

(R-92-1960)

RESOLUTION NUMBER R- 280234

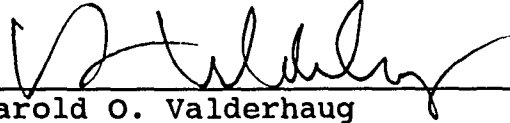
ADOPTED ON JUN 24 1992

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in MITIGATED NEGATIVE DECLARATION NO. 91-0151, in connection with Zoning Conditional Use Permit No. C-20731, on file in the office of the City Clerk, together with any comments received during the public review process, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

APPROVED: JOHN W. WITT, City Attorney

By



Harold O. Valderhaug
Deputy City Attorney

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Or.Dept:E&D
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CITY CLERK'S OFFICE
SAN DIEGO, CA

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City of San Diego
Planning Department



Development and Environmental
Planning Division
236-6460

Mitigated Negative Declaration

DEP No. 91-0151

SUBJECT: Bethel Baptist Church. ZONING CONDITIONAL USE PERMIT No. C-20731 (DEP No. 91-0151) to construct a 22,000-square-foot church, 15,900-square-foot classroom facility, 9,000-square-foot gymnasium, 4,000-square-foot administrative building, and 900-square-foot dining center on a 5.8-acre site. The proposed project would be constructed in three phases: Phase I, the administrative building and 108-space parking lot ; Phase II, the church building and required parking; Phase III, the classroom facility, gymnasium, and dining center. The site is zoned R-1-5000 and is located at 1962 Euclid Avenue, north of Fir Street in the Chollas Creek neighborhood of the Mid-City Planning Area, City of San Diego, County of San Diego. The proposed Conditional Use Permit is being requested to allow a church and accompanying facilities where single-family residential development is allowed by zone. (Lot 1 of Horton's Purchase, in the Ex-Mission Lands of San Diego, City of San Diego, County of San Diego, State of California, Map No. 283 filed March 9, 1878, excepting all lands taken for public street purposes as shown on Map No. 8887 filed December 17, 1981). Applicant: Bethel Baptist Church

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report would not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following measures would serve to mitigate identified impacts associated with Phase I of the proposed project. Further environmental review would be required to determine mitigation measures for future

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phases. These measures would be included as conditions of the Zoning Conditional Use Permit:

Noise

1. A combination landscaped berm and sound attenuation wall six feet in height shall be placed along the southern property line adjacent to the single-family residential development, prior to occupancy.

Visual

1. Landscaping plans, using native vegetation, and irrigation plans for the entire site, including screening for the sound attenuation wall, would be submitted to the satisfaction of Planning Director prior to issuance of any building permits.

Drainage

1. Drainage plans for Phase I would be engineered so as not to detrimentally affect surrounding properties, drainage plans would be reviewed and approved by the Engineering and Development Department prior to issuance of building permits.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego
Councilmember Pratt, District 4
Planning Department:
 Landscaping Section
 Long Range Section
Engineering and Development Department

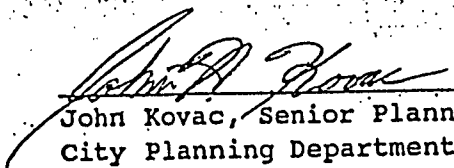
VII. RESULTS OF PUBLIC REVIEW:

- (✓) No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

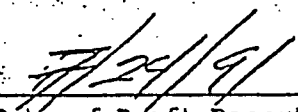
Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of

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the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.



