del Mar Heights Road to the south. El Camino Real is pedestrian accessible with sidewalks on the Project’s side of the roadway and Class II bicycle lanes along both sides of the roadway. As indicated in Chapter 5.8 Transportation and Parking in the FEIR, with the addition of Project traffic, all of the roadway segments and intersections in the vicinity of the Project, as well as the Project’s driveway access off of El Camino Real, will function at acceptable levels of service. At present, the Site is not served by the MTS or any bus or train routes. The Project does not propose any alterations to the existing roadway networks planned in the North City Future Urbanizing Area Framework Plan and will not negatively impact the continued use of the sidewalk and bicycle paths.

With the approval of the Conditional Use Permit, Site Development Permit, and Planned Development Permit for the Project, as well as the approval of the Multi-Habitat Planning Area Boundary Line Adjustment, the Project will be consistent with the policies contained in the City of San Diego’s adopted General Plan and North City Future Urbanizing Area Framework Plan. As a result, the Project will not adversely affect the applicable land use plan.

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego’s Multi-Habitat Planning Area. The Project is located on disturbed land on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego’s Multiple Species Conservation Program.

The Project will not be detrimental to public health, safety and welfare because the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing the project compliance with the City of San Diego’s codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations and assure the continued health, safety and general welfare of persons residing or working in the area. Therefore the proposed development will not be detrimental to public health, safety and welfare.

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

The Project is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility. All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the Multi-Habitat Planning Area. The Site is currently designated by the City of San Diego's Municipal Code as AR-1-1, which requires minimum ten-acre lots, establishes a base structure height of thirty feet, a minimum side yard setback of twenty feet, and a minimum rear yard setback of twenty-five feet. While the underlying AR-1-1 zone accommodates a wide range of agricultural uses and the development of single dwelling unit homes at a very low density, churches and places of religious assembly are permitted subject to approval of a Conditional Use Permit.

The base maximum height for structures in the AR-1-1 zone is thirty feet and, as proposed, the maximum height of the church dome is 85 feet above finish grade and the dome will be topped by a cross that is 93 feet above finish grade, or 98 feet above the lowest adjacent existing grade. In addition, the maximum height of the multi-purpose hall will be forty feet above finish grade or 41 feet, 9 and 1/2 inches above the lowest point of the lowest existing adjacent grade. Section 131.0344 of the San Diego Municipal Code establishes that structures may exceed the thirty foot height limit if the front, side, and rear setbacks of the property are each increased by ten feet for each ten feet, or portion thereof, of structure height above thirty feet, except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones). As proposed, the Project is consistent with the regulations of the San Diego Municipal Code relating to the maximum structure height allowed at the Site. As proposed, the church building will have a front yard setback of the 170 feet where 25 feet is required, will have a rear yard setback of 490 feet where 25 feet is required and will have a side yard setback of 88 feet where 20 feet is required. As proposed the multi-purpose hall building will have a front yard setback of 325 feet, will have a rear yard setback of 290 feet where 25 feet is required and will have a side yard setback of 34 feet where 20 feet is required. Therefore, the church building and multi-purpose hall building exceeds the required minimum front, rear and side yard setbacks. Therefore, pursuant to Section 131.0344 of the San Diego Municipal Code, the maximum permitted structure height on the proposed church building is 98 feet which represents the base maximum height of thirty feet of the AR-1-1 zone plus an additional 68 feet attributed to the proposed side yard setback of 88 feet, 68 feet greater than the minimum twenty foot side yard setback. In addition, the maximum permitted structure height on the proposed multi-purpose hall site is 41 feet, 9 & one half inches which represents the base maximum height of thirty feet of the AR-1-1 zone plus an additional 11 feet, 9 & one half inches attributed to the proposed side yard setback of 34 feet, 1 inch, 14 feet, 1 inch over the minimum twenty foot side yard setback. Therefore, the Project is consistent with the maximum permitted height of structures associated with the underlying AR-1-1 zone.

The cultural and education building will have a side yard setback of 13 feet and a rear yard setback of 145 feet. The youth center building will have a side yard setback of 5 feet and a rear yard setback of 5 feet. Under the AR-1-1 zone, the minimum front yard setback is twenty-five feet, the side yard setback is twenty feet and the minimum rear yard setback is twenty-five feet.

