

RESOLUTION NUMBER R- **311344**

DATE OF FINAL PASSAGE **OCT 03 2017**

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT  
NO. 758098 FOR THE HILLEL CENTER FOR JEWISH LIFE –  
PROJECT NO. 212995.

WHEREAS, Hillel of San Diego, a California non-profit religious corporation,  
Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit  
No. 758098 to construct a two-phase project known as the Hillel Center of Jewish Life Project  
(Project): Phase I will use the existing single-family dwelling unit on a 0.21-acre site located at  
8976 Cliffridge Avenue as a temporary Jewish Life Center until Phase II is completed; and Phase  
II will construct a 6,479 square-foot building and other improvements for the permanent Jewish  
Life Center on a vacant 0.77-acre site located at 9009 La Jolla Scenic Drive North; and

WHEREAS, after Phase II is completed, the structure at 8976 Cliffridge Avenue will be  
returned to use as a single-family dwelling unit; and

WHEREAS, the Project site is and legally described as legally described as Lot 67 of La  
Jolla Highlands Unit No. 3, according to Map thereof No. 3528, filed October 19, 1956 and a  
Portion of Lot 1299, Miscellaneous Map No. 36, Pueblo Lands, in the La Jolla Community Plan  
area, in the SF Zone of the La Jolla Shores Planned District; and

WHEREAS, on April 27, 2017, the Planning Commission of the City of San Diego  
considered Site Development Permit No. 758098, and pursuant to Resolution No. 4853-PC voted  
6-0-1 to recommend City Council approval of the permit with the added condition requiring the  
owner to provide the maximum number of bicycle parking spaces possible that can be obtained  
between the proposed library/chapel and student center; and

WHEREAS, the matter was set for public hearing on October 3, 2017, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 758098:

**I. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC)  
SECTION 126.0504**

**A. Findings for all Site Development Permits**

**1. The proposed development will not adversely affect the applicable land use plan.** The Hillel Center for Jewish Life (Project) will construct a two-phase project: Phase I will utilize the existing residence at 8976 Cliffridge Avenue as a temporary Jewish life center; and Phase II will construct a 6,479 square-foot building and other improvements for the permanent Jewish life center on a vacant 0.77-acre site on the south side of La Jolla Village Drive between Torrey Pines Road & La Jolla Scenic Way and a vacated portion of La Jolla Scenic Drive North. The temporary Jewish life center use within the existing residence at 8976 Cliffridge Avenue will be returned to a single family residential unit use after Phase II is completed. The site is located within the SF Zone of the La Jolla Shores Planned District and within the La Jolla Community Plan area.

The proposed project was deemed complete on July 28, 2011. At that time, the San Diego Municipal Code (SDMC) Section 1510.0303(e) allowed by right “Churches, Temples or buildings of a permanent nature, used primarily for religious purposes” within the SF zone of the La Jolla Shores Planned District. It is the practice of Development Services Department to apply the regulations effective on the date an application is deemed complete, and therefore this project application was processed under the version of Section 1510.0303 that was effective on July 28, 2011. The La Jolla Community Plan, adopted in 2004, is the community plan that staff reviewed the proposed project for consistency with the land use plan. The property is designated low density residential (5-9 du/ac). A project does not need to be residential on a residentially designated site as long as it is a use that is allowed by the applicable zoning and otherwise

consistent with the community plan. The proposed project is allowed in the SF zone of the La Jolla Shores Planned District, and the project is consistent with the street and the surrounding neighborhood for: bulk and scale of the architecture, height, setbacks, architectural style, materials, color, landscaping, egress, siting of the building. These features of all projects are reviewed for consistency with the community plan every time there is a review. Additionally, one of the main goals for development in residential land use is to "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between bulk and scale of new and older structures." The approved Hillel project bulk and scale is in relational proportion and in keeping with the surrounding residential neighborhood, has a height of less than the required 30 feet, and has adequate street trees and internal landscaping to blend into the residential neighborhood. The project will therefore be consistent with the La Jolla Community Plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The Project will not be detrimental to public health, safety, and welfare because the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. These conditions include but not limited to the replacement of curbs with City standard curbs and gutters; the construction of a privately owned and maintained bike path in a public access easement traversing the site from La Jolla Village Drive to La Jolla Scenic Drive North; new curb ramps; the construction of a City standard bus stop slab on La Jolla Village Drive; storm-runoff restrictions; and the relocation of public water service. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. The conditions of approval will therefore assure the continued health, safety and general welfare of persons residing or working in the area.

