

## **PROPERTY/PROJECT TIMELINE**

APN: 463-010-10

PORTION OF LOT 67 OF RANCHO MISSION OF SAN DIEGO

**1950s** - Original property owners landlocked the property, not the city. Owners in the 1950's ceded access rights to Marne Avenue as the property consisted of a deep gully and was not deemed suitable for developing. The owner, Lenny Bloom (a.k.a. Marburn Corp) tried many schemes to develop the Land over the years, including buying a house on Marne Ave. in the 1970's, with the intent of tearing it down, unbeknownst to sellers, and neighbors, to create an ingress/egress on that property. When that venture was stopped by residents and the City, he tried several other times to build and force his way on to College Avenue, not only the busiest arterial in the entire community, but at a point where traffic already converged from several directions.

Site was partially previously graded to its current configuration in the late 1950's to early 1960's in relation to the construction of the residential development to the east, College Avenue to the west and Interstate 8 and associated College Avenue off ramp to the south and southwest. The report further states that fills of 20 to 30 feet deep appear to have been placed in the southwesterly portion of the site associated with the residential development to the southeast, based on historic photos and topographic maps.

There is a 10-foot wide easement for public sewer recorded January 14, 1959, a 15-foot wide easement for storm drain recorded September 2, 1964, a 10-foot wide easement for storm drains recorded November 17, 1955, and an easement for slope rights recorded January 10, 1959

**December 7, 1982:** Adoption of Navajo Community Plan

**September 13, 1990** letter from City of San Diego regarding designating the land as Open Space



THE CITY OF  
**SAN DIEGO**

EXECUTIVE COMPLEX • 1010 Second Avenue • Suite 660 • San Diego, California 92101

PLANNING  
DEPARTMENT  
Long Range  
Planning Division  
533-3650

September 13, 1990

Tom Martin, Corresponding Secretary  
NAVAJO COMMUNITY PLANNERS, INC.  
P. O. Box 20304  
San Diego, CA 92120

Dear Mr. Martin:

This letter is in response to the Board of Directors' vote to amend the Navajo community plan by designating the Halifax and the I-8 at College Avenue properties as Open Space.

Rezoning a property to Open Space and/or amending the land use designation in the community plan to Open Space requires the property owner's consent, as these actions would preclude any development of the land whatsoever. If accomplished without the owner's consent, the City Attorney has advised the Planning Department that such a rezone or plan amendment would amount to a "taking" of the land. The Board's first step, then, would be to identify a source of funds to acquire the properties, and to contact the property owner.

An outright purchase may be infeasible, but the community still has a measure of control over the ultimate design, density, and location of development on the site. The Halifax View property has not been subdivided, and building permits for anything other than one residence on each of the two parcels cannot be issued until either a map or a discretionary permit is approved for the development. In both cases, public hearings are required. The site is also subject to the Resource Protection Ordinance, as most of the slopes exceed 25%.

The property northeast of the I-8/College Avenue interchange is also privately owned, but is covered by an open space easement. This easement was a condition of the discretionary permit that allowed the adjacent residential development, and stipulates that the land will remain as open space. No further action to prevent development of the site is needed.

**2014:** traffic study (prior to opening of Einstein's Bagels)

**December 2014** For Sale Sign on property; decision by March 2014 to develop single-family homes

Presentation to DCAC

**July 8, 2015** NCPI Board Meeting

**Project Presentation regarding proposal for 26 Single family detached homes on property located at the North East corner of College Avenue and I-8: Tony Pauker, ColRich Communities:**

Places poster boards showing proposed development in front of audience. SD based company for over 30 yrs. 5.6 acre parcel. Originally intended to be part of original development 1958-68. Zoned RS1-7 5,000 sq. ft. minimum lots for single family homes. Follow zoning and Navajo Community Plan. Average home in area 1650-2,000 sq. ft. majority single story. Mid-century modern style. Going to follow look of existing homes in area and same size. Access point 75' south of Chevron carwash. Private road off of College single road into development. Historically site was cleared in late 50's early 60's. soil on site is fill. Non-native grasses and ornamental plants primarily on property. Not is MSCP to mitigate will purchase mitigation credits for off-site mitigation.

Gentleman in hat- asks about construction timeframe and ditch on property (will it be filled) T. Pauker states construction would not start for at least 18 months. Grading to take approx. 4 months, houses to be built in 5 months. Removing soil in northern portion of site and fill in the southern portion. Storm drain in middle.