The AR-1-1 zone minimum setbacks are most relevant if the proposed development is low density residential on minimum ten-acre lots, but is less relevant when siting a series of structures comprising integrated church buildings in a cluster to preserve sensitive habitat elsewhere on the Site. As a result, the Project is requesting a deviation for the cultural/education building side yard setback and a deviation for the youth center building side yard setback and rear yard setback. As discussed above, the Project is located on the least environmentally sensitive portion of the Site, which is a mesa that narrows at certain locations, while preserving the remained of the Site as open space. The narrowness of the mesa portion of the Site and the desire to minimize impacts to environmentally sensitive habitat make it difficult to achieve the minimum side yard and back yard setbacks while developing the Project.

The requested side yard setback deviations will not create physical environmental impacts or potential land use conflicts because the side yards in question occur between the Project's church facilities or an open space area adjacent to residential development. The youth center building is more than 480 feet from the residential development or contrasting land uses. Lastly, the requested deviation from the minimum rear yard setback at the proposed youth center building will not result in physical environmental impacts, as it will occur at one corner of the youth center and the remaining rear facade of the youth center will be screened by landscaping in order to provide a visual and access buffer to Gonzales Canyon. Based on the above analysis, the Project will comply with the regulations of the Land Development Code, including the two proposed deviations as allowed through the approval of a Planned Development Permit, pursuant to the Land Development Code.

SUPPLEMENTAL FINDINGS – SECTION 126.0504(b): ENVIRONMENTALLY SENSITIVE LANDS

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The Project development will occur on a mesa along the edges of functional open space of Gonzales Canyon on the portion of the Site that is the least environmentally sensitive and will not conflict with wildlife movement or other key functions of the adjacent, designated open space. The portion of the Site on which the Project is located is physically suited for the Project because it is the flattest portion of the Site and will not require extensive grading or filling, does not contain significant environmentally sensitive habitat, and as discussed in Supplemental Finding No. 2 below, is geologically appropriate for the Project. The permanent impacts associated with development of the Project include 4.22 acres of disturbed land, which includes agricultural land, and 0.01 acre of coastal sage scrub. Temporary Project impacts include 0.10 acre of land

associated with grading of a previously graded slope for the access driveway and installation of a drainage pipeline, of which 0.08 acre is disturbed land and 0.02 is coastal sage scrub. This area will be revegetated with native species. With the approval of the Multi-Habitat Planning Area Boundary Line Adjustment as discussed above, the Project will appropriately implement the policies of the Multiple Species Conservation Program. In exchange for developing the Site, 1.76 acres of disturbed habitat/agricultural lands in Gonzales Canyon will be restored which will enhance the quality of existing MHPA.

The Project required the submission of several technical reports prepared by individuals licensed by the state to practice in their technical specialty. These technical reports were reviewed by city staff also licensed by the state to practice in their technical specialty. The applicant submitted a Geotechnical Update Evaluation prepared by Geosoils, Inc. dated April 24, 2013, a Conceptual Grading/Drainage Plan prepared by Leppert Engineering Corporation, dated June 6, 2011, revised April 26, 2013, and a BMP/Erosion Control Plan prepared by Leppert Engineering Corporation, dated June 6, 2011, revised April 26, 2013, a Water Quality Technical Report and a preliminary Drainage Study prepared by Leppert Engineering Corporation, a Cultural and Paleontological Resources Survey Report prepared by Adam Giacinto, MA, RPA, and Micah Hale, Ph.D, RPA, a Phase II Archaeological Evaluation of CA-SDI-20031 prepared by Joshua Dunn, MA, RPA, Adam Giacinto, MA, RPA, Micah Hale, Ph.D, RPA, Nicholas Hanten and Brad Comeau, MSc, RPA, and a Biological Resources Technical Report prepared by Anita Hayworth, Ph.D. Review of these technical reports which when considered together indicates the Site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

Therefore, the Site is physically suitable for the design and siting of the Project and the Project will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosion forces, flood hazards, or fire hazards.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The Project will be developed on the relatively flat mesa portion of the Site thus minimizing the need for extensive grading or fill activities. The Project will require only 5,200 cubic yards of balanced cut and fill in order to prepare the area of the Site on which the buildings will be located. The applicant submitted a Geotechnical Update Evaluation prepared by Geosoils, Inc. dated April 24, 2013. The Site is located within Geologic Hazard Categories 31 (High Liquefaction Potential – shallow groundwater, major drainages, hydraulic fills), and 52 (Level Mesas - underlain by terrace deposit and bedrock, nominal risk) on the City of San Diego's Seismic Safety Study, Geologic Hazards and Faults Grid Tile 42 (City of San Diego 2008a). The

Project itself, however, is located outside of the Site's saturated alluvial soils susceptible to earthquake induced liquefaction. No known faults cross the Site or are in the immediate vicinity of the Site. The GeoSoils Geotechnical Investigation (2011) prepared for the Site indicated that the potential for landslides to affect the Project is considered low. Adherence to the recommendations in the site specific geotechnical investigation and the San Diego Municipal Code will eliminate any potential problems associated with geologic conditions.