The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. Therefore, the Project will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.** The Project will construct a two-phase project: Phase I will utilize the existing residence at 8976 Cliffridge Avenue as a temporary Jewish life center; and Phase II will construct a 6,479 square-foot building and other improvements for the permanent Jewish life center on a vacant 0.77-acre site on the south side of La Jolla Village Drive between Torrey Pines Road & La Jolla Scenic Way and a vacated portion of La Jolla Scenic Drive North. The temporary Jewish life center use within the existing residence at 8976 Cliffridge Avenue will be returned to a single family residential unit use after Phase II is completed. The site is located within the SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan. The

proposed project is subject to the SF Zone of the La Jolla Shores Planned District Ordinance (LJSPDO) as it existed at the time that the project application was deemed complete on July 28, 2011, which allowed churches, temples, or buildings of a permanent nature, used primarily for religious purposes. (SDMC section 1510.0303(e)).

The San Diego Municipal Code (SDMC) Section 143.0920 allows an applicant to request deviations from the regulations for Affordable/In-Fill Housing and Sustainable Buildings projects in accordance with Section 143.0915 pursuant to a Site Development Permit, as long as the decision maker makes the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m).

The Project applicant requests one temporary deviation from the San Diego Municipal Code regulations until Phase II is completed. This includes a minimum width of a non-residential driveway. SDMC section 142.0560 requires a 24-foot wide driveway for a non-residential use. The applicant requests a 12-foot-wide driveway for the 8976 Cliffridge Avenue/Phase I site during its temporary religious use. When Phase II is completed, the religious office and related uses at 8976 Cliffridge Avenue would move to the completed Phase II building and the temporary use of the single family residential dwelling structure would revert to its original single family use, which only requires a 12-foot curb cut.

The 12-foot wide curb cut deviation can be supported because the narrower driveway is temporary in nature which is expected to revert back to a single family residence, reduces the impacts to on-street parking and allows for appropriate separation between the driveway and the required pedestrian ramp which matches the existing pedestrian ramp on the opposite side of the street.

The project is proposing a second and permanent deviation to the minimum parking requirements to the new 6,479 square-foot Hillel Center for Jewish Life. SDMC Table 142-05G Parking Ratios for Specified Non-Residential Uses identifies parking requirements for "Churches and places of religious assembly." This category of use considers the parking needs associated with gatherings of large numbers of people at the same time. This is demonstrated by the units of measure being "seats," "pew space" and/or "assembly area." The project does not propose pews, permanent seats for services or assembly area, therefore a Parking Deviation Request is proposed for the project. The deviation would allow the project to provide parking based on the specific needs of the facility as determined by existing comparable facilities. The results of parking surveys, including an evaluation of the number of individuals who indicated they would walk to the facility, concluded that a total of 27 parking spaces would be adequate to serve the anticipated programming at the facility.

With the exception of the temporary 12-foot driveway for a non-residential use and the parking deviation, the proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating uses allowed in the SF zone of the La Jolla Shores Planned District. The proposed project was reviewed for compliance with the SF zone land development requirements for requirements to setbacks, density, landscape, parking, and floor area ratio. Therefore, the Project will comply with the applicable regulations of the Land Development Code.

**M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings (SDMC section 126.0504(m))**

**1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.** The Project will construct a two-phase project: Phase I will utilize the existing residence at 8976 Cliffridge Avenue as a temporary Jewish life center; and Phase II will construct a 6,479 square-foot building and other improvements for the permanent Jewish life center on a vacant 0.77 acre site on the south side of La Jolla Village Drive between Torrey Pines Road & La Jolla Scenic Way and a vacated portion of La Jolla Scenic Drive North. The temporary Jewish life center use within the existing residence at 8976 Cliffridge Avenue will be returned to a single family residential unit use after Phase II is completed. The site is located within the SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan.