Lady in audience – Do you own property and easement from fence-line current owner lives in Toronto and is being worked with. T. Pauker states backyards of current homes would face backyard of new homes.

Another lad - Does not see how road would work due to current traffic conditions. T. Pauker states Traffic Engineer working on the issue and has met with City staff. Deceleration right turn lane into property.

Gentleman – Egress issue have to go 4 lanes over to make U-turn on college to go south. Block lanes trying to inch way to turn lane. Biggest concern. T. Pauker states enforcement issue and builders are being addressed with City. There is no u- turn allowed.

Gentleman – Asked if permits acquired. T. Pauker states the area is considered environmentally sensitive area. No permits yet in process of getting them. ESL (Environmentally Sensitive Lands) most of City designated need higher reviews from city and more rigorous level of review.

Young lady in front row – access issue dealing with U-turn. What is travel route from development to get to freeway? T. Pauker states he does not know, empirical question about trip generation 10 trips per home per day. Would not notice additional traffic due to current usage. Outline the process please: long range planning (NCPI) designated as single family home development site. Development services – Compliance with all zoning and codes geo, bio, hazardous, public meetings, environmental document will submit tentative map during this process and City staff to make recommendation. To take at least 9 months but most likely at least 1 yr.

Property owner on Marne Ave. for 30 yrs. States he has used the property for over 5 yrs. and looking to acquire a prescriptive easement.

Gentleman in front row – Will utilities be undergrounded? T. Pauker states, yes they will be underground.

Back row gentleman – Asks about deceleration lane? Exiting right turn area may be reduced for new access. T. Pauker states it will be increased.

Gentleman in front row – Asks about utilities. Storm drain easement, sewer easement, water main easement, unused SDGE easement, and various other easements also.

Another gentleman in red in front row – Suggests a through site plan and pad elevations roof top elevations inform zoning for area when presenting before Del Cerro Action Council. Asks if any public funding? T. Pauker states zero public funding.

Lady in back (lives on Glenmont St.)- Asks about easement in vicinity. Caltrans property goes under College in

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**July 23, 2015:** Presentation to DCAC by ColRich for 24 homes. 100 people in attendance.

**January 13, 2016** NCPI presentation about 26 homes

[https://navajoplanners.files.wordpress.com/2016/02/1\\_13\\_16\\_draft\\_meeting\\_minutes.pdf](https://navajoplanners.files.wordpress.com/2016/02/1_13_16_draft_meeting_minutes.pdf)

- Concerns for tcycle-3-issues-report-2-9-16.pdf

**San Diego Planning Dept, February 9, 2016** Issues report  
cycle-3-issues-report-2-9-16.pdf

**December 12, 2016** biological technical report prepared by Alden Environmental, Inc. was provided for the project reflecting the current conditions of the site and impacts to biological resources.

**January 2017** Planning Department notified Marburn of outstanding issues (noise study, biological issues, etc.)

**May 24, 2017** City San Diego's ("City") Draft Mitigated Negative Declaration ("MND") dated for the "Marbum Corp. TM" project ("Project") (Project Number 435483).

**April 2017** Planning Department notified Marburn of still outstanding issues

**May 2017** ColRich presentation to DCAC; those in attendance voted against the plan [https://navajoplanners.files.wordpress.com/2017/12/05\\_10\\_2017\\_final\\_meeting\\_minutes.pdf](https://navajoplanners.files.wordpress.com/2017/12/05_10_2017_final_meeting_minutes.pdf)

- “Left over land from the 1950s, not good location to develop”
- Dan Smith states that we must be respectful of the land use, will not support motion.