The Water Quality Technical Report for the St. John Garabed Armenian Church (2013a) and the Drainage Study for the St. John Garabed Armenian Church (2013) indicate that with the implementation of the described Best Management Practices, the Project will not result in significant impacts to drainage, erosion, or water quality even though it will alter the drainage of the Site. The applicant's consultant submitted a Conceptual Grading/Drainage Plan prepared by Leppert Engineering Corporation, dated June 6, 2011, revised April 26, 2013, and a BMP/Erosion Control Plan prepared by Leppert Engineering Corporation, dated June 6, 2011, revised April 26, 2013, and a Water Quality Technical Report and a preliminary Drainage Study prepared by Leppert Engineering Corporation. The Project buildings are all located on the mesa portion of the Site, which is not located within the 100-year floodplain. The Project access driveway alignment, however, briefly traverses the 100-year floodplain. As a result, the driveway will be constructed above grade and impacted sloping terrain will be built up, recontoured to match existing topography, and revegetated with an appropriate native species mix.

Construction of the Project will be pursuant to the Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes. Finally, the Project is located within the City of San Diego's "Official Very High Fire Hazard Severity Zone." The applicant's consultant submitted a Fire Fuel Load Model Report (2012) and Brush Management Plan prepared for the Project demonstrate that through on site brush management the Project can satisfy the alternative compliance requirements of the City of San Diego. The Fire Fuel Load Model Report was reviewed by the San Diego Fire Department, Deputy Fire Marshal, who concluded the proposed Project would not result in an undue risk from fire hazards. In addition, the Project will fund ongoing maintenance of brush management zones, structures will be designed according to the latest ignition resistant codes for high fire severity zones, access to the Site will accommodate access by fire apparatus and emergency vehicles, and adequate water capacity will be provided as required by the applicable codes.

The Project, therefore, will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosion forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa

top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The Site is located adjacent to open space to the north and east, residential uses to the south, and an existing church to the west. Project development will occur on a mesa along the edges of functional open space of Gonzales Canyon that is the least environmentally sensitive and will not conflict with wildlife movement or other key functions of the adjacent, designated open space on adjacent environmentally sensitive lands. The mesa portion of the Site where the Project is located is at a higher elevation and over 400 feet to the southwest of Gonzales Canyon, thus providing spatial separation from the wildlife movement corridor. The Project will restore 1.76 acres of disturbed habitat/agricultural lands in Gonzales Canyon, which will enhance the quality of the on-site environmentally sensitive lands in the MHPA. The potential indirect impacts to adjacent environmentally sensitive lands resulting from the construction of the Project will be addressed by Best Management Practices to address erosion and runoff and preparation of a Stormwater Pollution Prevention Plan. Project mitigation measures will also address potential Project impacts associated with lighting, need for barriers and fencing, restriction of invasive plants, brush management, and construction noise to reduce such potential impacts to adjacent environmentally sensitive lands by requiring compliance with the City of San Diego's Multiple Species Conservation Program Land Use Adjacency Guidelines. The proposed development is allowed with the approval of the Multiple Habitat Planning Area boundary line adjustment and functional equivalency analysis and the Project will be consistent with the Environmentally Sensitive Land Regulations and with the Multiple Species Conservation Program which specifically allows for such a boundary line adjustment.

Therefore, the Project will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

With the approval of the MHPA boundary line adjustment and functional equivalency analysis, the Project will be consistent with the Environmentally Sensitive Land Regulations and with the Multiple Species Conservation Program which specifically allows for such a boundary line adjustment. A Preserve Boundary Adjustment and Functional Equivalency Analysis were conducted for the Project and approved by the Wildlife Agencies. The analysis of the relationship of the Project to the Multiple Species Conservation Program included an analysis of the effects of the Project on long-term conservation of biological resources since a primary purpose of the Multiple Species Conservation Program is to assemble an open space preserve that will contribute to long-term

conservation of biological resources within southwestern San Diego County. The Project applicant worked diligently with the City of San Diego and the Wildlife Agencies to provide the best design of the Project in an effort to meet the goals of the Project while still meeting the requirements of the Multiple Species Conservation Program. The Project will provide an exchange of land that significantly increases the biological functions and values of the Site through restoration and enhancement of the on-site wetlands and wildlife corridor in Gonzales Canyon.