The La Jolla Community Plan encourages and promotes energy efficient building design and orientation. The Project will include solar panels for the generation of 30-percent of electricity on-site and obtain a Leadership in Energy and Environmental Design (LEED) certification. Requirements to meet the LEED certification include that the project provide public transportation access, create priority parking for low-emitting and fuel efficient vehicles, maximize open space, create quality control for storm water design, non-roof heat island reduction, light pollution reduction, water efficient landscaping, provide innovative wastewater design, reduce water use, optimize energy performance, provide on-site renewable energy, use of recycle contents, provide low-emitting materials, provide thermal comfort, and maximize daylight.

Such measures will promote the reduction of impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies. Therefore, the Project will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

**2. The development will not be inconsistent with the purpose of the underlying zone.** The Project will construct a two-phase project: Phase I will utilize the existing residence at 8976 Cliffridge Avenue as a temporary Jewish life center; and Phase II will construct a 6,479 square-foot building and other improvements for the permanent Jewish life center on a vacant 0.77-acre site on the south side of La Jolla Village Drive between Torrey Pines Road & La Jolla Scenic Way and a vacated portion of La Jolla Scenic Drive North. The temporary Jewish life center use within the existing residence at 8976 Cliffridge Avenue will be returned to a single family residential unit use after Phase II is completed. The site is located within the SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan. The proposed project is subject to the La Jolla Shores Planned District Ordinance (LJSPDO) at the time that the project

application was deemed complete on July 28, 2011, which allowed churches, temples or buildings of a permanent nature, used primarily for religious purposes in SF zone. (SDMC section 1510.0303(e)).

The San Diego Municipal Code (SDMC) Section 143.0920 allows an applicant to request deviations from the regulations for Affordable/In-Fill Housing and Sustainable Buildings in accordance with Section 143.0915 pursuant to a Site Development Permit, as long as the decision maker makes the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m).

The Project applicant requests one temporary deviation from the San Diego Municipal Code regulations until Phase II is completed. This includes a minimum width of a non-residential driveway. SDMC section 142.0560 requires a 24-foot wide driveway for a non-residential use. The applicant requests a 12-foot-wide driveway for the 8976 Cliffridge Avenue/Phase I site during its temporary religious use. When Phase II is completed, the religious office and related uses at 8976 Cliffridge Avenue would move to the completed Phase II building and the temporary use of the single family residential dwelling structure would revert to its original single family use, which only requires a 12-foot curb cut and two parking space.

The 12-foot wide curb cut deviation can be supported because the narrower driveway is temporary in nature which is expected to revert back to a single family residence, reduces the impacts to on-street parking and allows for appropriate separation between the driveway and the required pedestrian ramp which matches the existing pedestrian ramp on the opposite side of the street.

The project is proposing a second and permanent deviation to the minimum parking requirements to the new 6,479 square-foot Hillel Center for Jewish Life. SDMC Table 142-05G Parking Ratios for Specified Non-Residential Uses identifies parking requirements for "Churches and places of religious assembly." This category of use considers the parking needs associated with gatherings of large numbers of people at the same time. This is demonstrated by the units of measure being "seats," "pew space" and/or "assembly area." The project does not propose pews, permanent seats for services or assembly area, therefore a Parking Deviation Request is proposed for the project. The deviation would allow the project to provide parking based on the specific needs of the facility as determined by existing comparable facilities. The results of parking surveys, including an evaluation of the number of individuals who indicated they would walk to the facility concluded that a total of 27 parking spaces would be adequate to serve the anticipated programming at the facility.

With the exception of the temporary 12-foot driveway for a non-residential use and the parking deviation, the proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating uses allowed in the SF zone. The proposed project was reviewed for compliance with the SF zone land development requirements for requirements to setbacks, density, landscape, parking, and floor area ratio.

The Project will be consistent with the overall bulk and scale of the residential neighborhood to the south of the parcels. Considering the size of the site, over 33,000 square feet, and the building of 6,479 square feet, without and with calculations for a phantom floor, the floor area ratio (FAR) is approximately 0.21. If the project were subject to a City-wide FAR, the FAR would be limited to 0.60, however, the La Jolla Shores Planned District does not have an FAR limitation. The Project building height will reach 28 feet, two feet lower than the Proposition D height limit of 30 feet. The Project's proposed building is designed to relate to the adjacent residential structures by varying the bulk and scale of the massing, and by varying the roofline. The Projects access will be located off of La Jolla Scenic Way. This is the safest location for access as it avoids accessing the site from heavily traveled La Jolla Village Drive. Additionally the driveway access provides a separation between the single family residences to the south and the proposed activities on the site.