**May 24, 2017** Project #435483 Draft MND rejected by DCAC and NCPI <https://ceqanet.opr.ca.gov/2017051071>

**June 12, 2017** City of San Diego responded to DCAC comments regarding the MND.

**Sept 2017** Planning Commission Report <https://www.sandiego.gov/sites/default/files/pc-17-066.pdf>

<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Marburn Corp TM	
<b>PROJECT DESCRIPTION:</b>	Subdivision of a vacant 5.99-acre parcel into 24 residential lots and five Homeowner Association lots for the development of 24 single dwelling units.	
<b>COMMUNITY PLAN AREA:</b>	Navajo Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Easement Vacation, Tentative Map, Site Development Permit, and Planned Development Permit.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single-Family Residential	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RS-1-7 (Single-Family Residential)	
<b>HEIGHT LIMIT:</b>	30 feet maximum	
<b>LOT SIZE:</b>	5,000 square feet minimum	
<b>FLOOR AREA RATIO:</b>	0.59 maximum (depending on lot size)	
<b>FRONT SETBACK:</b>	15 feet	
<b>SIDE SETBACK:</b>	0.08 x lot width (minimum 4 feet)	
<b>STREETSIDE SETBACK:</b>	0.10 x lot width (minimum 10 feet)	
<b>REAR SETBACK:</b>	13 feet (minimum 5 feet)	
<b>PARKING:</b>	2 spaces per dwelling unit	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial; CN-1-2	Automobile Service Station
<b>SOUTH:</b>	Very Low/Low Density Residential; RS-1-1	Interstate 8; Open Space
<b>EAST:</b>	Very Low/Low Density Residential; RS-1-7	Single Dwelling Unit Residential
<b>WEST:</b>	Very Low/Low Density Residential; RS-1-7	Single Dwelling Unit Residential
<b>DEVIATION REQUESTED:</b>	<ul style="list-style-type: none"> <li>a. Allow lots without public street frontage, where 50 feet is required.</li> <li>b. Allow lots vehicle egress/ingress via a private drive, where egress/ingress is required via a public right-of-way.</li> <li>c. Allow reduced front yard setback for Lots 1, 20 and 24.</li> <li>d. Allow reduced rear yard setback for Lot 1.</li> <li>e. Allow reduced lot depth for Lot 1 (72.8 feet) and Lot 24 (81.5 feet), where 95 feet is required.</li> </ul>	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 10, 2017, the Navajo Community Planning Group voted 6-4-0 to recommend denial of the project.	

December 14, 2017: DCAC update.

Good morning Del Cerro

1) On Monday, the City Council voted unanimously to approve the ColRich development. The project met all the existing requirements and there were no legal matters that would allow for the project to be denied. Paul Godwin, the city's Project Manager for the development sent the following information.

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The Planning Commission had included a recommendation that a restriction on second story additions be placed on the project. They were OK with the two story residences proposed, they just didn't want other homes adding a second story later.

Councilmember Sherman removed that restriction so that the proposed two-story homes are allowed and all other units could add a second story if they wish, in conformance with the RS-1-7 zone regulations.

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**December 2017** City Council approves 24 homes; project not completed. Land remains vacant.

**December 21 2017:** APC purchases land from Marburn

Recording Requested By:  
First American Title Company  
Subdivision Department

DOC# 2017-0602317



Dec 21, 2017 03:34 PM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$3,334.00  
PCOR: YES PAGES: 4

RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED RETURN TO:

Light On A Hill, LLC  
Attn: Kendall Laughlin  
5577 University Avenue  
San Diego, CA 92105

Escrow number: DTR-5605152 (SIC)

Title number 58104A

APN# 463-010-10-00

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ 3,300.00

computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances  
remaining at time of sale,

Unincorporated area:  City of San Diego

**GRANT DEED**

*Signature*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 1-8 College Ave, LLC, a California limited liability company ("Grantor"), as grantor, hereby GRANTS and conveys to Light On A Hill, LLC, a California limited liability company, as grantee, the following described real property in the City of San Diego, County of San Diego, State of California:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.
2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication and easements of record as of the date hereof.
3. Deed of Trust with Assignment of Rents as Additional Security recorded in the Official Records of the State of California, County of San Diego, concurrently herewith.

(the balance of this page is intentionally blank)  
(the signature page follows)

Mail Tax Statements to: Light On A Hill, LLC  
Attn: Joel Sanders  
5577 University Avenue  
San Diego, CA 92105

**January 2018** extensive traffic study completed by SDSU  
[https://bfa.sdsu.edu/campus/facilities/planning/docs/Draft\\_Additional\\_Analysis\\_Section.pdf](https://bfa.sdsu.edu/campus/facilities/planning/docs/Draft_Additional_Analysis_Section.pdf)

**January 2018** City of San Diego City Attorney submitted memorandum to reflect change of ownership from Marburn Corp. to Light on a Hill, LLC.