The proposed access location minimizes impacts to the greatest extent feasible to the MHPA and impacts are located within the least sensitive area of the Site. If the Project were not built, the MHPA boundary line adjustment and associated restoration would not be implemented nor would the MHPA conserved via a covenant of easement and existing agricultural activities within the MHPA would be allowed to continue.

As required by the City of San Diego's Multiple Species Conservation Program Land Use Adjacency Guidelines, Project mitigation measures also address potential Project impacts associated with lighting, need for barriers and fencing, restriction of invasive plants, brush management, and construction noise to reduce potential impacts to adjacent environmentally sensitive lands.

Therefore, the Project will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The Project is located approximately two miles from the coast and the Pacific Ocean. In addition, the Water Quality Technical Report for the St. John Garabed Armenian Church (2013a) and the Drainage Study for the St. John Garabed Armenian Church (2013) indicate that with the implementation of the described Best Management Practices, the Project will not result in significant impacts to drainage, erosion, or water quality even though it will alter the drainage of the Site. In addition, the western mesa portion of the Site on which the church and accessory structures will be located is outside of the 100-year floodplain. Development in the floodplain and grading activities on sloping terrain will be limited to construction of the access road.

Therefore, the Project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The Final Environmental Impact Report prepared for the Project concludes the Project will result in potentially significant impacts to Land Use, Biological Resources, Paleontological Resources, and Visual and Neighborhood Character. Mitigation measures have been included in the Mitigation Monitoring and Reporting Program for the Project that specifically mitigate all of the potentially significant impacts with the exception of impacts to Visual Character and Neighborhood Character. Mitigation measures for impacts to Land Use and Biological Resources include revegetation of 0.10 acres of land to compensate for the temporary impact to that land during construction, compliance with the City of San Diego's Multiple Species Conservation Program Land Use Adjacency Guidelines to minimize impacts to adjacent environmentally sensitive habitat and birds during the breeding season. Potential impacts to Historical and Paleontological Resources will be mitigated by requiring monitoring during grading of the Project, a process for determining significance in the event that historical or paleontological resources are uncovered during grading, and proper handling and curation of such resources. The unmitigable impact to Visual Character and Neighborhood Character is a function of the height of the church dome and steeple component of the Project. Although use of natural colored materials and landscaping will mitigate the visual impact from a distance, such Project features will not mitigate the height of the dome and steeple in the area immediately adjacent to the Site. A Reduced Height Alternative for the Project was rejected because it will not allow the Project to be developed consistent with the requirements of traditional Armenian religious architecture which emphasizes vertical rather than horizontal features. Best Management Practices and Low Impact Design measures will be implemented by the Project during grading, construction, and post development to avoid impacts to hydrology and water quality. Additionally, measures are included in the Project approvals to ensure that the Project occurs in accordance with the California Building Code and will, therefore, avoid the potential for impacts associated with a major seismic activity.

Consequently, the nature and extent of mitigation required as a condition of the Project approvals is reasonably related to, and calculated to alleviate, negative impacts created by the Project.

PLANNED DEVELOPMENT PERMIT – SECTION 126.0604**1. The proposed development will not adversely affect the applicable land use plan.**

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program. The Project will not adversely affect the applicable land use plan. For more information refer to Site Development Permit Finding No. 1 above.

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program. The Project will not be detrimental to the public health, safety, and welfare. For more information refer to Site Development Permit Finding No. 2 above.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

The approval of the deviations allows the Project building to be located in the least environmentally sensitive area of the Site. Further, the side yard where one deviation is located is adjacent to open space required by the adjacent approved single family development and this open space will be deeded to the City of San Diego, thus there will be no buildings in close proximity to cultural and education building and youth center building. The cultural and education building will have a side yard setback of 13 feet and a rear yard setback of 145 feet and the youth center building will have a side yard setback of five feet and a rear yard setback of five feet. Under the AR-1-1 zone development regulations, the minimum side yard setback is twenty feet and the minimum rear yard setback is twenty-five feet.