The purpose and intent of the La Jolla Shores Planned District states: "the public health, safety, and welfare require that property in La Jolla Shores shall be protected from impairment in value and that the distinctive residential character and the open seascape orientation of the La Jolla Shores Area shall be retained and enhanced" and "The development of land in La Jolla Shores should be controlled so as to protect and enhance the area's unique ocean-oriented setting, architectural character and natural terrain and enable the area to maintain its distinctive identity as part of one of the outstanding residential areas of the Pacific Coast. The proper development of La Jolla Shores is in keeping with the objectives and proposals of the General Plan for the City of San Diego, of the La Jolla Community Plan, and of the La Jolla Shores Precise Plan."

The Project location will provide students and local residents the opportunity of accessing the proposed development on foot, or bicycle and also by car. The Project further contributes to a mix of uses in the neighborhood that work together to create strong neighborhoods and communities. The project proposes three buildings with footprints that are similar in scale with the surrounding residential buildings. These buildings surround a central courtyard, which are common in existing development in La Jolla Shores due to the coastal climate and outdoor lifestyle of the area. This arrangement of building elements results in a character that is based on small scale components typical of the area, particularly near the ocean. As the site slopes slightly to the east, the project design steps with the site. Structural materials will be compatible with the environment and in conformance with the La Jolla Shores Design Manual. The project will include 10,000 square feet of landscaping planted with native vegetation replicating the natural environment. The creation of the landscaped area, at the intersection of Torrey Pines and La Jolla Village Drive, complements the surrounding intersection corners and establishes an attractive "gateway" to La Jolla Shores, replacing an unsightly and substandard cul de sac and vacant lot. This landscaped public open space area will accommodate pedestrians and bicycles and provide connections for the community. Therefore, the development will not be inconsistent with the purpose of the underlying zone.

**3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.** The Project will construct a two-phase project: Phase I will utilize the existing residence at 8976 Cliffridge Avenue as a temporary Jewish life center; and Phase II will construct a 6,479 square-foot building and other

improvements for the permanent Jewish life center on a vacant 0.77-acre site on the south side of La Jolla Village Drive between Torrey Pines Road & La Jolla Scenic Way and a vacated portion of La Jolla Scenic Drive North. The temporary Jewish life center use within the existing residence at 8976 Cliffridge Avenue will be returned to a single family residential unit use after Phase II is completed. The site is located within the SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan. The proposed project is subject to the La Jolla Shores Planned District Ordinance (LJSPDO) at the time that the project application was deemed complete on July 28, 2011, which allowed churches, temples or buildings of a permanent nature, used primarily for religious purposes in SF zone. (SDMC section 1510.0303(e)).

The San Diego Municipal Code (SDMC) Section 143.0920 allows an applicant to request deviations from the regulations for Affordable/In-Fill Housing and Sustainable Buildings in accordance with Section 143.0915 pursuant to a Site Development Permit, as long as the decision maker makes the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m).

The Project applicant requests one temporary deviation from the San Diego Municipal Code regulations until Phase II is completed. This includes a minimum width of a non-residential driveway. SDMC section 142.0560(j)(1) and Table 142-05M require a 24-foot wide driveway for a non-residential use. The applicant requests a 12-foot-wide driveway for the 8976 Cliffridge Avenue/Phase I site during its temporary religious use. When Phase II is completed, the religious office and related uses at 8976 Cliffridge Avenue would move to the completed Phase II building and the temporary use of the single family residential dwelling structure would revert to its original single family use, which only requires a 12-foot curb cut and two parking space.