Office of  
The City Attorney  
City of San Diego

MEMORANDUM

**DATE:** January 10, 2018  
**TO:** Elizabeth Maland, City Clerk  
**FROM:** Shannon M. Thomas *ST*  
**SUBJECT:** Item 209 – Sub-Item B (R-2018-207) and Sub-Item C (R-2018-205)  
Marburn Corp. TM – Project No. 435483 – Council Meeting of December 11,  
2017

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We are submitting corrected Resolution Nos. R-2018-207 and R-2018-205 to reflect the change of ownership from Marburn Corporation to Light On A Hill, LLC. Please see attached Grant Deed.

SMT:als  
Doc. No.: 1664684

**April 2018** All People's brochure on "Light on a Hill"

<https://light.allpeopleschurch.org/wp-content/uploads/2018/04/Light-Project-Intro-Trifold-1.pdf>

Note in particular the "...The property will become...a visible sign of God's Kingdom to the city"

**April 18, 2018** DCAC update

## ColRich Housing Project to be replaced by a Church?

Posted by [delcerroactioncouncil](#)

Good evening Del Cerro – Matt Adams, the past president of Navajo Community Planners, Inc. (NCPI), just called and informed me he was notified that the ColRich housing project below the Chevron Service Station has been withdrawn and may be replaced by a church. According to Matt, representatives from the church may be making a presentation at NCPI in May or June, and the approval process will start all over again.

We will make a concerted effort to have someone from the church project attend, or at least provide some information for our April 26th DCAC meeting which will be at 7:00 p.m. at Temple Emanu-El. At this time that is all the information we have. An update will be posted as we gather additional data.

Jay Wilson  
Secretary, DCAC

**April 26 2018** APC presentation to DCAC

**ColRich Housing Project now All Peoples Church:**

Executive Pastor Kendall Laughlin from the All Peoples Church and Marcela Escobar-Eck, a Principal with the Atlantis Group land planning firm gave an update on the new plan for the former ColRich housing development south of the Chevron Service Station. ColRich elected to sell the property rather than move forward with the housing project, even though it was fully approved by the City of San Diego.

The church and the Atlantis Group are working with the city to determine the best course of action in how to move forward with a new land designation. They hope to go to Navajo Community Planners, Inc. within a month or two and they will keep us updated as well as they move forward.

Marcela stated they are all aware of the traffic concerns and they are going to diligently work with the city to see if there is any alternative to an ingress/egress off of College Avenue. She further stated that there will not be any daycare or school type activities at the church. It will primarily be Sunday services. She also emphasized the church will be aesthetically pleasing with respect to the single family homes adjacent to their property.

Pastor Laughlin reiterated that Sunday will be the primary day. The congregation, including children is about 1,100. They currently hold 3 services on Sunday morning. The initial plan is to have a church that would hold up to 500 people. Pastor Robert Herber, who leads the congregation also introduced himself and emphasized they want to be very good neighbors and a positive member of the community.

**May 9, 2018** NCPI meeting

Jay Wilson update: ColRich property 26 homes is no longer happening. Church going to be built there instead. July 26 next meeting

**May 30, 2018** ownership disclosure statement filed with City of San Diego

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM</b> <b>DS-318</b>
			October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** All Peoples Church **Project No. For City Use Only:** 609A90

**Project Address:** 5551-1/3 College Avenue, San Diego

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? CA Corporate identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Light on a Hill, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 5577 University Avenue  
 City: San Diego State: CA Zip: 92105  
 Phone No.: 619-286-3251 Fax No.: \_\_\_\_\_ Email: kendal@alpeopleschurch.org  
 Signature: *Kendal* Date: 5-30-18  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: All Peoples Church  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 5577 University Avenue  
 City: San Diego State: CA Zip: 92105  
 Phone No.: 619-286-3251 Fax No.: \_\_\_\_\_ Email: kendal@alpeopleschurch.org  
 Signature: *Kendal* Date: 5-30-18  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
 Upon request, this information is available in alternative formats for persons with disabilities.  
 DS-318 (10-17)

**May 31, 2018** Letter from Atlantic group to City Planners

<https://navajoplanners.files.wordpress.com/2018/06/initiation-letter-0531181243.pdf>

**May 31, 2018** Initiation Letter Atlantis Group for amendment to Community Plan

<https://navajoplanners.files.wordpress.com/2018/06/6-13-18-ncpi-meeting-minutes.pdf>

**June 4, 2018** Agenda for NCPI on June 13

**5551 1/3 College Ave. APN 463-010-1000**

San Diego Municipal Code Sec 131

Zoning RS-1-7 Environmentally Sensitive Lands Overlay

\*Biological Resources\*

Currently NOT PERMITTED in this zoning category

NOT referenced under allowed Institutional Uses

Referenced under “Separately Regulated Commercial Services Uses” \*Assembly and Entertainment Uses\*

Note: Allowed in RM zoning with limits

On June 4, 2018 at APC’s request, Navajo Planners BOD by a 13-1 margin, voted in favor of initiating a Community Plan Amendment to gain approval allowing for a church use on a site designated for residential use.