The AR-1-1 zone minimum setbacks are most relevant if the proposed development is low density residential on minimum ten-acre lots, but is less relevant when siting a series of structures comprising integrated church buildings in a cluster to preserve sensitive habitat elsewhere on the Site. As a result, the Project is requesting a deviation for the cultural and education building side yard setback and a deviation for the youth center building side yard setback and rear yard setback. As discussed above, the Project is located on the least environmentally sensitive portion of the Site, which is a mesa that narrows at certain locations, while preserving the remained of the Site as open space. The narrowness of the mesa portion of the Site and the desire to minimize impacts to environmentally sensitive habitat make it difficult to achieve the minimum side yard and back yard setbacks while developing the Project. The requested side yard setback deviations will not create physical environmental impacts or potential land use conflicts because the side yards in question occur between the Project's church facilities or an open space area adjacent to residential development. The youth center building is more than 480 feet from the residential development or contrasting land uses. Lastly, the requested deviation from the minimum rear yard setback at the proposed youth center building will not result in physical environmental impacts, as it will occur at one corner of the youth center and the remaining rear facade of the youth center will be screened by landscaping in order to provide a visual and access buffer to Gonzales Canyon.

As proposed, the Project will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. For additional information refer to Site Development Permit Finding No. 3 above.

CONDITIONAL USE PERMIT – SECTION 126.0305

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area.

The Project will not adversely affect the applicable land use plan. For more information refer to Site Development Permit Finding No. 1 above.

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area.

The Project will not be detrimental to the public health, safety, and welfare as discussed more fully in Site Development Permit Finding No. 2. The Project will not adversely affect the applicable land use plan. For more information refer to Site Development Permit Finding No. 2 above.

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area.

The Project will comply with the regulations of the Land Development Code including any allowed deviations pursuant to the Land Development Code. For more information refer to Site Development Permit Finding No. 3 above.

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

The St. John Garabed Church Project (Project) is a multi-phase project consisting of an 8,740 square foot, 350-seat church, an 18,090 square foot multi-purpose, two-story hall with a main assembly area and church offices, an 11,010 square foot two-story cultural, educational, and religious instruction facility, and a 13,840 square foot youth recreational facility on a 13.41 acres site (Site). All buildings will be consistent in architectural style and construction. The Project also includes a short access driveway, 176 associated surface parking spaces, on-site landscaping, and restoration of environmentally sensitive lands on a portion of the Site that is within the City of San Diego's Multi-Habitat Planning Area. The Project is located on disturbed lands on the mesa top and not within the adjacent Gonzalez Canyon, which is considered a major habitat linkage/wildlife corridor in the City of San Diego's Multiple Species Conservation Program.

Development of the Project as a multi-phase project consisting of a 350-seat church, multi-purpose, two-story hall with a main assembly area and church offices, a two-story cultural, educational, and religious instruction facility, and a youth recreational facility on the Site is appropriate as it consistent with the policies of the General Plan, North City Future Urbanizing Area Framework Plan and complies with the requirements of the A1-1 Zone Development Regulations, and other relevant sections of the Land Development Code, with appropriate deviations, as discussed more fully in Site Development Permit Finding Numbers 1, 2 and 3, Supplemental Findings for Environmentally Sensitive Lands numbers 1, 2, 3, 4, 5, and 6 and Planned Development Permit Findings Numbers 1, 2 and 3. For more information refer to these Findings above.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 862497, Site Development Permit No. 862495 and Conditional Use Permit No. 862494 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 862497, 862495, 862494 and 1132003, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: V27 - DATE OF APPROVAL

Job Order No. 24001804

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001804

PLANNED DEVELOPMENT PERMIT No. 862497, SITE DEVELOPMENT PERMIT No. 862495, CONDITIONAL USE PERMIT No. 862494 and MHPA BOUNDARY LINE ADJUSTMENT No. 1132003
ST. JOHN GARABED PROJECT NO. 204283 [MMRP]
PLANNING COMMISSION

This Planned Development Permit No. 862497, Site Development Permit No. 862495, Conditional Use Permit No. 862494 and Multi-Habitat Planning Area Boundary Line Adjustment No. 1132003 is granted by the Planning Commission of the City of San Diego to THE BOARD OF TRUSTEES OF THE ST. JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST FUND, under Declaration of Trust Dated October 1, 2000, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601, 126.0501 and 126.0301. The 13.4 acre site is located at 13901 El Camino Real in the AR-1-1 Zone within the NCFUA Subarea II area. The project site is legally described as a Portion of the Northwest Quarter of Section 7, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the plat thereof, and more particularly described as follows: Parcel A as shown on Exhibit B per Lot Line Adjustment Plat No. U-15122, Certificate of Compliance recorded July 29, 2010 as Instrument No. 2010-0384458 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 350 (fixed) seat church, a 500 (portable) seat multi-purpose hall, a cultural and education building with classrooms for religious instruction, a youth center with youth recreational facilities for a total of 51,680 square feet of building floor area, a deviation to required side and rear yard setbacks, grading, landscaping and minor improvements in the public right-of-way described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The multiple phase project shall include:

