

(R-91-1146)

RESOLUTION NUMBER R-276946

ADOPTED ON NOVEMBER 27, 1990

WHEREAS, on July 26, 1990, the Planning Commission approved, subject to conditions, Coastal Development/Conditional Use Permit No. 87-0142 (Point Loma Nazarene College Project) submitted by Point Loma Nazarene College, Owner/Permittee, for the addition to and modification of the existing Point Loma Nazarene College which will modernize and regroup campus facilities, located at 3900 Lomaland Drive, and is more particularly described as Parcels 1, 3 and 4 of Parcel Map No. 1889, in the Peninsula Community Plan area, in the R1-5000/HR zone; and

WHEREAS, Point Loma Nazarene College by Rebecca Michael, Attorney, appealed the conditions of the permit; and

WHEREAS, Ann Swanson, Chair, Sunset Cliffs Natural Park Recreation Council, and Michael Taylor McGreevy appealed the approval of the project; and

WHEREAS, the matter was set for public hearing on November 27, 1990, 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 Coastal Development/Conditional Use Permit No. 87-0142:

1. Coastal Development Permit Findings:

a. There is no existing legal public access through the subject property. Access to the adjacent Sunset Cliffs Park is well west of the college.

The Peninsula Local Coastal Program does not identify any view corridors through the campus. Sunset Cliffs Park is identified as a view corridor, however, the park is located between the campus and the ocean. The proposal will therefore not obstruct views to and along the ocean from other scenic coastal areas from public vantage points.

The proposed development will not therefore encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program (LCP) Land Use Plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points.

b. No marine resources are identified as being adversely effected by this application in the project environmental impact report (EIR). The project will retain the area identified as an environmentally sensitive area in an open space easement. The proposal has also been revised to remove proposed development from the canyon.

No archaeological resources which would be effected by this proposal exist on the site. EIR mitigation measures require on-site project monitoring during excavation. Off-site archaeological resources are to be protected by an erosion/drainage control plan, and an archaeological

resource protection plan has been developed to secure off-site resources. The project EIR also provides for on-site monitoring and recovery of fossils by a qualified geologist during excavation.

The proposed development will therefore not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources.

c. Ten historically significant structures are to be preserved as a part of this proposal, and biological resources are to be preserved in the environmentally sensitive area noted in Finding (b).

The proposed development will therefore comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the Resource Protection Ordinance (Chapter X, Article 1, Division 4, Section 101.0462 of the San Diego Municipal Code), unless by the terms of the Resource Protection Ordinance, it is exempted therefrom.

d. The proposal will enhance visitor-serving opportunities by providing museums and a visitor information center in the preserved historic buildings.

Construction is proposed to occur within the "core" of buildings within the campus. Extensions to existing buildings will be designed to match the existing structures. The site is to be extensively landscaped. The southerly canyon constitutes a scenic resource, but as noted above, (b), this project will not adversely effect this resource.

No view corridors as identified by the Peninsula Local Coastal Program exist through the site.

The proposed development will therefore not adversely affect recreational or visitor-serving facilities or coastal scenic resources.

e. Dense tree planting and landscaping is proposed to provide a buffer to sensitive habitats located in the adjacent Sunset Cliffs Park.

The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.

f. The City's series C-720 constraint maps do not identify any areas of geologic hazard on the site. No significant impacts in the area of soils and geology are indicated in the project EIR. Additionally, no flood impacts are identified; however, some off-site erosion is occurring. The applicant has agreed to implement an off-site erosion/drainage control plan. The project will be subject to the fire code and brush management regulations. Less than half the ordinance-required maximum grading encroachment limit is proposed (4.43 percent proposed where 10 percent encroachment into 25 percent slopes is allowed).

The proposed development will therefore minimize the alterations of natural landforms and will not result in

undue risks from geologic and erosional forces and/or flood and fire hazards.

g. Proposed buildings will be integrated into the existing built-up core of the college. Other structures which are additions to existing buildings will be of similar colors and materials and design to the existing structures. Extensive perimeter landscaping is proposed to form a buffer between surrounding residential property, and a 70-foot setback (buffer) is also required around the site.

The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas.

h. The site is designated "School" in the Peninsula Local Coastal Program Land Use Plan, and the community plan. The project has been reviewed and found to be in conformance with the above plans and all other applicable plans and programs.

The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs.