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The project is proposing a second and permanent deviation to the minimum parking requirements to the new 6,479 square-foot Hillel Center for Jewish Life. SDMC section 142.0530 and Table 142-05G Parking Ratios for Specified Non-Residential Uses identify parking requirements for "Churches and places of religious assembly." This category of use considers the parking needs associated with gatherings of large numbers of people at the same time. This is demonstrated by the units of measure being "seats," "pew space" and/or "assembly area." The project does not propose pews, permanent seats for services or assembly area, therefore a Parking Deviation Request is proposed for the project. The deviation would allow the project to provide parking based on the specific needs of the facility as determined by existing comparable facilities. The results of parking surveys, including an evaluation of the number of individuals who indicated they would walk to the facility concluded that a total of 27 parking spaces would be adequate to serve the anticipated programing at the facility.

With the exception of the temporary 12-foot driveway for a non-residential use and the parking deviation, the proposed development complies with the applicable zoning and

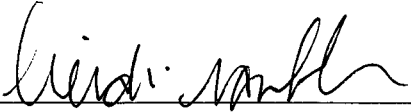


development regulations of the Land Development Code including land development requirements regulating uses allowed in the SF zone. The proposed project was reviewed for compliance with the SF zone land development requirements for requirements to setbacks, density, landscape, parking, and floor area ratio. Therefore, the deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 758098, attached hereto as Exhibit A, is granted to Hillel of San Diego, Owner/Permittee under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Heidi K. Vonblum  
Deputy City Attorney

IBL/HKV:mcm/als/nja  
06/23/2017  
07/06/2017 Cor. Copy  
09/21/17 Cor. Copy 2  
10/06/17 Rev. Copy  
Or.Dept: DSD  
Doc. No.: 1478531\_4

ATTACHMENT(S): Exhibit A, Site Development Permit No. 758098

Passed by the Council of The City of San Diego on OCT 03 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 03 2017

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

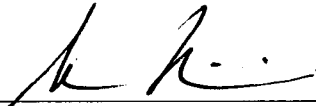
KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 311344

# EXHIBIT A

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000958

SITE DEVELOPMENT PERMIT NO. 758098  
**HILLEL CENTER FOR JEWISH LIFE - PROJECT NO. 212995 [MMRP]**  
CITY COUNCIL

This Site Development Permit No. 758098 is granted by the City Council of the City of San Diego to HILLEL OF SAN DIEGO, a California non-profit religious corporation, the Owner/Permittee, pursuant to San Diego Municipal Code section 126.0504 and 1510.0201(c). The 0.98-acre site is located at 9009 La Jolla Scenic Drive North and at 8976 Cliffridge Avenue, both sites are located in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan. The project site is legally described as: Lot 67 of La Jolla Highlands Unit No. 3, according to Map thereof No. 3528, filed October 19, 1956 and a Portion of Lot 1299, Miscellaneous Map No. 36, Pueblo Lands.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow construction of a two-phased project where Phase I will utilize the existing residence single-family dwelling unit located at 8976 Cliffridge Avenue as a temporary religious student center, Phase II to construct a 6,479 square-foot religious student center, and the temporary use of the existing residence structure at 8976 Cliffridge Avenue will be returned to a single family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 11, 2017 on file in the Development Services Department.

The Project shall include:

- a. Phase I to utilize the existing single-family dwelling unit located at 8976 Cliffridge Avenue as a temporary religious student center until Phase II is completed;
- b. Phase II to construct a 6,479 square-foot building as the permanent religious student center at 9009 La Jolla Scenic Drive North and the temporary use of the existing residence at 8976 Cliffridge Avenue will be returned to use as a single family residence;
- c. One temporary deviations is proposed:

- i. Allow a driveway width of twelve feet for the temporary use in Phase I where the minimum driveway width for non-residential uses is twenty-four feet;
- d. One permanent deviation is proposed:
  - i. Parking deviation to the 6,479 square-foot religious student center to allow the project to provide parking based on the specific needs of the facility for a total of 27 parking spaces;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Phase II shall include a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30-percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker. With the occupancy of the Phase II improvements, the existing residence at 8976 Cliffridge Avenue must revert to use as a single family residence.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this

Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

12. This Permit may be developed in two phases.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 212995, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 212995, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Noise
- Paleontological Resources

**CLIMATE ACTION PLAN (CAP) REQUIREMENTS:**

16. The Owners/Permittees shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A" Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."
17. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

18. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of curb with City standard curb and gutter, adjacent to the site on La Jolla Scenic Drive North, La Jolla Village Drive and Torrey Pines Road, satisfactory to the City Engineer.
22. The drainage system proposed for this development is private and subject to approval by the City Engineer.
23. The project proposes to export 645 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
24. Prior to the construction of the privately owned and maintained bike path in a Public Access Easement traversing the site from La Jolla Village Drive to La Jolla Scenic Drive North as depicted in the Exhibit 'A', the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the bike path, satisfactory to the City Engineer.
25. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.



26. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

27. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of curb ramp at the intersection of Cliffridge Avenue and La Jolla Scenic Drive North, satisfactory to the City Engineer.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of curb ramp at the intersection of La Jolla Village Drive and La Jolla Scenic Way, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a City standard 24-foot driveway on La Jolla Scenic Way and a City standard 12-foot driveway on Cliffridge Avenue, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of new sidewalk along the property frontage, satisfactory to the City Engineer.

31. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the private storm drain in the City's storm drain easement, satisfactory to the City Engineer.

32. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a City standard bus stop slab on La Jolla Village Drive, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

33. Prior to issuance of construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

34. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

35. In the event that a foundation-only permit is requested by the Permittee or Subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development

Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

36. Prior to issuance of any construction permits for buildings; the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

37. Prior to Final Inspection for Phase II construction, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

38. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

39. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity; in this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

40. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to issuance of a Certificate of Occupancy.

41. Prior to issuance of construction permits for grading; the Owner/Permittee shall ensure that all proposed landscaping, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

**PLANNING/DESIGN REQUIREMENTS:**

42. Owner/Permittee shall maintain a minimum of 27 automobile spaces (including 1 standard accessible space and 1 van accessible space) and 2 motorcycle spaces shall be provided as required by the project traffic impact analysis and shown per the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

43. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
44. The cul-de-sac area proposed for vacation shall be retained in perpetuity for public pedestrian and bicycle access. The area shall not be gated or otherwise obstructed to prevent free movement and public access. In addition, the project shall incorporate signage which identify this area as public access to the satisfaction of the City Planner.
45. Prior to Final Inspection for Phase II construction, the Owner/Permittee shall grant a Public Access Easement over the bicycle and pedestrian path as shown on Exhibit "A," satisfactory to the City Engineer.
46. Hours of operation shall be limited to 7:00 A.M. to 10:00 P.M. daily and events will be concluded by 10:00 P.M., allowing for cleanup and closing of the facility by 11:00 P.M. Regular programs at the facility shall be limited to no more than 100 people. At no time shall the facility's occupancy exceed the occupancy limits set by applicable law.
47. Up to eight times per calendar year, occupancy for occasional special events may be up to 150 people. Up to four times per calendar year, occupancy may be greater than 150. Parking demands for occasional special events will be subject to the Transportation Demand and Parking Management Plan for the project
48. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
49. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower.
50. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
51. No building additions shall be permitted unless approved by the City Manager.
52. All signs associated with this development shall be consistent with sign criteria established by the La Jolla Shores Planned District Ordinance.

53. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

54. Prior to the issuance of building permits for Phase II, construction documents shall fully illustrate incorporation of roof-mounted (carport) photovoltaic systems consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

55. All outdoor lighting shall be adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

56. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

57. The temporary religious facility located at 8976 Cliffridge Avenue shall be converted to a single family dwelling unit within 120 days subsequent to final Inspection of the permanent religious student center. The Owner shall inform the Development Services Department, Submittal and Project Management Division when the home has been converted to a single family dwelling unit.

58. Planning Commission: Prior to the issuance of the building permit for the Hillel Center, the Applicant/Permittee shall provide a minimum of 10 bicycle parking spaces with rack(s) between the proposed library/chapel and student center. The quantity of bicycle parking spaces shall be shown on the construction plans.

#### **TRANSPORTATION REQUIREMENTS**

59. Prior to issuance of any construction permit, the Owner/Permittee shall dedicate twelve feet of right-of-way along the project frontage along La Jolla Village Drive, as shown on the Exhibit "A." The project frontage shall include a twenty-two foot parkway including a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer.

60. Prior to issuance of any construction permit, the Owner/Permittee shall install twenty-five linear feet of painted red curb north of the project driveway on La Jolla Scenic Way, satisfactory to the City Engineer.