- a. a 350 (fixed) seat Church approximately 8,740 square feet, a 500 (portable) seat Multi-purpose Hall approximately 18,090 square feet, a Cultural/Education building with classrooms for religious instruction approximately 11,010 square feet, a Youth Center with youth recreational facilities approximately 13,840 square feet for a total of 51,680 square feet of building floor area, deviations to required side and rear yard setbacks, grading, landscaping and minor improvements;
- b. A deviation from LDC Section 131.0331 in three locations; specifically the Culture/Education building may observe a side yard setback of thirteen feet where twenty feet is required, the Youth Center building may observe a side yard setback of five feet where twenty feet is required and a five foot rear yard setback where twenty-five feet is required;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. 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. This permit expires on [ENTER EXPIRATION DATE]. 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.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. 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.

9. 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.

10. 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.

11. 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.

12. This Permit may be developed in phases. All development shall be consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit “A.”

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 240283, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 240283, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be

adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Land Use

Biology Resources

Historical Resources

Paleontological Resources

ENGINEERING REQUIREMENTS:

16. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.
20. The drainage system proposed for this development is private and subject to approval by the City Engineer.
21. All driveways and curb openings shall comply with City Standard Drawings SDG-163, satisfactory to the City Engineer.
22. Any export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
23. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
24. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit,

Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

25. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

GEOLOGY REQUIREMENTS:

26. Prior to the issuance of any construction permits, either grading or building permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services.

27. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

29. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

30. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections and prepare and submit a irrigation audit report.

31. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

33. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

34. The Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

35. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown in the "Fire Fuel Load Model Report for St. Garabed Church Project" and included as Exhibit "A." All Brush Management Zones on site are classified as Zone One. The minimum Zone 1 dimensions for buildings are as follow:

- Youth Center building: 5 feet
- Cultural/Education building: 17 feet
- Multi-purpose Hall building: 25 feet
- Church: 15 feet

36. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

37. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

38. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

MULTIPLE SPECIES CONSERVATION PROGRAM:

39. Prior to the issuance of any construction permits, the Owner/Permittee shall preserve the on-site Multi-Habitat Planning Area [MHPA] through either conveyance in fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Nothing in the covenant of easement shall preclude the Owner/Permittee from making the property not required for restoration and/or mitigation by this project available for third party restoration projects. The Owner/Permittee shall maintain in perpetuity any MHPA lands preserved by covenant of easement unless otherwise agreed to by the City.
40. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record Covenant of Easements which ensures preservation of the Multi-Habitat Preserve Area (MHPA) and Environmentally Sensitive Lands, as shown on the approved Exhibit "A," in accordance with SDMC section 143.0152. The Covenant of Easements shall include a legal description and MHPA/Environmentally Sensitive Lands as shown on the approved Exhibit "A."
41. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape areas, and graded slopes; these features shall be privately owned and have a covenant of easement recorded over them. Maintenance and management responsibilities of these features shall be retained by the Owner/Permittee, unless otherwise agreed to by the City. A copy of the proposed/ final method of conveyance shall be submitted to Planning Department MSCP staff and Development Services Department Planning staff.
42. Prior to the conveyance of any land in fee to the City, any native habitat restoration areas shall require approval by the Development Services Department, Park and Recreation Department Open Space Division, and Wildlife Agencies prior to conveyance to the City of San Diego. Conveyance of any wetland mitigation areas to the City in fee shall be conveyed consistent all relevant City regulations and Biology Guidelines including funding to cover the costs of in-perpetuity management and monitoring of these areas.
43. Prior to the conveyance of any land in fee to the City, the Owner/Permittee shall ensure that any lot(s) to be deeded to the City of San Diego as open space are free and clear of all private easements, private encroachments, private agreement and/or liens.
44. Prior to the conveyance of any land in fee to the City, the Owner/Permittee shall schedule an inspection with the City of San Diego Park & Recreation Department, Open Space Division prior to conveyance of any land deeded to the City. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City acceptance.

