

RESOLUTION NUMBER R- **260653**

Adopted on MAY 8 1984

WHEREAS, SAN DIEGO INTERFAITH HOUSING FOUNDATION, a California corporation, "Owner/Permittee," filed an application for permission under Conditional Use Permit No. 84-0131 to construct and operate a senior citizen housing project (Redwood Villa) located at 3060 53rd Street, in the Mid-City Community Plan area, described as a portion of Section 34, Township 16 South, Range 2 West, S.B.B.M., increasing the number of units from 88 to 92, increasing the number of parking spaces from 29 to 59 and extending the date of the permit; and

WHEREAS, on April 12, 1984, the Planning Commission of The City of San Diego made its findings of fact, approved said Conditional Use Permit No. 84-0131 with modifications and filed said decision in the office of the City Clerk; and

WHEREAS, on April 12, 1984, pursuant to the provisions of Section 101.0506 of the San Diego Municipal Code, SAN DIEGO INTERFAITH HOUSING FOUNDATION, by Lynn Skinner, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on May 1, 1984, trailed to May 8, 1984, testimony having been heard, evidence having been submitted, and the City Council having fully considered the same; and

WHEREAS, the City Council in considering said appeal is empowered by the provisions of Municipal Code, Section 101.0506 to affirm, reverse or modify, in whole or in part, any

determination of the Planning Commission subject to the limitations as are placed upon the Planning Commission by the Municipal Code; 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 Conditional Use Permit No. 84-0131:

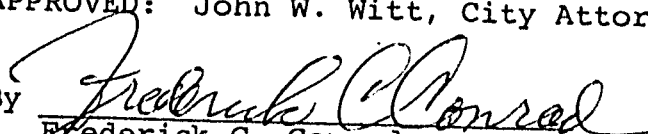
1. The proposed use will not adversely affect the neighborhood, the General Plan nor the Mid-City Community Plan, nor will it be detrimental to the health, safety and general welfare of persons living or working in the area. The additional dwelling units would not be out of character with the low density single-family neighborhood and would not adversely affect the health, safety and general welfare of the area. The revised site plan and landscaping plan would improve the quality of the development.

2. The proposed use as amended will comply with all relevant regulations in the Municipal Code.

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

BE IT FURTHER RESOLVED, that this Council hereby grants the appeal of SAN DIEGO INTERFAITH HOUSING FOUNDATION, overrules the decision of the Planning Commission, and does hereby grant to "Owner/Permittee," Conditional Use Permit No. 84-0131, 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
Chief Deputy City Attorney

FCC:ib:632
05/11/84
Or.Dept:Clerk
CUP-84-0131
Form=r.none

CONDITIONAL USE PERMIT AMENDMENT NO. 84-0131
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to SAN DIEGO INTERFAITH HOUSING FOUNDATION, a California corporation, "Owner/Permittee," for the purposes and under the terms and conditions as set out herein, pursuant to the authority contained in Section 101.0506 of the San Diego Municipal Code.

1. Permission is hereby granted to Owner/Permittee to construct and operate a senior citizen housing project located at 3060 53rd Street, described as a portion of Section 34, Township 16 South, Range 2 West, S.B.B.M.

2. The facility shall consist of the following:

- a. 92 units of senior citizen housing in two two-story buildings;
- b. Landscaping;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 59 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated April 12, 1984, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the San Diego Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked. No charge shall be made at any time for the use of these off-street parking spaces.

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4. The maximum building height of any structure shall not exceed 23 feet.

5. At least one resident in each unit shall be a minimum of 62 years of age, with the exception of the manager's apartment.

6. A solid 3-foot high fence in the front yard setback area and a 6-foot high fence along the sides and rear of the project shall be constructed and maintained.

7. No permit for construction or operation of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

a. The Permittee signs and returns the permit to the Planning Department;

b. The Conditional Use Permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Commission decision or within 30 days of a City Council decision, the permit shall be void.

8. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated April 12, 1984, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

9. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation

system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated April 12, 1984, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended. Additional screen planting shall be installed around the site perimeter.

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

11. This Conditional Use Permit must be used before October 28, 1985 or the permit shall be void. An Extension of Time may be granted as set forth in Sections 101.0506 and 101.0507 of the San Diego Municipal Code. Any future time extensions must meet all of the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Commission.

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

13. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Commission; and
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion;
- or
- c. The permit has been revoked by the City.

14. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

15. This Conditional Use Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

16. The subject development is an apartment project and shall not be converted to condominium use, unless authorized by the Planning Commission.

17. For purposes of sound attenuation, additional insulation, such as R-19 or its equivalent, shall be installed in the south wall of the laundry room, satisfactory to the Planning Director.

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO ON MAY 8, 1984.

AUTHENTICATED BY:

Roger Hedgecock
Mayor of The City of San Diego

City Clerk of The City of San Diego

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On this _____ day of _____, 1984, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared ROGER HEDGECOCK, known to me to be the Mayor, and CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the 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 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.

SAN DIEGO INTERFAITH HOUSING FOUNDATION
By _____

By _____

NOTE: NOTARY ACKNOWLEDGEMENTS MUST
BE ATTACHED PER CIVIL CODE,
SEC. 1180 et seq.

Form=ACK

Passed and adopted by the Council of The City of San Diego on MAY 8 1984,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK
 Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

(Seal)

By Ellen Boward, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number <u>R 260653</u>	Adopted <u>MAY 8 1984</u>