61. A monitoring report including a discussion of the Transportation Demand and Parking Management plan measures which have been implemented and a determination of the effectiveness of the combined Transportation Demand and Parking Management plan measures shall be prepared and provided to the City of San Diego annually for a three (3) year period utilizing surveys from Hillel employees and traffic counts prepared by a licensed Traffic Engineer.

**PUBLIC UTILITIES REQUIREMENTS:**

62. Prior to the issuance of the first foundation, building or grading permit, the Owner/Permittee shall cut, plug and abandon the existing public 12-inch water facilities within the La Jolla Scenic Drive North right-of-way to be vacated, from La Jolla Scenic Way to Torrey Pines Road, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

63. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of public 16-inch water facilities and the cut, plug and abandonment of the existing public 8-inch water facilities within the La Jolla Scenic Drive North right-of-way, from La Jolla Scenic Way to Torrey Pines Road, and connect to the 16-inch mains all existing water services still in service adjacent to the project, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

64. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s), including domestic, fire and irrigation, and the disconnection at the mains of all existing unused water services adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

65. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permit(s) for the installation of private back flow prevention device(s) on all water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Water Department Director and the City Engineer. All backflow prevention devices shall be located above grade and outside of any private structures.

66. Prior to the first final inspection of any building permit, the Owner/Permittee shall install and/or replace fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer.

67. Prior to the first final inspection of any building permit for the Hillel of San Diego project, the Owner/Permittee shall install and/or replace fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer.

68. It is the sole responsibility of the Owner/Permittee for any damage caused to city of San Diego public water and sewer facilities, adjacent to the project site, due to the construction activities associated with this project. In the event any such facility loses integrity then, the Owner/Permittee shall reconstruct any damaged public water and sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

69. Prior to the first final inspection of any building permit for the Hillel of San Diego project, the Owner/Permittee shall grant an acceptable water easement over the proposed 16-inch water facilities within the vacated La Jolla Scenic Drive North right-of-way, from Cliffridge Avenue to Torrey Pines Road, for exclusive use of public water mains with no appurtenances, in a manner satisfactory to the Director of Public Utilities and the City Engineer. Minimum water easement width, for exclusive use of public water mains with no appurtenances, shall be 15-feet-wide.

70. Prior to issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of the realignment of the existing 8" public sewer main at the intersection of La Jolla Scenic Drive North and Cliffridge Avenue, satisfactory to the Director of Public Utilities and the City Engineer..

71. Prior to the Final Inspection of Phase II, the developer shall abandon the existing public sewer mains located in the proposed street vacation, satisfactory to the Director of Public Utilities and the City Engineer.

72. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

73. Prior to the first final inspection of any building permit for the Hillel of San Diego project, all public water and sewer facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

74. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and sewer Facility Design Guidelines and City regulations, standards and practices.

75. The Owner/Permittee shall process Encroachment Maintenance and Removal Agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping.

76. No structures or landscaping shall be installed in or over any water easement that would inhibit vehicular access to replace a section of main or provide access to any appurtenance or isolated section of main.

77. No trees shall be installed within ten feet of any water facilities or in any water easement. No shrubs exceeding three feet in height at maturity shall be installed within 10 feet of any public water main or within access easements.

**GEOLOGY REQUIREMENTS:**

78. The Owner/Permittee shall submit a geotechnical investigation that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

79. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

**PUBLIC FRANCHISE COMPANY REQUIREMENTS:**

80. Prior to issuance of any building permit the Owner/Permittee shall relocate all Charter Communication (formally Time Warner) Cable existing overhead lines into an existing underground utility easement, to the satisfaction of the City Engineer.

**OTHER REQUIREMENTS:**

81. Future expansion of the project shall be prohibited to the extent permitted by law.

82. Owner/Permittee shall form a neighborhood/community advisory group to regularly meet to review traffic, noise, and parking issues for a period of five years from date of issuance of this Permit.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on July 11, 2017.

Permit Type/PTS Approval No.: SDP No. 758098  
Date of Approval: July 11, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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William Zounes  
Development Project Manager

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**HILLEL OF SAN DIEGO,**  
A California non-profit religious corporation  
Owner/Permittee

By \_\_\_\_\_  
Robert B. Lapidus,  
Vice President Facilities

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**