PLANNING/DESIGN REQUIREMENTS:

45. 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.
46. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.
47. 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.
48. The proposed youth center is accessory to the primary use, religious assembly, and shall not be operated as a separate commercial entity open to the general public.

TRANSPORTATION REQUIREMENTS:

49. Prior to the issuance of the first construction permit, Owner/Permittee shall dedicate additional right of way and assure by permit and bond the improvement along their frontage on El Camino Real to provide a 960 foot long acceleration lane (third lane) in the northbound direction for vehicles exiting the site and a 140 foot long right turn pocket in the northbound direction for the vehicles entering the site, satisfactory to the City Engineer. These improvements shall be constructed and accepted by the City Engineer prior to issuance of any occupancy permits.
50. No fewer than 176 (165 minimum required) off-street automobile parking spaces including eight (8) disabled accessible parking spaces, five (5) bicycle parking spaces with racks , and three (3) motorcycle spaces shall be provided as shown on Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.
51. The church building will include a main sanctuary and other supporting facilities that will operate on weekdays and weekend days. Church services on weekends shall be scheduled to have non-abutting start and end times with a minimum of 30 minutes between services. The hours of use for the main sanctuary and other facilities on the church campus shall not coincide or overlap to exceed trip generation as shown on Table 1-1 or parking as shown on Table 1-2 as provided in the KOA Corporation Transportation Impact Analysis for the St. John Garabed Armenian Church project, dated July 2013.
52. Prior to issuance of the first building permit, a mutual Shared Access agreement shall be recorded between this property and the undeveloped adjacent site to the south, satisfactory to the City Engineer.

53. No objects higher than thirty-six inches are permitted in the visibility triangles areas as shown on the approved Exhibit "A."

PUBLIC UTILITIES REQUIREMENTS:

54. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

55. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

56. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

57. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

58. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new public water and sewer service(s) outside of any driveway, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

59. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of a twelve inch public water main within El Camino Real right-of-way as shown on the approved Exhibit "A," in a manner satisfactory to the Director of Public Utilities and the City Engineer.

PARK AND RECREATION REQUIREMENTS:

60. The Owner/Permittee shall ensure that no brush management requirements for the project will occur on adjacent City fee-owned property.

61. The Owner/Permittee shall grant a recreation easement for trail purposes, not to exceed twenty-four feet in width, in favor of the City of San Diego, or other municipal/resource agency acceptable to the City of San Diego, at a location outside of the area approved for development or restoration areas. Exact location will be determined at a later date by the City of San Diego in order for the proposed trail easement to integrate with the City of San Diego's approved trail plans. The Owner/Permittee shall not be responsible for cost associated with granting, constructing or perpetual maintenance of said trail.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

Permit Type/PTS Approval No.: PDP No.862497,
SDP No. 862495, CUP No. 862494 and MHPA BLA No.1132003
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

**THE BOARD OF TRUSTEES OF THE ST. JOHN
GARABED ARMENIAN APOSTOLIC CHURCH
TRUST FUND,
under Declaration of Trust Dated October 1, 2000**
Owner/Permittee

By _____
Gary Takessian
Trustee

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

St. John Garabed

PTS#240283

Remaining Project Plans

(under separate cover)



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 Planned Dev. Permit

Project Title: St. John Garabed Armenian Church
 Project No. For City Use Only: 240283
 Project Address: South of El Camino Real, West of Old El Camino Real

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

<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>	<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>
<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>	<p>Name of Individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature : _____ Date: _____</p>

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

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
The Board of Trustee's of the St. John Garabed Armenian

Owner Tenant/Lessee

Street Address:
4473 30th Street

City/State/Zip:
San Diego, CA 92116

Phone No: _____ Fax No: _____
(760-310-0064)

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

Title (type or print):
Member, Trust Committee

Signature:  Date: 5-19-2011

Corporate/Partnership Name (type or print):
Apostolic Church Trust Fund under Dec of Trust dted 10/1/00

