

RESOLUTION NUMBER R- 316111

DATE OF FINAL PASSAGE MAR 11 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT NO. 2292338 AND PLANNED DEVELOPMENT PERMIT NO. 2292339 FOR ALL PEOPLES CHURCH – PROJECT NO. 636444.

RECITALS

The Council of City of San Diego (Council) adopts this Resolution based on the following:

A. Light on a Hill, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego (City) for a Planned Development Permit and a Site Development Permit to develop a church on vacant property that would include a 900-seat sanctuary, with accessory office, Sunday school classrooms and gymnasium/multi-purpose room for All Peoples Church (Project).

B. The Project site is located at 5555 College Avenue and is legally described as Portion of Lot 67 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded December 17, 2017 as Document 2017-0602317 in the Navajo Community Plan area. The Project site is in the RS-1-7 Base Zone, and within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field - Review Area 2), Sustainable Development Area, Parking Standards Transit Priority Area, Parking Impact Overlay (Campus), and Very High Fire Hazard Severity Zone.

C. On September 28, 2023, the Planning Commission of the City of San Diego considered Site Development Permit No. 2292338 and Planned Development Permit No. 2292339 (Permits), and under Resolution No. 52588-PC, voted to recommend the Council approve the Permits.

D. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the 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 Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

E. The matter was set for public hearing on March 11, 2025, testimony having been heard, evidence having been submitted, and the Council having fully considered the matter and being fully advised concerning the same.

F. The Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete and accurate.

ACTION ITEMS

Based on the Recitals set forth above, the Council resolves as follows:

I. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0605]

A. Findings for all Planned Development Permits:

- 1. The proposed development will not adversely affect the applicable land use plan.**

The proposed development is located on College Avenue, south of Del Cerro Boulevard in the RS-1-7 base zone, within the Navajo Community Plan (NCP) area. The site is designated for single-family residential development within the community plan, which will be amended with this Project to add the designation of a "Church" use at this location through amending NCP Figure 24: Other

Community Facilities Map. The RS-1-7 base zone does not allow church as a permitted use. This Planned Development Permit is required pursuant to San Diego Municipal Code (SDMC) section 126.0602(a)(2) to allow the Project in accordance with SDMC section 143.0403(a) because it complies with the NCP, but contains the church use that is not permitted in the underlying RS-1-7 base zone. By permitting the church use through this process, the Project complies with permitted uses under SDMC section 143.0403(a) and includes adoption of the findings here within.

The Project site is a 5.99-acre parcel located northeast of the interchange of Interstate 8 (I-8) and College Avenue of the NCP area. The site is predominately surrounded by single-family housing, neighborhood commercial use, and I-8. North of the Project site are single-family homes, neighborhood commercial use, and multi-family apartments. South of the Project site is I-8 and San Diego State University (SDSU). West and east of the Project are single-family homes. The neighborhood commercial offers a grocery store (Windmill Farms), eating establishments, and convenient shopping services for the surrounding residents. Metropolitan Transit Service (MTS) Bus Routes 14 and 115 runs along the site's western boundary and provides service to the San SDSU Transit Center located at College Avenue and Hardy Avenue.

The proposed Project will develop the 5.99-acre site with:

- An approximately 54,476 square foot (SF) sanctuary/multipurpose building to accommodate 900 seats with the following accessory uses: Sunday school classrooms, offices and a multipurpose room/gym.
- A 71,010 SF two level parking garage with 203 spaces.
- Surface parking for 116 spaces.
- Site utilities and landscaping.
- Offsite improvements to College Avenue to create a median break and a signalized intersection for the main driveway, the installation of new bicycle lane signage and striping, and the construction of a 12-foot shared (i.e., pedestrians and bicycles) contiguous sidewalk south of the Project driveway and a 5-foot non-contiguous driveway north of the Project driveway within the parkway.
- On-site water quality basins to treat storm water runoff and a sewer/storm water connection to existing City facilities.
- Deviations to exceed the building height limit from 30 feet to 53 feet; to reduce side yard setbacks from 84 feet to 14 feet (as measured by the San Diego Municipal Code, the width of the site is approximately 1,052 linear feet by 154 linear feet depth); to exceed the maximum wall height in the side yard setback from 6 feet to 20 feet; and to reduce the required long-term bicycle storage from 17 spaces to 3 spaces.

