

(R-92-1337)

RESOLUTION NUMBER R-279382

ADOPTED ON FEBRUARY 4, 1992

WHEREAS, the San Diego Rescue Mission, Inc., by David L. Shepersky, appealed the decision of the Planning Commission in denying Conditional Use Permit No. 91-0257 for the Rachel Grosvenor Family Center submitted by the San Diego Rescue Mission, Inc., a corporation, Owner/Permittee, for the purpose of converting four industrial buildings, totaling 34,905 square feet of building area, for use as a 97 bed residential care facility, located 939 South 16th Street and described as Lots 1 through 12 of Block 138 of a Subdivision of Pueblo Lot 1157, commonly known as Mannasse & Schiller's Addition, Map No. 209, in the Barrio Logan Community Plan area, within the Emergency Temporary Subdivision "E" zone; and

WHEREAS, the matter was set for public hearing on February 4, 1992, 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. 91-0257:

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 Rachel Grosvenor Family Center will house and rehabilitate homeless women and children. Services

provided will include food, clothing, laundry facilities, schooling, emergency transportation, job counseling, first aid, a playground, a library, a recreation room and a chapel.

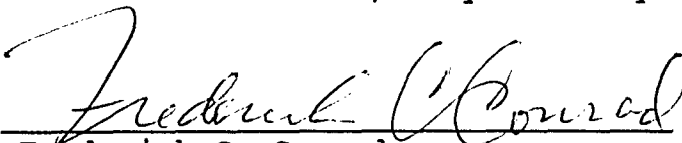
2. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The facility will operate in a controlled environment with a staff of volunteers and one married couple residing on site.

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 the San Diego Rescue Mission, Inc., by David L. Shepersky, is granted; the decision of the Planning Commission is overruled, and Conditional Use Permit No. 91-0257 is hereby granted to the San Diego Rescue Mission, Inc., 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
03/06/92
Or.Dept:Clerk
R-92-1337
Form=r.permit

CONDITIONAL USE PERMIT NO. 91-0257
RACHEL GROSVENOR FAMILY CENTER

CITY COUNCIL

This Conditional Use Permit is granted by the Council of The City of San Diego to San Diego Rescue Mission, Inc., a 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 establish a 97 bed residential care facility located at 939 South 16th Street, described as Lots 1 through 12, Block 138 of the subdivision of Pueblo lot 1157 commonly known as Mannasse & Schiller's Addition, City of San Diego, County of San Diego according to Map 209, in the mixed use zone.
2. The facility shall consist of the following:
 - a. Conversion of an existing two story building and three existing one story buildings, producing a total of 34,905 square feet of building area, to residential use for 97 homeless women and children and four employees;
 - b. Facilities will include single family unit rooms for women with up to three children, dormitories for single women, kitchen and dining areas, a medical clinic, a beauty salon, a child care center, a supplies store, storage rooms, laundry and recreation rooms, school classrooms, an outdoor playground, a chapel and a library.
3. No fewer than 21 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated February 4, 1992, on file in the office of the Planning Department. Parking spaces shall be consistent with Chapter X, Division 1, 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 at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit for operation or 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.
5. Before issuance of any building permits, complete building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated February 4, 1992, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.
6. Before issuance of any 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 February 4, 1992, 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 and is to be maintained in a disease-, weed- and litter-free condition at all times.
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 101.0510(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.
9. 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 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.
13. The original architectural integrity of the two buildings that front Sixteenth Street will be maintained. The parapet line, facing material and existing ornamentation on those buildings will not be altered except for necessary repairs which will match the existing fabric. Windows that need to be replaced on the northwest and southwest elevations of those buildings will match the glazing pattern of the original windows and will use dark colored mullions and muttons. Entries will be altered in such a way that is compatible with the original architecture of those buildings.
14. No loitering or people waiting in lines will be permitted on the public right-of-way in the vicinity of the facility for any reason.
15. Services provided at this facility will be for the exclusive use of the residents and operators of the facility.
16. Any graffiti placed on the walls or windows of the buildings will be removed immediately.
17. Lighting will be provided on the building to illuminate entrances and passage ways.
18. The Conditional Use Permit will be reviewed by Planning Department staff within four months of issuance and every four months thereafter for a period of two years to ensure compliance with all conditions contained herein. The Planning Department shall report to the City Council immediately if any violation of the permit occurs. The quarterly reports will be in the form of an informational report to the Council with the first two quarterly reviews to be presented at a Council meeting. If this permit is revoked for non-compliance with any of the conditions of the permit, all activity authorized by this permit will cease as soon as possible.

Passed and adopted by the Council of The City of San Diego on February 4, 1992, by Resolution No. R-279382.

6018

Passed and adopted by the Council of The City of San Diego on **FEB 04 1992**
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"/>
George Stevens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Maureen O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

Resolution
Number

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Adopted

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