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

PROJECT DATA SHEET

PROJECT NAME:	Project No. 240283 - St. John Garabed	
PROJECT DESCRIPTION:	Construct a 350 seat church, 500 seat multi-purpose hall, education building and gymnasium with reduced setbacks for a total of 51,680 square feet on a 13.41 acre site at 13925 El Camino Real in the AR-1-1 Zone.	
COMMUNITY PLAN AREA:	NCFUA Subarea II	
DISCRETIONARY ACTIONS:	Planned Development Permit, Site Development Permit, & Conditional Use Permit	
GENERAL PLAN LAND USE DESIGNATION:	Residential and Park, Open Space & Recreation	
<u>ZONING INFORMATION:</u>		
ZONE: AR-1-1 Zone		
HEIGHT LIMIT: 98 feet (30-foot zone height, plus additional 10-feet for every 10-foot increase in all setbacks); Proposed Height: 94.6-feet		
LOT SIZE: 6,000 square-foot minimum lot size		
LOT COVERAGE: 10% max; 7% proposed		
FRONT SETBACK: 25 feet		
SIDE SETBACK: 20 feet		
REAR SETBACK: 25 feet		
PARKING: 167 minimum parking spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Environmental Tier / AR-1-1	Open Space
SOUTH:	Very Low Density Residential / AR-1-1	Agricultural Land & Residential
EAST:	Environmental Tier / AR-1-1	Residential & Open Space
WEST:	Very Low Density Residential & Environmental Tier / AR-1-1	Religious Facility

DEVIATIONS OR VARIANCES REQUESTED:	1. LDC §131.0331: Side yard setback and rear yard setbacks.
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 26, 2014 the Carmel Valley Community Planning Board voted 6:4:0 to recommend approval.

DEVELOPMENT SERVICES
Project Chronology
St. John Garabed - PTS# 240283

Date	Action	Description	City Review Time	Applicant Response
06/16/11	First Submittal	Project Deemed Complete		
08/02/11	First Assessment Letter		38 days	
12/07/11	Second Submittal	Fire Fuel Load Model report		91 days
01/04/12	Review Complete	Fire Fuel Load Model report	20 days	
03/15/12	Third Submittal*	Revised access concept		51 days
04/02/12	Review Complete	Revised access concept	12 days	
03/16/12	Fourth Submittal*	Traffic Impact Analysis		1 days
04/17/12	Review Complete	Traffic Impact Analysis	1 days	
10/04/12	Fifth Submittal*	Second Multi-discipline review		122 days
11/28/12	Review Complete	Second Multi-discipline review	39 days	
10/30/12	Sixth Submittal*	Traffic Impact Analysis		18 days
11/20/12	Review Complete	Traffic Impact Analysis	15 days	
03/11/13	Seventh Submittal*	Third Multi-discipline review		73 days
07/18/13	Review Complete	Third Multi-discipline review	93 days	
05/08/13	Eighth Submittal*	Traffic Impact Analysis		121 days
06/06/13	Review Complete	Traffic Impact Analysis	21days	
06/25/13	Ninth Submittal	Biology Technical Report		13 days
07/19/13	Review Complete	Biology Technical Report	18 days	
07/23/13	Tenth Submittal	Fourth Multi-discipline review		3 days
08/20/13	Review Complete	Fourth Multi-discipline review	20 days	
07/23/13	Eleventh Submittal	Traffic Impact Analysis		33 days
08/19/13	Review Complete	Traffic Impact Analysis	19 days	
08/08/13	Twelfth Submittal	Archaeology Technical Report		15 days

08/22/13	Review Complete	Archaeology Technical Report	10 days	
09/25/13	Thirteenth Submittal	EIR Screencheck		24 days
11/07/13	Review Complete	EIR Screencheck	31 days	
11/13/13	Fourteenth Submittal	Traffic Impact Analysis		62 days
11/21/13	Review Complete	Traffic Impact Analysis	6 days	
12/19/13	Fifteenth Submittal	EIR Screencheck		20 days
01/10/14	Review Complete	EIR Screencheck	16 days	
02/11/14	Sixteenth Submittal	EIR Screencheck		22 days
02/20/14	Review Complete	EIR Screencheck	7 days	
06/12/14	Seventeenth Submittal	EIR Screencheck		85 days
07/10/14	Review Complete	EIR Screencheck	20 days	
07/10/14	Eighteenth Submittal	EIR Screencheck		0 days
07/22/14	Review Complete	EIR Screencheck	8 days	
07/24/14	Nineteenth Submittal	LDR Planning review		2 days
08/28/14	Review Complete	LDR Planning review	25 days	
08/12/14	Twentieth Submittal	EIR Screencheck		13 days
08/29/14	Review Complete	EIR Screencheck	13 days	
08/29/14	Issues Complete		0 days	
10/23/14	Public Hearing		39 days	
TOTAL STAFF TIME			Days not representative	
TOTAL APPLICANT TIME				Days not representative
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	3 years 4 months and 5 days	

Note: Some review cycles were concurrent and may not be chronologic. Additionally some review cycles were concurrent.