John Kovac, Senior Planner
City Planning Department



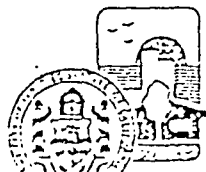
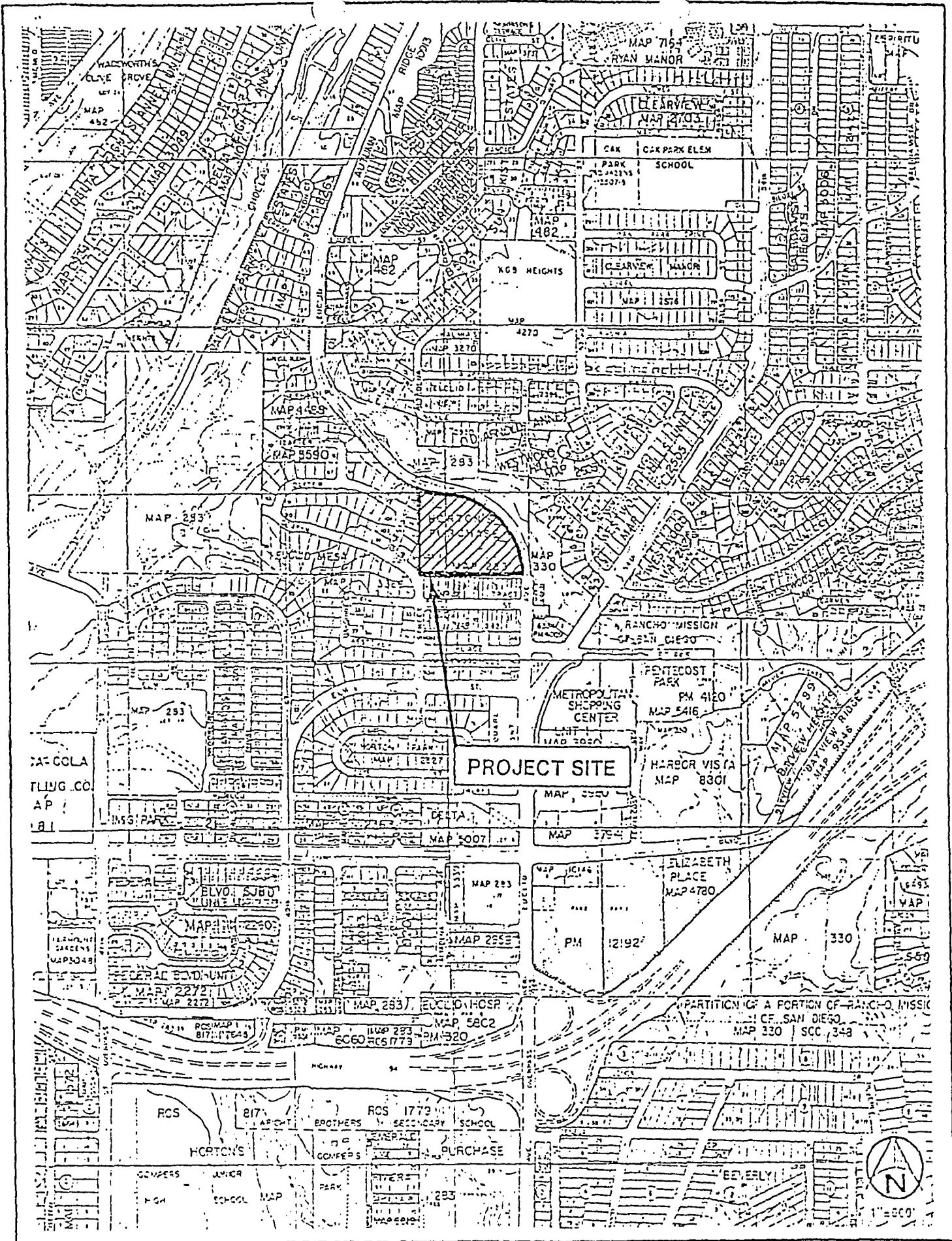
Date of Draft Report

August 20, 1991

Date of Final Report

Analyst: Paul O'Boyle

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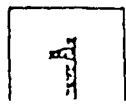


LOCATION MAP

Environmental Quality Division

FIGURE

R-289234



City of San Diego
Planning Department
DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION
202 "C" Street, Mail Station 4C
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
DEP No. 91-0151

SUBJECT: Bethel Baptist Church. ZONING CONDITIONAL USE PERMIT No. C-20731 (DEP No. 91-0151) to construct a 22,000-square-foot church, 15,900-square-foot classroom facility, 9,000-square-foot gymnasium, 4,000-square-foot administrative building, and 900-square-foot dining center on a 5.8-acre site. The proposed project would be constructed in three phases: Phase I, the administrative building and 108-space parking lot ; Phase II, the church building and required parking; Phase III, the classroom facility, gymnasium, and dining center. The site is zoned R-1-5000 and is located at 1962 Euclid Avenue, north of Fir Street in the Chollas Creek neighborhood of the Mid-City Planning Area, City of San Diego, County of San Diego. The proposed Conditional Use Permit is being requested to allow a church and accompanying facilities where single-family residential development is allowed by zone. (Lot 1 of Horton's Purchase, in the Ex-Mission Lands of San Diego, City of San Diego, County of San Diego, State of California, Map No. 283 filed March 9, 1878, excepting all lands taken for public street purposes as shown on Map No. 8887 filed December 17, 1981). Applicant: Bethel Baptist Church