This was forwarded to the SD Planning Comm whose staff recommended initiating the process believing that compliance with the 3 criteria contained in the General Plan can be met.

#1 The Amendment request appears to be consistent with the goals and policies of the General Plan and the Navajo Comm Plan.

#2 Provides additional public benefits to the community as compared to the existing land use designation, density/intensity range, plan policies or site design.

#3 Public facilities appear to be available to serve the proposed increase in density/ intensity or their provision will be addressed as a component of the amendment process.

The Amendment would retain the underlying SFD designation to allow housing should the church use cease in the future.

The following land use issues identified by City staff will be analyzed and evaluated through the Community Plan review process.

Evaluate sensitive site design with respect to the surrounding natural environment. Determine the appropriate land use designation and intensity of use for the site.

Analyze design and access issues on the site with regards to neighborhood interface and pedestrian, bicycle, transit and auto access and circulation.

Neither the staff nor the Planning Comm is committed to recommend approval or denial.

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**June 13, 2018 NCP Amendment notes from NCPI Agenda**

Action Items:Community Plan Amendment Initiation Application-PTS 609490: Marcela Escobar-Eck, All Peoples Church-Request approval from NCPI for applicant to initiate a Community Plan Amendment to modify Figure 24 of the Navajo Community Plan.

**June 13, 2018 NCPI Board Meeting\*\*\***

<https://navajoplanners.files.wordpress.com/2018/06/6-13-18-ncpi-meeting-minutes.pdf>

**Action Item: Community Plan Amendment Initiation Application – PTS 609490.** The All Peoples Church – request approval of a recommendation to initiate an amendment to the Navajo Community Plan to add “church” as an allowed land use. A Planned Development Permit will be needed to allow development that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone and a Site Development permit also will be needed for property that contains and/or in adjacent to environmentally sensitive lands. Church representative, Marcela Escobar-Eck, discussed the proposal for the property located by College Ave. and Del Cerro Blvd. She also introduced Executive Pastor Kendall. The Church’s motto is “Transforming lives in San Diego”. The organization does a lot of work with students in San Diego.

The Church will have 2 to 3 services each Sunday with attendance of about 200 people per service. They are still working on plans for the structure and exact location on property for the Church. Representatives will return to NCPI in the future, once the plans are formalized.

LaRaia: Motion to approve the initiation of an amendment to the Navajo Community Plan; second by M. Adams.

Comments--

Neilsen-supports motion, but commented that this is a prominent site as an entrance to the Del Cerro Community and for the All Peoples Church to be sensitive to that and incorporate open space—be conscious of the problems with the ingress and egress.

Fitzgerald—will oppose motion, as more housing is needed.

The All Peoples Church – request approval of a recommendation to initiate an amendment to the Navajo Community Plan to add “church” as an allowed land use. A Planned Development Permit will be needed to allow development that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone and a Site Development permit also will be needed for property that contains and/or in adjacent to environmentally sensitive lands.

**July 26 2018** APC presents to DCAC

### **All Peoples Church**

Marcella Escobar-Eck, a Principal with The Atlantis Group, the land use planning firm hired by All Peoples Church stated that the Navajo Community Planners recommended approval of the request by the All Peoples Church to initiate a plan amendment to the Navajo Community Plan (NCP). This allows the church to proceed with an application to amend the NCP. This is not approving the project, but allows the church to work on a plan to submit to the city. There will also be a community outreach in the neighborhood.



Dr. Eric Frost, a resident of Del Cerro asked that the church look at the lack of lighting along the sidewalk from I-8 to Del Cerro Blvd. It needs to be improved and he is asking this because it is not safe at night for students walking home into Del Cerro.”

Pastor Robert Herber and Marcela were asked about residential units, and the answer was no residential units are being built on the property and there will be no daycare or a school. The main activity is Sunday with much smaller meetings during the week.

