

RESOLUTION NUMBER R- 266698

ADOPTED ON SEP 30 1986

WHEREAS, F. M. LUCAS, by Bill Swager, appealed the decision of the Planning Commission in approving Conditional Use Permit No. CUP-85-0209 submitted by BEVERLY and FRANK MANFRED, Owner, and STEPPING STONE OF SAN DIEGO, INC., Permittee, for the operation of a 28-bed residential alcohol treatment facility, on Lots 7 through 10, Block 69, City Heights, Map No. 1007, located on the east side of Central Avenue, between Wightman and Landis Streets, in the Mid-City Community Plan area, in the MR-1500 Zone; and

WHEREAS, said appeal was set for public hearing on September 30, 1986, 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, that this Council adopts the following findings with respect to Conditional Use Permit No. CUP-85-0209:

1. The proposed alcohol treatment facility use will not adversely affect the General Plan or the Mid-City Community Plan, and will not be detrimental to the health, safety, and general welfare of people living or working in the area.

This conditional use permit would improve the appearance of the site and allow the alcohol treatment facility, which has

been operating at this location in violation of the City's Zoning ordinances without any apparent detrimental effects on the area, to become a legally operating facility.

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

The Engineering and Development Department has indicated the proposed parking is adequate for the use and number of proposed employees for this site.

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

BE IT FURTHER RESOLVED, that the appeal of F. M. LUCAS, is denied; the decision of the Planning Commission is sustained, and Conditional Use Permit No. CUP-85-0209 is hereby granted to BEVERLY and FRANK MANFRED, Owner, and STEPPING STONE OF SAN DIEGO, Inc., Permittee, under the terms and conditions 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:cc:640
01/07/87
Or.Dept:Clerk
R-87-678
Form=r.permit

CONDITIONAL USE PERMIT NO. CUP-85-0209
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to BEVERLY and FRANK MANFRED, (Owner) and STEPPING STONE of San Diego, Inc. (Permittee) under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to operate a 28 bed residential alcohol treatment facility located on the east side of Central Avenue between Wightman and Landis Street (3757-67 Central Avenue), described as Lots 7, 8, 9, and 10 in Block #69 of City Heights, Map No. 1007, in the MR-1500B Zone.

2. The facility shall consist of the following:

- a. A 13-bedroom, 28-bed residential alcohol treatment facility;
- 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 13 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated September 30, 1986, on file in the office of the Planning Department. 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.

4. No permit for Construction, Operation, Occupancy, etc. 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.

5. 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 September 30, 1986, 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.

6. 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, September 30, 1986, 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.

7. 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.

8. 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 Section 101.0506 and 101.0507 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

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

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

- a. Authorized by the Planning Commission; or
- 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.

11. 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.

12. 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.

13. The four parking spaces in the existing driveway areas (three in tandem; one solo) shall be designated as employee parking only. The remaining nine parking spaces with alley access shall be designated as resident and visitor parking only.

14. The center will be allowed to hold Alcoholics Anonymous (AA) meetings as follows:

Mondays through Fridays	2:15 p.m. - 3:30 p.m.
Saturdays	9:30 a.m. - 11:00 a.m.
Sundays	7:00 p.m. - 9:00 p.m.
Tuesdays	8:00 p.m. - 9:30 p.m.

15. The applicant shall provide full-width concrete alley paving per Standard Drawing G-21 adjacent to the site in a manner satisfactory to the City Engineer.

16. The applicant shall provide 2-inch AC paving within the dedicated alley right-of-way, off-site northerly to meet the existing concrete alley paving in a manner satisfactory to the City Engineer.

17. The applicant shall provide a fire hydrant in a manner satisfactory to the City Engineer and at a location specified by the Fire Department.

18. Permittee shall not allow trash to accumulate on the premises or allow furniture or appliances to be stored or abandoned on the property.

19. There shall be no loitering or any other misconduct by residents or visitors of the facility which would disturb the neighborhood tranquility or in any way adversely affect the neighborhood and/or the community.

Adopted by the Council of The City of San Diego, September 30, 1986.

AUTHENTICATED BY:

MAUREEN O'CONNOR, Mayor
The City of San Diego

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On this _____ day of _____, 198____, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared MAUREEN O'CONNOR, 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 permit and promises to perform each and every obligation of Permittee hereunder.

STEPPING STONE OF SAN DIEGO, INC.

By _____

By _____

NOTE: NOTARY ACKNOWLEDGMENTS
MUST BE ATTACHED PER CIVIL
CODE SEC. 1180, et seq.
Form=p.ACK

3346

SEP 30 1986

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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 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"/>
Judy McCarty	<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 Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

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

(Seal)

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number R-266698	Adopted SEP 30 1986