The City of San Diego's General Plan Land Use Community Plan and Street System Map (Figure LU-2) identifies the site as Residential, which encompasses a wide range of recommended densities, referencing the refinement of ranges to be

specified within each community plan. The adopted NCP land use designation is Single-Family Residential (5-9 dwelling units per acre). The NCP's overriding objective is to retain the residential character of the area, provide adequate community services, establish guidelines for the utilization of canyons and hillsides, and enhance the environment of the area as a pleasant, livable, walkable community. A well-balanced community is shaped by providing essential services. The NCP's "Other Community Facilities" Element addresses various facilities available to the Community. Figure 24: Other Community Facilities, identifies sites for churches, fire station, library, hospital, flood plain boundary, and San Diego Gas and Electric Co. Easement. The Figure identifies 12 existing church uses with the underlying land use designation and zone of single-family residential.

As recommended in the NCP Residential Element policies, the Project design is sensitive to the existing neighborhood as it has been situated in the topographic low point of the site near the College Avenue/I-8 westbound off-ramp and set back from the adjacent, lower profile residential and commercial structures to the east and north; would feature extensive landscaping, including screening along the common property line with the nearby residential yards to conceal and soften views of facilities, walls and rooftops.

The Project would produce a positive visual appearance through its comprehensive design from public vantage points along local roads/freeway that surround the site; and it would screen or conceal parking areas and on-site retaining walls with landscaping or structures from public vantage points along local roads/freeway. As such, the Project design implements Community Environment Element policies through sensitive building design and massing, and landscaping improvements along College Avenue.

Weekday Project trip generation was based on the higher trip generation between City rates and historical with projected uses by Church staff. Based on City rates, for houses of worship without school or daycare, the trip generation rate is 5 trips per 1,000 square feet, which calculates to 272 Average Daily Trips (ADT) for this project. As the basketball/multipurpose room is not a standalone facility, but ancillary to the church facility, the standalone trip rates for a basketball court or a recreation building are not applicable to this use. Based on historical data and projections from the church, there would be up to 30 staff from 9 AM to 6 PM (generated at 4 daily trips per staff); highest weekly bible study with an average of 75 participants (generated at 2 trips per participant); and a basketball gym/multipurpose room located within the church facility open only during Pastoral hours of 9AM to 6 PM with an average of 5 users (generated at 2 trips per user); for a total weekday trip generation of 280 ADT. As previously stated, the higher value of 280 ADT was used for expected weekday project trip generation. The City's *Transportation Study Manual* (TSM dated September 29, 2022) lists eight screening criteria for assessing whether a detailed Vehicle Miles Traveled (VMT) analysis is required. A project that meets at least one of the eight screening criteria is presumed to have a less-than significant VMT impact. The Project is

forecast to generate approximately 280 weekday ADT, which is below the City's screening criteria for a small project of less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates and procedures. Therefore, the Project was screened out from conducting a full VMT analysis and is presumed to have a less than significant transportation impact to the community.

The Project also complies with NCP's Circulation Element policies with the implementation of College Avenue frontage improvements, upgraded sidewalk facility, pedestrian linkages into the site, and striping to create a bike lane. In addition, a new traffic signal will be installed at the primary entry driveway for the Project.

The Project will install cool green roofs, low-flow fixtures/appliances and a low-flow irrigation system, electrical vehicle charging stations, designated and secure bicycle parking spaces, designated parking spaces for low-emitting, fuel-efficient, and carpool/vanpool vehicles, and implement a solid waste recycling plan to ensure compliance with the General Plan Conservation Element and the Climate Action Plan. The Project landscape plan also results in a net increase of trees to facilitate the City's Climate Action Plan goals for greenhouse gas emissions reduction and the enhancement of carbon sequestration.

Environmental Impact Report (EIR) Project No. 636444/SCH No. 202110394 was prepared for the Project disclosed potentially significant impacts in the areas of short-term construction noise, biological resources, cultural resources, and tribal cultural resources. All impacts will be fully mitigated to below a level of significance. Mitigation measures will be assured through a condition of approval of the development Permits.