Marcela mentioned that in a preliminary hearing, the Planning Commissioners commented that the church needs to be conscious of the traffic.“

It was also suggested that the church have one of their Del Cerro members check Next Door for comments on both sides of the issue.

**July 10, 2018** NCPI Initiation of amendment to Navajo Community Plan to allow “church” on proposed site - 5551-1/3 College Avenue

Page 4 of 4		City of San Diego • Information Bulletin 620		October 2016	
 City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee</b> <b>Distribution Form Part 2</b>			
Project Name: All Peoples Church		Project Number: 609490		Distribution Date: 6/11/18	
Project Scope/Location: Newajo - Plan amendment initiation to allow institutional use on particular site in Newajo Community Plan.					
Applicant Name: Kathi Riser			Applicant Phone Number:		
Project Manager: Derrick Johnson		Phone #: 619 446 5477	E-mail Address: djohnson@sandiego.gov		
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No 1	Members Abstain		
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued		
CONDITIONS: N/A					
NAME: David Smith			TITLE: Chair - NCPI		
SIGNATURE: 			DATE: 6/14/18		
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities. (10-16)					

**October 22, 2018 APC update to DCAC**

**All Peoples Church**

Kristen Byrne on behalf of the Atlantic Group, gave a brief update on the All Peoples Church that is to be built below the Chevron Service Station. The church has submitted plans for a preliminary review to the city. She stated that Ken Smith will be the architect and Hammond Construction will build the church.

**January 9, 2019 APC update to NCPI**

All Peoples Church - Christian Burn (consultant) – Planning Commission approved update. Project submittal soon to be submitted. Consultants are looking at potential issues and working on submittal. Will come back before NCPI Board with submittal overview. M. Adams asked to remind everyone where church will be located (off College Blvd near Del Cerro Blvd).

**April 16 & 26 2019 Traffic Study completed by City of San Diego**



## April 25, 2019 APC update to DCAC

Pastor Robert Herber gave us background on the church. The congregation is 900-1000 adults, 70% are less than 40 years old. They plan on 2 Sunday services, and on Tuesdays they have training classes for about 65 people. There will be a gymnasium for basketball.

Marcella Escobar is the consultant on the project which is for the land behind the Chevron at the 8 and College Ave. The church will submit plans to the city Friday April 26th. The plan is for the 2-story, 900 seat church to be located on the southern side of the site, closest to the freeway, with the parking structure tucked into the hillside. The northern part directly behind the Chevron will be surface parking. There will be 374 parking spaces in total. The Church is trying not to obstruct views and will try not to shine lights into houses. There will be 12 classrooms and office space.

Most of the Church traffic doesn't operate during peak times. The Church is trying to mitigate ingress and egress issues. The project should cost around \$13 million, and the church is running into the same higher construction cost problem noted by the city.

The Church is making the same presentation at the May 8th Navajo Planners Meeting.

There will be some back-and-forth time between the Church and the city planners. There will also be an environmental review where the public can comment before the plan is voted on by the City Council. The City Council has previously approved a housing development for the site, which remains approved if the church does not go through. The community contact person is Kristen Byrne at

kristen@byrne-comm.com

or 619-208-2499. Information is available online at

## May 2019 APC update on their website

All Peoples Church formally submitted plans for the Light Project to the City of San Diego this month to begin the project review process. The church also conducted a number of community outreach activities to share plans with local community groups and neighbors of the project. Presentations were made to both the Del Cerro Action Council and the Navajo Community Planners. Church representatives also met with a subcommittee of the Navajo Community Planners tasked with working with the church to review and comment on the project and held a meeting with neighbors whose properties are adjacent to the church's parcel.

All Peoples Church looks forward to continuing discussions with the community as the project review process moves forward.

## May 8, 2019 NCPI meeting with Board Discussion

[https://navajoplanners.files.wordpress.com/2019/09/05\\_08\\_19-ncpi\\_minutes-adopted.pdf](https://navajoplanners.files.wordpress.com/2019/09/05_08_19-ncpi_minutes-adopted.pdf)

All Peoples Church – Robert Heber, Pastor at All Peoples Church: Powerpoint presentation regarding background and proposed project; non-denominational community church with 900- 1000 members, many who reside in Navajo; Marcela Escobar-Eck: presentation on website; **project submitted 5/3 for Community Plan Amendment to add church designation and PDP for to allow church use and deviations (rezone not proposed, property will remain zoned SF)**; 900-seat sanctuary with both fixed and non-fixed seating; California Mission-inspired design; two entry points one with proposed intersection/traffic signal on College; deviation from 30-foot height limit for towers and cross; 371 parking spaces in both surface and structured parking;

