

RESOLUTION NO. 199828

WHEREAS, BETH JACOB SYNAGOGUE, a nonprofit California corporation, "Permittee," and ZACK THEODORELOS, ELIZABETH THEODORELOS, WILLIAM S. KROOSKOS, TULA C. KROOSKOS, STEVE CHRISTIAN, BESSIE CHRISTIAN and ALFRED N. VENTON, individuals, Owners, filed an application for a conditional use permit to construct and operate a 30-residential unit planned unit development, 250-seat capacity sanctuary, social hall, religious school and related parking, located on the east side of College Avenue, south side of Mesita Drive, more particularly described as Lot 1, Zack Subdivision Unit No. 1, City of San Diego, Map No. 5631 on file in the office of the County Recorder, in the R-1-5 Zone; and

WHEREAS, on April 1, 1970, the Planning Commission of The City of San Diego made its findings of facts, which are set forth in Resolution No. 243-PC, and granted a conditional use permit to Permittee to construct and operate a 30-residential unit planned unit development, 250-seat capacity sanctuary, social hall, religious school and related parking; and

WHEREAS, pursuant to the provisions of Section 101.0508 of the San Diego Municipal Code, Mr. and Mrs. Raymond F. Hall under date of April 10, 1970 and June H. Landt, et al. under date of April 17, 1970, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on May 7, 1970, continued to May 19, 1970, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

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

All of the following facts exist with respect to the issuance of said conditional use permit on the property described in the preamble of this resolution.

1. The proposed use at the particular location is necessary to provide a facility which will contribute to the general well-being of the community.

2. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

3. The proposed use will comply with the regulations and conditions specified in the Code for such use.

4. The granting of this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

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

BE IT FURTHER RESOLVED, that by a vote of 6 to 2, the appeals of Mr. and Mrs. Raymond F. Hall and June H. Landt, et al. be, and they are hereby denied and the City Council does hereby grant to BETH JACOB SYNAGOGUE, ZACK THEODORELOS, ELIZABETH THEODORELOS, WILLIAM S. KROOSKOS, TULA C. KROOSKOS, STEVE CHRISTIAN, BESSIE CHRISTIAN and ALFRED N. VENTON, a conditional use permit to construct and operate an 18-residential unit planned unit development, 250-seat capacity sanctuary, 200-seat overflow area, social hall, religious school and related parking, in the form and with the terms and conditions as set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Deputy

CONDITIONAL USE PERMIT - CITY COUNCIL
Case No. 243-PC

This conditional use permit is granted by the Council of The City of San Diego to BETH JACOB SYNAGOGUE, a nonprofit California corporation, "Permittee," and ZACK THEODORELOS, ELIZABETH THEODORELOS, WILLIAM S. KROOSKOS, TULA C. KROOSKOS, STEVE CHRISTIAN, BESSIE CHRISTIAN and ALFRED N. VENTON, individuals, Owners, for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Sections 101.0504, 101.0505 and 101.0900 et sequitur of the San Diego Municipal Code.

1. Permission is hereby granted to BETH JACOB SYNAGOGUE, a nonprofit California corporation, "Permittee," and ZACK THEODORELOS, ELIZABETH THEODORELOS, WILLIAM S. KROOSKOS, TULA C. KROOSKOS, STEVE CHRISTIAN, BESSIE CHRISTIAN and ALFRED N. VENTON, individuals, Owners, to construct and operate an 18-residential unit planned unit development, 250-seat capacity sanctuary, 200-seat overflow area, social hall, religious school and related parking, located on the east side of College Avenue, south side of Mesita Drive, more particularly described as Lot 1, Zack Subdivision Unit No. 1, City of San Diego, Map No. 5631 on file in the office of the County Recorder, in the R-1-5 Zone.

2. The Planned Unit Development and synagogue shall include, and the term "Project" as used in this conditional use permit shall mean the total of the following facilities:

- a. 18-residential units.
- b. 250-seat capacity sanctuary, 200-seat overflow area.
- c. Social hall.
- d. Religious school, elementary grades through high school.
- e. Off-street parking.
- f. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 144 off-street parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit A dated April 1, 1970 and augmented by Exhibit A dated May 19, 1970, on file in the office of the Planning Department. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these off-street parking spaces. One year from the completion of the project covered by this permit, a study of the adequacy of the parking spaces required by this permit shall be made by the Planning Department and a report presented to the Planning Commission. If it is determined by the Planning Commission that the parking provided by this permit is inadequate to provide parking for the congregation, additional parking may be required.

4. The maximum population of the project shall not exceed 36 in number.

5. Each resident is required to be a member of the Beth Jacob Synagogue or congregation.

6. Prior to the issuance of any building permits a final subdivision map shall be recorded on the subject property. Said final map shall designate open space easement as shown on the approved tentative map.

7. The Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted by the Council of The City of San Diego on May 19, 1970.

GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit A dated April 1, 1970 and augmented by Exhibit A dated May 19, 1970, on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.

2. Prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit A dated April 1, 1970 and augmented by Exhibit A dated May 19, 1970, on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.

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

4. Substantial construction of the project shall have commenced and shall be proceeding within one year from the effective date of this conditional use permit or any extension of time as may be granted herein by The City of San Diego pursuant to the terms set forth in Section 101.0506 and Section 101.0509 of the San Diego Municipal Code.

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

6. The effectiveness of this conditional use permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

a. Permittee shall have agreed to each and every condition hereof by having this conditional use permit signed within 90 days of the Council's decision. In no event shall this condition be construed to extend the time limitation set forth in 4 above; i.e., the time commences to run on the date that the City Council granted this conditional use permit.

b. This conditional use permit executed as indicated shall have been recorded in the office of the County Recorder.

7. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, or City Council, or both unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.

8. The project included within this conditional use permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the permit shall have been revoked by The City of San Diego.

9. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of Permittee or its successors in interest, shall be deemed a material breach hereof and this conditional use permit may be cancelled or revoked. Cancellation or revocation

of this conditional use permit may be instituted by City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0505.2. An appeal from the decision of the Planning Commission may be taken to the City Council within ten days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0505.2.

10. This conditional use permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

AUTHENTICATED BY:

Mayor of The City of San Diego, California

City Clerk of The City of San Diego, California

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared FRANK CURRAN, known to me to be the Mayor, and JOHN LOCKWOOD, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

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

(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

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

BETH JACOB SYNAGOGUE,
a nonprofit California corporation

By _____
Authorized Signator

Acknowledgment

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

On this _____ day of _____, 19 __, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the _____ of

the nonprofit corporation that executed the within instrument and known to me to be the person who executed the same on behalf of said nonprofit corporation and acknowledged to me that said nonprofit corporation executed the same, pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19 __, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that _____ executed the within instrument.

WITNESS my hand and official seal.
(Notary Stamp)

Notary Public in and for the County
of San Diego, State of California

5-17

Passed and adopted by the Council of The City of San Diego on MAY 19 1970,
by the following vote:

RECEIVED
1970 MAY 29 PM 2:50
SAN DIEGO, CALIF.
MR

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Edgar J. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 199828 Adopted MAY 19 1970

dy