

(R-85-180)

RESOLUTION NUMBER R- 261097

ADOPTED ON JUL 3 1984

WHEREAS, CASA VENTURES, a limited partnership, "Owner," and TRABAJADORES DE LA RAZA/CASA FAMILIAR, a California nonprofit corporation, "Permittee," filed an application for permission under Conditional Use Permit No. 84-0189 to establish and maintain a nonprofit center for social services and counseling located at 119 Hall Avenue, west of Cypress Drive, described as Lot 143, San Ysidro, Map No. 1174, in the R-1500 Zone of the San Ysidro Community Plan area; and

WHEREAS, on May 24, 1984, the Planning Commission of The City of San Diego made its findings of fact, denied said Conditional Use Permit No. 84-0189 and filed said decision in the office of the City Clerk on June 4, 1984; and

WHEREAS, on June 4, 1984, pursuant to the provisions of Section 101.0506 of the San Diego Municipal Code, TRABAJADORES DE LA RAZA/CASA FAMILIAR, by ANDREA P. SKOREPA, executive director, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on July 3, 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. 84-0189:


1. The proposed use will not adversely affect the neighborhood, General Plan and Community Plan, nor will it be detrimental to the health, safety and general welfare of persons residing or working in the area.

2. The proposed use will comply with all the relevant regulations in the Municipal Code. Section 101.0506 of the Municipal Code of San Diego, paragraph A.10, grants the Planning Commission of the City of San Diego authority to approve nonprofit institutions whose primary purpose is the promotion of public health and welfare in any zone with a Conditional Use Permit, subject to appropriate conditions. The City Council believes that appropriate conditions exist in this case for granting approval.

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 TRABAJADORES DE LA RAZA/CASA FAMILIAR, overrules the decision of the Planning Commission, and hereby grants to Owner/Permittee Conditional Use Permit No. 84-0189, 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   
for Frederick C. Conrad  
Chief Deputy City Attorney

FCC:ib:632  
07/26/84  
Or.Dept:Clerk  
CUP-84-0189  
R-85-180  
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CONDITIONAL USE PERMIT  
NO. 84-0189  
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to CASA VENTURES, a limited partnership, Owner, and TRABAJADORES DE LA RAZA/CASA FAMILIAR, a California nonprofit corporation, 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 establish and maintain a social services center and counseling facility in an existing residential structure on the north side of West Hall Avenue, west of Cypress Drive, described as Lot 143, San Ysidro, Map No. 1174, in the R-1500 Zone of the San Ysidro Community Plan area.

2. The facility shall consist of the following:

- a. CASA FAMILIAR, a community assistance program providing counseling and services to primarily non-English-speaking Hispanics;
- b. AMANACER, an AB-90 juvenile diversion service;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than five off-street parking spaces shall be maintained on the property. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces

and aisles shall conform to Planning Department standards. Parking areas shall be marked. Parking shall be approved by the Planning Director and City Engineer and shall be installed within 60 days of the approval of this permit.

4. There shall be a maximum of five staff persons on the premises at any one time.

5. The parking shall be reviewed after one year with additional parking to be provided at that time if required by the City Engineer and Planning Director.

6. An additional five feet of right-of-way shall be dedicated on West Hall Avenue adjacent to the property.

7. The Permittee shall sign and return the permit to the Planning Department and the Conditional Use Permit shall be 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. Within 60 days of the approval of this permit, a revised site plan shall be submitted to the Planning Director for approval. This revised plan shall indicate the relocation of the trailer to the rear of the property and at least five parking spaces on-site. No changes, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

9. A complete landscape plan, including a permanent irrigation system shall be submitted to the Planning Director for approval within 60 days of the approval of this permit. The

landscaping shall be upgraded in accordance with the landscape plan, within 90 days of approval of the Conditional Use Permit.

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 within 36 months after the date of City approval or the permit shall be void. An extension of time may be granted as set forth in Sections 101.0506 and 101.0507 of the Municipal Code. Any such extension 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 use 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. This Conditional Use Permit shall be reviewed by the Planning Department of The City of San Diego on a yearly basis.  
ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO ON JULY 3, 1984.

Form=CUP

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 HEDGECK, 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.

TRABAJADORES DE LA RAZA/CAZA FAMILIAR,  
a California nonprofit corporation

By \_\_\_\_\_

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



Passed and adopted by the Council of The City of San Diego on JUL 3 1984,  
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input 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 Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 June A. Blackwell, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number <u>R-261097</u>	Adopted <u>JUL 3 1984</u>