### Public Comment

- Rachel Schindler: traffic flow, intersection not likely to be approved; Lance is first opportunity to make U-turn, funding secured?
- Janis Boransky: how did you pay for property? Private funds.
- Mr. Schindler: what is expected congregation growth? Focus is on international outreach and approvals would be conditioned at 900 maximum.
- Mr. Emanuel – buy house on Marne avenue to provide additional access opportunities.
- Bill Conel – grade differential, height.
- Michael Livingston – have you ever been through this process?
- Public commenter: institutional use issue? Community plan amendment issue?
- Patrick Thiss: gymnasium? One court no seating. Traffic intersection issue, off-ramp merger deceleration lane;

Note: Mr. Schindler: what is expected congregation growth? Focus is on international outreach and

**approvals would be conditioned at 900 maximum.**

**May 19, 2019** Mission Times Courier article “new church proposed for college Avenue property”

<https://missiontimescourier.com/new-church-proposed-for-college-avenue-property/>

**June 2019** APC update on their website

The City of San Diego issued their first round of comments on the project plans submitted by All Peoples Church in May 2019. Called a “Cycle Issues Report,” these comments are the result of a review of the proposed plans by several City departments. The next step is for the All Peoples Church team to review the comments and make revisions to the plans and/or develop responses to address the City’s comments. It is anticipated that there will be +/- three rounds of project submittals and responses from the City before plans are finalized.

**June 12, 2019.** NCPI forms subcommittee

Formation of NCPI Project Sub-Committee for All Peoples Church

-Motion by Adams, Second by Wilson to form Sub-Committee which will be responsible for meetings/correspondents outside of NCPI, with findings and updates being presented to the board at each scheduled monthly meeting. (Members: Adams, Wilson, Grucela, Haug). Approved 11-0.

**July 19, 2019** City of San Diego issues first cycles report to APC regarding project

**September 2019:** City Councilmember Scott Sherman's office (via private email)

Sept 2019

Thank you for reaching out to Councilmember Sherman's office regarding this development in your neighborhood!

I want to share with you the attached Decision Processes outline that governs how all developments are processed and reviewed by the City of San Diego. The All People's Church project is a Process Five. This means that before the project is approved, it goes through three different levels of mandatory review by the City – Staff Level Review, Planning Commission Hearing, and finally, the City Council Hearing.

Currently, the project is under review by the City's Development Services Department (DSD). In this step, the City's planning staff who are credentialed engineers, etc. review all aspects of the specific plan to determine what must be changed in order for the project to comply with the City's zoning and construction regulations, taking into account traffic and environmental impacts. This process will continue at DSD until staff certifies that the plans for the project comply with all relevant regulations, after which, it will be scheduled to appear before the City's Planning Commission for a recommendation hearing. I do want to stress that the Councilmember's office is not directly involved in this process until it is scheduled to come before the City Council. Taking a stance on this project prior to would force Councilmember Sherman to recuse himself from voting, leaving the decision to his colleagues on the Council who may not have a good understanding of the Del Cerro community, and this project's potential impacts.

**This project is far from being approved, as it is my understanding that many of the details are still being clarified by DSD.** There is a process for reviewing development projects, and it is being followed. As always, my job is to relay your feedback to Councilmember Sherman and hopefully help mitigate any issues along the process. Don't hesitate to reach out with your specific concerns and I will make a record of them.

In regards to acquiring feedback from the Development Services Department on this project, I recommend reaching out to Derrick Johnson directly, as you have done. Derrick can also add you to the interested parties list so that you are notified by mail of any hearings/developments where there is an opportunity to provide feedback.

For information from the Navajo Community Planners board, I recommend contacting them directly here.

I hope that this information will help clarify where the project is in the approval process, and point you in the right direction to obtain the documents you seek.

Best Regards,

Roarke Shanley  
Council Representative – Navajo Area  
Councilmember Scott Sherman, District 7  
City of San Diego  
(619) 236-6677 (Office)

**September 2019:** APC representative Kristen Byrne provided update via private email

Sept 2019

Thank you for your email. I'm happy to provide you with an update on the project review process for the proposed All Peoples Church project.