Therefore, the addition of a religious facility within the NCP at this location will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The Project has been designed in compliance with the Land Development Code, which is portion of the SDMC, and all applicable regulations to avoid detrimental impacts to the health, safety and welfare of residents, workers and visitors as well as adjacent development and people. These requirements include the safe design of streets and sidewalks as well as grading and drainage that provides for control and treatment of stormwater. Development of this Project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit Order No. R9-2013-0001, or subsequent order. Permit conditions require that best management practices (BMPs) and ongoing BMP maintenance will be implemented with the commencement of grading activities.

The Project Permits also contains specific conditions to ensure compliance with the regulations of the SDMC, including those adopted to protect the public health, safety, and welfare. Permit requirements include submitting an updated geotechnical report to address the construction plans; assuring plans for the revegetation and hydro-seeding of all disturbed lands and required brush maintenance, and the design and construction of all required public water and sewer facilities. Conditions of approval address construction activities, the shielding of lighting, the attenuation for noise, and the appearance and placement of landscape and buildings. Construction of the Project will be pursuant to the applicable Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes. All Land Development Codes governing construction and continued operation of the development will apply to prevent the potential for future adverse impacts once development has occurred.

Regarding the concern that VMT screening rather than full VMT analysis may have resulted in a lack of careful review of safety issues, safety is typically addressed through the Systemic Safety Review in the Local Mobility Analysis as well as review of operational issues at the project's access points for the various modes of travel, which is what was done in this case. Issues related to the horizontal curve and grade of College Avenue were addressed through a sight distance analysis, and issues related to the flow of northbound traffic were addressed through the Project's public improvements design that includes a dedicated northbound right turn lane at the proposed new traffic signal and providing for northbound cyclists within the parkway and outside of the curb-to-curb travel way at that location.

The Environmental Impact Report (EIR) (Project No. 636444/SCH No. 202110394) prepared for the Project identified potentially significant impacts in the areas of biological resources, historical resources, temporary construction noise, and tribal cultural resources. Mitigation has been identified to reduce all identified impacts below a level of significance. Mitigation will be assured as a condition of approval of the Permits.

Therefore, with the approved design and required conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

- 3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.06602(b)(1) that are appropriate for this location and will results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuit to the LDC.**

To achieve the Project objectives of developing a church use that creates a positive sense of character and community, the Project proposes minor deviations as allowed by the Land Development Code. The deviations will be:

- i. An increase in height to 53-feet above grade for the church structure where 30 feet is the maximum height in the RS-1-7 zone.
 1. 88% of the building is 30 feet in height, while the remaining 12% is 48 feet to the top of the three tower elements of the roof and 53 feet to the top of the cross at one point.
- ii. A reduction in the side yard setback next to the Interstate 8 freeway of 14 feet where 82-feet is required.
 1. The site is an irregularly shaped lot with a natural slope from an elevation of 452 feet above sea level at the north property line, down to 354 feet above sea level adjacent to the south property line. As measured by the SDMC, the site is approximately 1,052 linear feet in width by 154 linear feet in depth.
- iii. An increase in the maximum retaining wall height in the side yard setback from 6 feet to 20 feet.
 1. The irregularly-shaped lot with a natural slope from 453 feet above sea level at its narrowest dimension in the north, to 375 feet above sea level at its widest dimension in the south adjacent to the Caltrans right-of-way, was modified by the addition of a retaining wall so that the new church could be built at the widest and lowest point of the site.
- iv. A decrease in the required long-term bicycle storage from 17 spaces to three spaces.
 1. SDMC section 142.0530(e)(2) requires that long-term bicycle spaces be provided at 5% of the total required parking and states that the spaces are intended for use by employees; however, the parking supply is calculated on the maximum usage of the 900-seat sanctuary, whose attendees will likely use the 17 short-term bicycle spaces, but not the long-term bicycle spaces. The Project anticipates 20-30 employees, and therefore three long-term bicycle spaces have been provided.

The Project proposes grading the site with approximately 16,500 cubic yards of cut and 39,000 cubic yards of fill with the maximum depth of fill outside the building of approximately 28 feet, and under the building of ten feet.

Development of the site incorporates sensitive grading practices to utilize the natural slope of the site, with the new church and parking structure located at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential between the existing residences

and the proposed church will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

Therefore, the shape of the Project site, the existing to-remain easements, and the natural topography of the site, will be utilized to minimize deviations and will result in a more desirable project than if strict adherence to the development regulation was complied with to develop a larger footprint development.

