

(R-92-1545)

RESOLUTION NUMBER R-279571

ADOPTED ON MARCH 17, 1992

WHEREAS, on July 26, 1990, the Planning Commission approved, subject to conditions, Coastal Development Permit No. 87-0142 (Amended) and Conditional Use Permit No. 87-0142 (Amended) (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 as 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 Council having fully considered the matter been fully advised concerning the same; and

WHEREAS, the matter was appealed by the College and two Coastal Commissioners to the Coastal Commission and set for public hearing on July 16, 1991. The appeal was granted and modifications to the permit were adopted; and

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WHEREAS, the College entered into litigation with the City regarding erosion control and the use of City parkland. The Superior Court required City to delete Conditions 28, 29 and 30 and limited the permissible terms of Condition 38(e); NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following strikeout/redlined version of the findings with respect to the amendment of Conditions 28, 29, 30, 38(c) and 38(e) of Coastal Development Permit No. 87-0142 (Amended) and Conditional Use Permit No. 87-0142 (Amended):

1. Coastal Development Permit findings:

~~The California Coastal Commission has modified the terms and conditions of the Coastal Development Permit pursuant to their staff report A-6-PEN-91-55 and notice of intent to issue permit dated August 7, 1991.~~

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 twenty-five percent (25%) slopes proposed where ten percent (10%) 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 geologic instability which would affect the 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.

d. The permit modifications are pursuant to Superior Court Order and the decision of the California Coastal Commission of July 16, 1991.

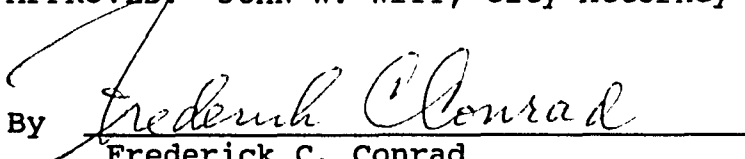
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

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 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 Permit No. 87-0142 (Amended) and Conditional Use Permit No. 87-0142 (Amended) are 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

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04/27/92
Or.Dept:Clerk
R-92-1545
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Passed and adopted by the Council of The City of San Diego on MAR 17 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input checked="" 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 Linda Legano, Deputy.

Office of the City Clerk, San Diego, California

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