2. Coastal Hillside Review Permit Findings:

a. The site is physically suitable for the design and siting of the proposed development. The proposed development will result in minimum disturbance of sensitive areas.

undue risks from geologic and erosional forces and/or flood and fire hazards.

g. Proposed buildings will be integrated into the existing built-up core of the college. Other structures which are additions to existing buildings will be of similar colors and materials and design to the existing structures. Extensive perimeter landscaping is proposed to form a buffer between surrounding residential property, and a 70-foot setback (buffer) is also required around the site.

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h. The site is designated "School" in the Peninsula Local Coastal Program Land Use Plan, and the community plan. The project has been reviewed and found to be in conformance with the above plans and all other applicable plans and programs.

The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs.

2. Coastal Hillside Review Permit Findings:

a. The site is physically suitable for the design and siting of the proposed development. The proposed development will result in minimum disturbance of sensitive areas.

There is a maximum encroachment of 4.43 percent into 25 percent slopes proposed where 10 percent encroachment is allowed by ordinance. The proposed encroachment will therefore minimize the disturbance of slopes.

b. All graded areas are proposed to be revegetated with native and other vegetation for slope stabilization. Grading will be contoured to blend in with existing terrain and a small crib wall is to be used to minimize the amount and area of fill to be utilized. No significant adverse impacts from grading in terms of soil erosion, silting, slide damage, flooding, scarring or geologic instability have been identified in the project EIR and the site is not identified as being within an area of geologic hazard as identified in the City's series C-720 constraint maps.

Therefore, the grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and general welfare as approved by the City Engineer. Disturbed slopes are planted with native and self sufficient vegetation.

c. The buildings have been designed to be visually compatible with the surrounding neighborhood (see also Coastal Development Permit findings (d) and (g)).

Therefore, the proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper

structural scale and character, varied architectural treatments, and appropriate plant material.

d. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space and Sensitive Land Element of the community plan, any other adopted applicable plan, and the zone.

A portion of the southeast corner of the site is required to be received in an open space easement as a condition of this permit.

e. The proposed development is in conformance with the qualitative development guidelines and criteria as set forth in Document No. RR-262129, "Hillside Design and Development Guidelines".

3. Conditional Use Permit Findings:

a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The Peninsula Community Plan designates the subject property as a public/semi-public school. The Point Loma Nazarene College conforms to this land use designation. The redesigned project conforms to all other elements of the plan as well, including the cultural resources element which recommends protection/conservation of the theosophical institute historic structures which currently occupy the site. The project proposes to protect historically significant structures by preservation and on-site relocation.

b. The proposed use, if, and only if, all the conditions that have been applied to it are met, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The existing Point Loma Nazarene College has a previously approved CUP and has been in operation for several years without any apparent detrimental effects to the surrounding neighborhood. This amendment will allow for the modernization and regrouping of campus facilities and an improvement to pedestrian and vehicular circulation. No public access will be permitted on Dupont Street and a traffic signal will be installed at the intersection of Lomaland Drive and Catalina Boulevard, thus reducing traffic problems in the area. Additional parking spaces will be provided on-site which will reduce, if not eliminate, overflow parking on the adjacent residential streets. The proposed structures will maintain an established 70-foot setback except in two locations along the westerly property line; neither of which is adjacent to residential development. All buffers between the college and residential lots will be adequately landscaped.

c. The proposed use will comply with the relevant regulations in the Municipal Code. The proposed amendments to the Point Loma Nazarene College are consistent with the intent of the original CUP on the property. A school is a compatible use in a residential area and the Municipal Code

Conditions placed on this permit will ensure that all development regulations in the Municipal Code will be met or exceeded.

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


BE IT FURTHER RESOLVED, that all of the above findings are made contingent upon all conditions contained within Conditional Use Permit No. 87-0142 being met.

BE IT FURTHER RESOLVED, that if any conditions are changed and/or not complied with, the permit shall be rescheduled for a public hearing before the City Council in order to determine whether or not the findings for approval can still be made.

BE IT FURTHER RESOLVED, that the appeals of Point Loma Nazarene College, Ann Swanson and Michael Taylor McGreevy are denied; the decision of the Planning Commission is sustained, and Coastal Development/Conditional Use Permit No. 87-0142 is hereby granted to Point Loma Nazarene College, 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:lc
03/06/91
Or.Dept:Clerk
R-91-1146
Form=r.permit

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NOV 27 1990

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"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<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"/>
Bob Filner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

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

(Seal)

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

By *Linda Lugano* Deputy.

Office of the City Clerk, San Diego, California

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