II. SITE DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0505]

1. Findings for all Site Development Permits:

- a. The proposed development will not adversely affect the applicable land use plan.**

See Finding I.1.a. under “Planned Development Permit” above.

- b. The proposed development will not be detrimental to the public health, safety, and welfare.**

See Finding 1.2.a under “Planned Development Permit”.

- c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

To achieve the Project objectives of developing a church use that creates a positive sense of character and community, the Project proposes minor deviations as allowed by the Land Development Code. The deviations will be an increase in height to 53-feet above grade for the church structure (48 feet to the top of the three tower elements of the roof and 53 feet to the top of the cross) where 30-feet is the maximum height in the RS-1-7 zone; a reduced side yard setback next to the Interstate 8 freeway of 14 feet where 82-feet is required; an increased height for a retaining wall in the side yard setback from 6 feet to 20 feet; and reduction from the required long-term bicycle storage from 17 spaces to three spaces.

The site is an irregularly shaped lot with a natural slope from an elevation of 452 feet above sea level at the north property line, down to 354 feet above sea level adjacent to the south property line. As measured by the SDMC, the width of the site is approximately 1,052 linear feet by 154 linear feet depth. The Project proposes grading the site with approximately 16,500 cubic yards of cut and 39,000 cubic yards of fill with the maximum depth of fill outside the building of approximately 28 feet, and under the building of ten feet.

The natural slope of the site and with sensitive grading practices the new church and parking structure will be developed at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418

feet above sea level adjacent to the south property line. Therefore, the grade differential of the two adjacent uses will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

Therefore, the shape of the Project site, the existing to-remain easements, and the natural topography of the site, will be utilized to minimize deviations and will result in a more desirable project than if strict adherence to the development regulation was complied with to develop a larger footprint development.

2. Supplemental Findings – Environmentally Sensitive Lands:

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The site is an irregularly shaped lot with a natural slope from an elevation of 452 feet above sea level at the north property line, down to 354 feet above sea level adjacent to the south property line. As measured by the SDMC (Chapter 13 section 131.0431 including Table 131-04D; and Chapter 11 sections 113.0243(c)(1); 113.0276; 113.0252; and 113.0246) the width of the site is approximately 1,052 linear feet by 154 linear feet depth. The Project proposes grading the site with approximately 16,500 cubic yards of cut and 39,000 cubic yards of fill with the maximum depth of fill outside the building of approximately 28 feet, and under the building of 10 feet.

The undeveloped site is outside the City's Multiple Species Conservation Program (MSCP) preserve, the Multi-habitat Planning Area (MHPA). Vegetation communities including Diegan coastal sage scrub, non-native grassland, disturbed habitat, eucalyptus woodland, and ornamental are present on the site. No waters of the U.S., waters of the State, or City wetlands are present on site.

Development of the site incorporates sensitive grading practices to utilize the natural slope of the site, with the new church and parking structure located at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential between the existing residences and the proposed church will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

A Biological Technical Report has been prepared to analyze the disturbance and the impact on the flora and fauna. It identified an impact to 3.1 acres of Diegan coastal sage scrub and 0.8 acres of non-native grassland. Mitigation for this impact is proposed to be in the form of payment into the City's Habitat Acquisition Fund as required in the Mitigation, Monitoring and Reporting Program (MMRP) for the Project. Compliance with the MMRP is required as a condition of the Permits.

The Project site was recently reviewed and approved for single-family residential development, and the current Project to develop a religious assembly use on the site is similar in disturbance projections. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive land.

- b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The Project has been designed in compliance with the Land Development Code and other regional, State, and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of residents, workers, and visitors as well as adjacent development and people. These requirements include the safe design of streets and sidewalks as well as grading and drainage that provides for control and treatment of stormwater to reduce erosional forces. The construction will adhere to recommendations from a Geotechnical Engineer both in grading and construction. The religious structure will be buffered from the natural vegetation on the slope to the east by vehicle parking and fire access. All flood and fire hazards will be addressed during construction review and permitting.

Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

Development of the site incorporates sensitive grading practices to utilize the natural slope of the site, with the new church and parking structure located at the lowest point of the site. Adjacent single-family homes to the east, are developed on pads at elevations of 449 feet above sea level adjacent to the north property line, down to approximately 418 feet above sea level adjacent to the south property line. Therefore, the grade differential between the existing residences and the proposed church will be approximately 18 feet at the parking structure and up to 25 feet above the church building.

The site is not within, nor is it adjacent to, the City's Multiple Species Conservation Program (MSCP) preserve, the Multi-Habitat Planning Area. The site is adjacent to City-owned open space, but no impacts to that site would result from the proposed Project. Development of the site would impact 3.1 acres of Diegan coastal sage scrub and 0.8 acres of non-native grassland through removal. Mitigation for these impacts is proposed to be in the form of payment into the City's Habitat Acquisition Fund.

- d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHP).**

The site is not within, nor is it adjacent to, the City's MSCP preserve, the Multi-habitat Planning Area or the Vernal Pool Habitat Conservation Plan (VPHP). No vernal pools exist on or adjacent to the Project site. Development of the site would impact 3.1 acres of Diegan coastal sage scrub and 0.8 acres of non-native grassland through removal. Mitigation for these impacts is proposed to be in the form of payment into the City's Habitat Acquisition Fund.

Therefore, the proposed development will be consistent with the City's MSCP and VPHP.

- e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

Landscaping and irrigation associated with proposed development may result in increased runoff. Runoff due to irrigation is often associated with increased erosion, sedimentation, and pollution, which can significantly impact water quality. However, all runoff water from the Project would be collected and treated on-site in water quality (BMP) basins and discharged into the City storm water system. Based on the Project's drainage and water quality design features, no significant impacts resulting from drainage or impaired water quality would occur, and no mitigation would be required.

Located approximately ten miles east of local beaches and the shoreline, the development is not located in the Coastal Zone or an area that contributes to sand supply through natural erosion and drainage. Hydrology for the site is designed to comply with stormwater and drainage requirements and does not alter or adversely impact the upstream and downstream conditions of the San Diego River. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

- f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The proposed development of a vacant 5.99-acre site with an approximately 54,476 SF church will occur immediately north of Interstate 8 on College Avenue in the NCP area. The Project will include a sanctuary/multipurpose building to accommodate 900 seats, accessory uses of Sunday school classrooms, offices, a multipurpose room/gym, a 71,010 SF, two level parking structure and surface parking, landscaping, and other improvements. The Project would also include on-site water quality basins to treat storm water runoff and a sewer/storm water connection to existing City facilities.

The following mitigation measures have been formulated to satisfy the requirements of the City's Subarea Plan (City 1997a), ESL Regulations, and Biology Guidelines (City 2018). The mitigation ratios used in this report follow the City's ESL categorized five-tier system for impacts to sensitive upland communities as outlined in the Biology Guidelines:

- Tier I: There are no Tier I communities on site.
- Tier II: Coastal sage scrub and coastal sage scrub/chaparral ecotone (1:1 to 1.5:1).
- Tier IIIA: There are no Tier IIIA communities on site.
- Tier IIIB: Non-native grasslands (0.5:1 to 1:1).
- Tier IV: Disturbed, agricultural, and eucalyptus (0:1) While there are Tier IV communities on site, mitigation is not required for impacts to them.

Mitigation for impacts to Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed are proposed to be mitigated at a ratio of 1:1 where the impact occurs outside the MHPA, and the mitigation occurs inside the MHPA. Mitigation for impacts to non-native grassland is proposed to be mitigated at a ratio of 0.5:1 (for habitat not occupied by the burrowing owl) where the impact occurs outside the MHPA, and the mitigation occurs inside the MHPA.

The Project proposes to provide 3.5 acres of mitigation and would accomplish this through payment into the City's Habitat Acquisition Fund, which the City uses to acquire habitat critical for biodiversity preservation and the success of the MSCP. According to the Biology Guidelines (City 2018), the Habitat Acquisition Fund is intended to be used for the mitigation of impacts to small (generally less than five acres), isolated sites with lower long-term conservation value. The Project's impacts that require mitigation total 3.9 acres, and the site is surrounded by existing urban development (i.e., it has low long-term conservation value).

Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

III. California Government Code Section 65863(b) Findings

This Project does not propose housing, nor does it propose to change the underlying zone, but with this proposed development, no housing will be built on residentially zoned land that has been identified in the City's Housing Element Adequate Sites Inventory for the development for a net potential of 49 housing units based on the underlying RS-1-7 Zone and the size of the property. While there is no reduction in development potential or rezone of the underlying base zone for the property site, the below findings are included as part of the Permits approval.

A. California Government Code section 65863(b)(1) Written Findings:

1. The reduction is consistent with the adopted general plan, including the housing element.

See Finding I.1.a. under “Planned Development Permit” above. As discussed in more detail below in the adequate site analysis, the City will still have an additional capacity of 48,599 housing units for moderate and above moderate income housing units without the housing unit capacity on the site for this Project. The potential reduction is consistent with both the City’s General Plan and its included Housing Element.

2. The remaining sites identified in the housing element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City’s share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City’s share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

The Housing Element Adequate Sites Inventory identified 174,673 potential housing units of which 72,191 are available for lower income housing, meaning housing units that are affordable (rent-restricted) to households of extremely low, very low, or low income. The remaining 102,482 housing units would be available for moderate and above moderate income households.

The Adequate Sites Inventory by income category is as follows:

Income Category	Net Potential Housing Units
Lower Income	72,191
Moderate and Above Moderate Income	102,482
TOTAL	174,673

The City’s regional housing need allocation (RHNA) in the SANDAG RHNA Plan was 108,036 housing units which the City will need to permit during the 6th Housing Element Cycle between 2021-2029 to meet the RHNA allocation.

In 2021 and 2022, the first two years of the 6th Housing Element Cycle, the City has permitted 10,428 housing units (Housing Element Annual Progress Report Table B, Pg 55). This means the City will need to permit 97,608 housing units by 2029.

The RHNA Allocation housing units by each income category as follows:

	RHNA Allocation	Issued Permits (2021-2022)	RHNA Remaining
Very Low Income	27,549	645	26,904
Low Income	17,331	438	16,893

Moderate Income	19,319	61	19,258
Above Moderate Income	43,837	9,284	34,553
TOTAL	108,036	10,428	97,608

The site of the Project was identified as a potential site for housing development in the Housing Element Adequate Sites Inventory with the potential for 49 housing units, none of which were identified as lower income housing units. Therefore, the removal of the site would result in 49 fewer potential housing units in the Adequate Sites Inventory. None of these housing units would be available for lower income housing.

With the approval of this Project, there will be 102,433 housing units (102,482 housing units minus the 49 housing units identified on the Project site) available for moderate and above moderate income units in the Adequate Sites Inventory. To meet the RHNA, the City will need to permit 53,791 moderate and above moderate housing units (19,258 housing units plus the 34,533 housing units). The Adequate Sites Inventory would still have an additional capacity of 48,599 housing units (102,433 housing units minus the 53,834 housing units) for moderate and above moderate income housing units without the residential capacity at this Project site.

In the past two years, the City has adopted two community plan updates that have added additional capacity for homes in the City. The City also expanded the applicability of its housing incentive programs which includes Complete Communities Housing Solutions and the Affordable Dwelling Unit Home Density Bonus through the adoption of the Sustainable Development Area. These plans and program expansions were not included in the Adequate Sites Inventory and demonstrate how the City continues to add capacity beyond the inventory assessed during the Housing Element Cycle.

This finding identifies the remaining sites identified in the Housing Element and demonstrate they are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

B. California Government Code section 65863(b)(2) Written Findings:

- 1. Remaining sites identified in the housing element are adequate to meet the requirements of California Government code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of**

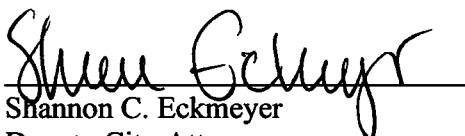
sites identified in the housing element to accommodate that need by income level.

See Finding III.A.2 above. There will be 102,433 housing units (102,482 housing units minus the 49 housing units identified on the Project site) available for moderate and above moderate income units in the Adequate Sites Inventory when this permit is approved. To meet the RHNA, the City will need to permit 53,791 moderate and above moderate housing units (19,258 housing units plus 34,533 housing units) from. The Adequate Sites Analysis would still have an additional capacity of 48,599 housing units (102,433 housing units minus 53,834 housing units) for moderate and above moderate income housing units without the residential capacity at this Project site.

