

(R-91-1855)

RESOLUTION NUMBER R-277697

ADOPTED ON APRIL 15, 1991

WHEREAS, Watermark, Ltd., by John D. Thelan of Odmark & Thelan, appealed the decision of the Planning Commission in approving Conditional Use Permit No. 90-0907 submitted by Catholic Diocese of San Diego dba St. Vincent de Paul, a California corporation, Owner/Permittee, to locate a transitional housing facility for 30 homeless boys and girls in an existing converted warehouse building located at 633 State Street, more particularly described as Lots C to L inclusive, Block 27, New San Diego Addition, in the Marina Redevelopment Area; and

WHEREAS, the matter was set for public hearing on April 15, 1991, 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. 90-0907:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The proposed project provides a home, education and life skills training for 30 teenagers. The program provides the means for these 30 boys and girls to obtain the

knowledge and skills to become independent and responsible members of society. It is expected that this experimental program will be operating in this location for a period not to exceed three years. After relocation, the property will be eventually redeveloped for residential use, similar to the surrounding neighborhood.

2. The proposed use, because of the conditions that have been applied to it, 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. Conditions have been placed on the project that will minimize and/or eliminate any potential impact to the surrounding neighborhood.

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

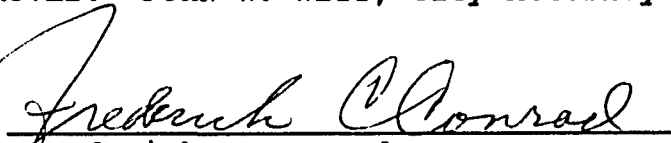
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of Watermark, Ltd., by John D. Thelan of Odmark & Thelan is denied; the decision of the Planning Commission is sustained, and Conditional Use Permit No. 90-0907 is hereby granted to Catholic Diocese of San Diego dba St. Vincent de Paul, a California corporation, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that the City Council hereby directs the Planning Department to work with Catholic Diocese of San Diego to help Teen Quest find a permanent location for its facility.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:lc  
05/15/91  
Or.Dept:Clerk  
R-91-1855  
Form=r.permit

CONDITIONAL USE PERMIT NO. 90-0907  
TEEN QUEST - A SOCIAL SERVICE FACILITY

CITY COUNCIL

This conditional use permit is granted by the Council of The City of San Diego to Catholic Diocese of San Diego dba St. Vincent de Paul, a California corporation, Owner/Permittee, pursuant to Section 101.0510 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to convert an existing warehouse to residential use to house 30 teenagers, located at 633 State Street, San Diego, California, described as Lots "C" to "L" inclusive, Block 27, New San Diego Addition, in the Marina Redevelopment Area.
2. The facility shall consist of the following:
  - a. Conversion of an existing 22,3740 square-foot warehouse to residential use for 30 teenagers;
  - b. Facilities will include separate dormitories for boys and girls, school classrooms, kitchen and dining areas, laundry and recreation rooms;
3. No permit for operation and occupancy 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.
4. 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.
5. 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 101.0510 K. of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time of extension is applied for.
6. Operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
7. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the City Council; 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.
8. 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.
  9. This conditional use permit is a covenant running with the subject property 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 in this permit and all referenced documents.
  10. To the extent this condition is consistent with state and local laws, this project shall comply with the standards, policies and requirements in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances relating to growth management adopted by The City of San Diego after January 11, 1990. The Owner/Permittee may challenge the legality of the imposition of future requirements pursuant to this condition at the time such future requirements and their impact on the project are defined.
  11. In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.
  12. Lighting shall be provided on the building to illuminate entrances and passage ways.
  13. Security guards shall patrol both inside the building and outside perimeters on a 24-hour basis.
  14. No loitering will be permitted on the public right-of-way in the vicinity of the facility.
  15. Any graffiti placed on the walls or windows of the building shall be removed immediately.
  16. This conditional use permit shall be reviewed by Planning Department staff within one year of issuance.
  17. A 10:00 p.m. curfew shall be in effect.

18. This conditional use permit is for the operation of a residential facility for 30 homeless teenagers at 633 State Street for a period of three years and may not exceed four years from the date approval of this permit, April 15, 1991. This conditional use permit cannot be renewed.
19. Planning staff, with the assistance from St. Vincent de Paul staff, shall report back to the City Council every six (6) months on the status of securing a permanent location.
20. Staffing for the Teen Quest facility shall follow federal requirements for like operations.

Passed and adopted by the Council of The City of San Diego on April 15, 1991.

05/015/91  
R-277697



2206

Passed and adopted by the Council of The City of San Diego on **APR 15 1991**,  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ron Roberts	<input type="checkbox"/>	<input checked="" 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 checked="" 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.

(Seal)

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

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-277697** Adopted **APR 15 1991**