I. PURPOSE AND MAIN FEATURES:

The proposed project is a CONDITIONAL USE PERMIT (Zoning No. C-20731; DEP No. 91-0151) to construct a 22,000-square-foot church, 15,900-square-foot classroom facility, 9,000-square-foot gymnasium, 4,000-square-foot administrative building, and 900-square-foot on a 5.8-acre site. The project would be developed in three phases, Phase I being the focus of this document. Phase I proposes to construct the 4,000-square foot administrative building and the accompanying 108-space parking lot. The administrative building would serve as an all purpose utility building until church resources enable Phases II and III to be developed.

Once Phase I is completed, the administrative building would be used for all of the church's activities. Church services would be held 8:00-10:00 A.M. and 4:00-6:00 P.M. Sundays, as well as 6:00-9:00 P.M. three days a week. Church related groups, such as the Youth Fellowship (for youths 12-18 years old) would hold meetings as required at the site. Church staff would consist of three persons.

The proposed administrative building is 23-feet in height, and would be of mediterranean architectural style. All venting and other mechanical equipment would be placed in a sunken well, located on the roof, screened from public view. The structure would be finished with

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white cement plaster, non-reflective glass and red tiles on the roof. A landscaping plan, using native vegetation, and irrigation plan for Phase I would be submitted to the satisfaction of the Planning Director, prior to the issuance of any building permits.

II. ENVIRONMENTAL SETTING:

The project site is a 5.8-acre parcel in the Mid-City community planning area. Surrounded by the R-1-5000 (single-family) zone, the site is bounded on the north and east by Euclid Avenue, and on the south and west by single-family residential development. Topographically, the project site is relatively flat with the exception of a steep 20 foot slope, which forms the site's northern limit. The slope has been identified as lying within the Hillside Review Overlay Zone, which makes the site subject to the Resource Protection Ordinance. Elevations on the site range from approximately 220 feet mean-sea-level (MSL) to approximately 256 feet above MSL. The project site has been previously graded and is generally void of native vegetation. The site at present is vacant, except for several cement building foundations from the Euclid Nursery which previously occupied the site.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

VISUAL

Visual effects created by the ultimate build out of the project were reviewed to determine the project's compatibility with the community. The City of San Diego's Engineering and Development Department is requiring the applicant to dedicate a 16 foot easement along Euclid Avenue, for the future widening of that street. The result is that the steep 20 foot slope which forms the northern boundary along Euclid Avenue would be graded back to meet the Engineering and Development Department's requirement. A landscaped retaining wall, landscaped crib-wall, or combination landscaped slope and wall would be needed to hold up the remainder of the slope. The Planning Department has determined that since the site is highly disturbed and the fact that the slope which lies within the Hillside Review Overlay Zone is to be graded to satisfy an engineering requirement, neither the Hillside Review Guidelines nor the Resource Protection Ordinance would be applied to the project site. The grading of the 20 foot slope along Euclid Avenue would be done as part of Phase II; further environmental review would be done to address the visual effects of Phases II and III.

Landscaping plans, using native vegetation, and irrigation plans associated with Phase I would be submitted to the satisfaction of the Planning Director prior to the issuance of any building permits. Landscaping would be used to tie and enhance the administrative

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building to the surrounding neighborhood and would serve to screen and beautify the parking lot and sound attenuating wall.

Noise

Given the project site's location, abutting existing residential developments, neighbors could be impacted by noise. In order to mitigate any noise impacts, a combination landscaped slope and sound attenuation wall six feet in height would be placed on the southern property line for Phase I. An additional landscaped slope and sound attenuating wall will be required along the western property line during a future phase. All landscaping plans, using native vegetation, and irrigation plans would be submitted to the satisfaction of the Planning Director prior to the issuance of building permits.

Drainage

Although the project site is relatively flat, the proposed paved parking lot may create run-off problems for adjacent property owners. To ensure that this does not take place all drainage plans would be reviewed and approved by the Engineering and Development Department prior to issuance to building permits.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Paul O'Boyle

Attachments: Location Map
Initial Study Checklist

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Passed and adopted by the Council of The City of San Diego on JUN 25 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 checked="" type="checkbox"/>	<input 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 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:

(Seal)

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

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

By *Richard R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution R-280234 Adopted JUN 25 1992
Number.....