The City has identified remaining sites identified in the housing element that are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the Housing Element to accommodate that need by income level.

- IV. Based on the findings previously adopted by the Council, that Site Development Permit No. 2292338 and Planned Development Permit No. 2292339 are granted to Light on a Hill, LLC, a California Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this Resolution, and contingent upon final passage of Resolution R-2025-93 approving amendments to the General Plan and the Navajo Community Plan.**

APPROVED: HEATHER FERBERT, City Attorney

By 
Shannon C. Eckmeyer
Deputy City Attorney

SCE:sc:cm
09/10/2024
Or.Dept: DSD
Doc. No. 3787262

Attachment: Site Development Permit No. 2292338 and Planned Development Permit
No. 2292339

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on
MAR 11 2025

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk
for Gil Sanchez

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

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

INTERNAL ORDER NUMBER: 24008189

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SITE DEVELOPMENT PERMIT NO. 2292338
PLANNED DEVELOPMENT PERMIT NO. 2292339
ALL PEOPLES CHURCH PROJECT NO. 636444 [MMRP]
CITY COUNCIL**

This Site Development Permit No. 2292338, and Planned Development Permit No. 2292339 are granted by the City Council of the City of San Diego to Light on a Hill, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501 and 126.0601. The 5.99-acre site is located at 5555 College Avenue in the RS-1-7, Base Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field Review Area 2), Parking Standards Transit Priority Area, Transit Priority Area, and Parking Impact Overlay (Campus) Zones within the Navajo Community Plan. The project site is legally described as Portion of Lot 67 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, as described in Grant Deed Recorded December 17, 2017 as document 2017-0602317.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop the site with a described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 9, 2024, on file in the Development Services Department.

The project shall include:

- a. The development of a 900-seat church with accessory classrooms, office and gymnasium;
- b. Allowable deviations from the development regulations pertaining to structure height, retaining wall height, and minimum side yard setback;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. 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. This permit must be utilized by March 11, 2028.
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.
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 Wildlife [CDFW] pursuant to California Fish and Wildlife 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 CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 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" on file in the Development Services Department. 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 Owner/Permittee 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 phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A" on file in the Development Services Department.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] for Environmental Impact Report (EIR) No. 636444 (SCH #20211100394) 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 EIR No.636444 (SCH #20211100394), 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 EIR No.636444 (SCH #20211100394), to the satisfaction of the Development Services Department and the City Engineer and/or Mitigation Monitoring Coordination, as applicable. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Historical Resources
- Noise
- Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. The Planned Development Permit, Site Development Permit and Easement Vacation shall comply with all Conditions of the Final Map for Tentative Map No. 2499018.

18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for landscape, irrigation and private storm drain connections private storm drain adjacent to the site in the city easements, College Avenue and additional dedicated Right of Way, satisfactory to the city engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new current City Standard 24-ft wide driveway, adjacent to the site on College Avenue.

20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new current City Standard curb ramps, at the project entrance on College Avenue, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit, the Owners/Permittee shall obtain an approval from CALTRANS for the proposed work in the right of way/facilities.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance associated with the area of improvements, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permit, the Owner/Permittee 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.

GEOLOGY REQUIREMENTS:

24. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed and previously disturbed land associated with the area of grading in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions), Exhibit "A" on file in the Development Services Department, and the phasing schedule included therein.

26. Prior to issuance of a construction permit for public 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 show, label, and dimension 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.

27. Prior to issuance of a construction permit for a building, the Owner/Permittee shall submit complete landscape and irrigation construction documents that demonstrate revegetation,

landscaping and irrigation of the new proposed slopes, greenbelts and open space, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Landscape Development Plan of Exhibit "A" on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)5.

28. In the event that a "foundation only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with the Landscape Development Plan of Exhibit "A", on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area".

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department, All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee (or another entity approved by the Development Services Department, shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

31. Native plants shall be locally indigenous. Prior to offloading nursery products from delivery trucks and prior to installation of common landscape improvements, container plants shall be inspected by the Project Biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

32. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

33. Prior to issuance of a construction permit for grading, landscape construction documents for the subject development unit shall be submitted showing the brush management zones in that respective development unit in substantial conformance with Exhibit "A" on file in the Development Services Department.

34. Prior to issuance of a construction permit for a building, a Brush Management Program for the subject development shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

35. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

FIRE LIFE AND SAFETY REQUIREMENTS:

36. Prior to the issuance of any construction permit for grading within each respective development unit, the Owner/Permittee shall submit a Fire Access Plan for the subject development unit for approval by the Fire Marshal.

PLANNING/DESIGN REQUIREMENTS:

37. The project shall comply with the California Energy Code (Title 24) and California Green Building Standards Code (CALGreen), including rooftop photovoltaic solar panels, energy-efficient lighting and appliances, cool roofs, and energy-efficient windows.

38. Automobile, motorcycle and bicycle parking spaces shall be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

39. 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.

40. Environmentally Sensitive Lands that are outside of the allowable disturbance area as shown on the Exhibit "A" on file in the Development Services Department shall remain in a natural state.

41. Sensitive biological resources that are outside of the allowable disturbance area on the project site, or are acquired as off-site mitigation as a condition of permit issuance, are to remain in a natural state.

42. Conformance with the applicable supplemental requirements outlined in SDMC Sections 143.0410 and 143.0420 shall be demonstrated by the Owner/Permittee prior to issuance of construction permit for a building.

43. All signs associated with the project shall be consistent with sign criteria established by either the approved Exhibit "A" on file in the Development Services or the San Diego Municipal Code Chapter 14, Article 2, Division 12.

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

45. The Owner/Permittee shall implement the recommendations of the project-specific Waste Management Plan.
46. The project is subject to SDMC Section 142.0151 and paleontological monitoring shall be required as outlined therein.
47. Prior to the issuance of any building permits, the Owner/Permittee shall demonstrate on the building plans the location of a 6-foot masonry wall that will be constructed on the property between the project and the adjacent residential yards along Marne Avenue and Glenmont Street.
48. Pre-kindergarten through grade 12 schools as a use is prohibited.
49. Building height in excess of the allowable zoning heights are limited to those illustrated on the Exhibit A. No additional features exceeding the allowable height limits are permitted.
50. No access to the site from Marne Avenue or Glenmont Street is permitted.
51. The project's gym/multi-purpose room, which is intended for the use of Church employees and members, shall not include lockers for participants or bleachers for spectators.

TRANSPORTATION REQUIREMENTS:

52. 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 appropriate City decision-maker in accordance with the SDMC.
53. Surface parking space shall not exceed 116 spaces.
54. Prior to issuance of the first construction permit for a building, the Owner/Permittee shall assure by permit and bond the implementation of traffic signal College Avenue and the project driveway, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
55. All driveways on public streets shall meet the minimum sight distance per City Street Design Manual, satisfactory to the City Engineer.
56. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area on both sides of the driveway measured along the property line on College Avenue. No obstruction higher than 36 inches shall be located within this area, e.g., shrubs, landscape, hardscape, walls, columns, or signs, etc.
57. Prior to issuance of the first building permit, the Owner/Permittee shall prepare plans for the subject development unit that include the location of bicycle racks. The bicycle racks, which shall be installed prior to issuance of the certificate of occupancy and shall be maintained at all times.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

58. Prior to the issuance of any construction permits for buildings, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

59. Prior to the issuance of any construction permit for buildings, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Back Flow Prevention Device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

60. Prior to the issuance of any construction permits for buildings, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private sewer facilities encroaching into the Public Right-of-Way.

61. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

62. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with SDMC Section 142.0607. In the event that any such facility loses integrity, the Owner/Permittee shall repair or reconstruct, at no cost to the City, any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

63. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

64. 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.

65. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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 MAR 11 2025 and pursuant to

Resolution No. R-316111.

Permit Type/PTS Approval No.636444
Site Development Permit No. 2292338
Planned Development Permit No. 2292339
Date of Approval: March 11, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Supervising Project Manager

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

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.

Owner/Permittee
LIGHT ON A HILL, LLC,

By _____
NAME:
TITLE:

By _____
NAME:
TITLE:

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

Passed by the Council of The City of San Diego on MAR 11 2025, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 11 2025.

(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:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- **316111**