The project plans were submitted to the City of San Diego in spring 2019 to initiate the review process. Representatives from All Peoples Church presented these plans to the Del Cerro Action Council and the Navajo Community Planners in April and May (respectively). Since that time, All Peoples Church has received comments from the city of San Diego on the initial submittal. The project team is now working on addressing the comments received from the city and also taking community input that we have received into consideration.

The Navajo Community Planners has not yet taken a position on the project. They did establish a subcommittee to review the project. That committee is chaired by Jay Wilson, who is copied on this email. The subcommittee has met once to review the city's comment letter. They will meet again with representatives from All Peoples Church once the church's team is ready to resubmit project plans to the city with responses to comments. If you would like to be notified of future meetings of this subcommittee, please ask Jay to add you to his notice list. He can also help ensure you are on the notice list for the Navajo Community Planners board meetings. Once the subcommittee completes its review of the project, the full board of the Navajo Community Planners will make a recommendation on whether to support the project. It also happens that Jay is the vice chair of the Del Cerro Action Council, so he can ensure you get notified of their meetings, as well.

X

As a part of the city's review process, an environmental review will be conducted and it will include a traffic study. Once the environmental review is complete it will be made available to the public in draft form for review and comment. While All Peoples Church will share information with the community when the environmental document is available for public review, it is a process managed by the city, not All Peoples Church. I would recommend that you contact the city project manager for this project to be added to any notice lists that they have. His name is Derrick Johnson and his email is [dnjohnson@sandiego.gov](mailto:djohnson@sandiego.gov).

The project needs to be heard by both the San Diego Planning Commission and City Council before it is approved. These hearings will not be scheduled until city staff completes their review and the environmental review process is complete.

I hope this information is helpful. If you have any questions or would like to discuss further, please don't hesitate to contact me via email or phone at 619-208-2499. I'm always happy to provide information to keep you updated on the process.

Best,  
Kristen Byrne



## October 2019 APC update on their website

All Peoples Church and its project team are working to develop responses and revisions to project plans in response to the comments submitted by the City over the summer. A number of the issues that need to be addressed are technical and require input from both the City and Caltrans before responses can be finalized. Once these are resolved, the project will be resubmitted to the City for the second round of review and comment. The Light Project website has been updated! The website, <https://light.allpeopleschurch.org/>, now includes a page dedicated to the Project Approval Process. It includes project facts, an overview of the project review process, answers to frequently asked questions, project updates, and a form for interested members of the community to submit comments and

questions and sign up for project updates. We hope that this new page will help us share important information and updates with the community.

## **October 24 2019** APC update to DCAC

**All Peoples Church** – Pastor Robert Herber commented on the homeless encampments on the church property. He indicated church was able to file a letter of agency which means the city does not have to seek permission to go on the property regarding the homeless and/or homeless encampments. They are also working with the neighbors and the city’s brush management staff. Now that the bird breeding season has ended for endangered species, the church will be conducting some brush clearing. The website is being updated to make more information about the church available to the public.

**Question** – Initially you said the area would be used one day a week, but it now seems that there will be activities during the week. There will also be a lot of traffic and how are you going to handle it?

**Response** – We will have meetings/classes throughout the week but these are usually around 20 to 25 people. We are working diligently with city staff regarding handling the traffic which includes an additional signaled intersection and expanded deceleration/acceleration lane. Our plans have to follow the requirements of the city’s planning department and its traffic engineers. This will determine the number of entrances and exists. Once we have a response from CalTrans, we will be able to establish the elevation of the building pad. We are waiting on the city regarding the deceleration lane as that will determine where the one-story parking structure can be located; close to the homes or our preferred location closer to College Avenue.

Before the church submits its second set of plans for review, we will be back to the DCAC and the Navajo Community Planners, Inc.

**Question** – Where do your members come from?

**Response** – We have a lot of members who live in the Navajo Community. We are a non-denominational Christian church. Currently we have a Saturday service, but that will be terminated with our new church in Del Cerro.



DENNIS BLACK on [January 21, 2020 at 6:49 am](#)

I saw a interview with a local church pastor on KUSI, 12/31/2019, who was planning to build housing on the church property, using " Yes in God's Backyard" housing reforms. Will this same program allow the Peoples Church to build affordable housing on the proposed College Ave Site? Would this not change the whole traffic study they are using to get this project approved? Will the possibility of additional housing on the College Ave site be considered by San Diego's planning department? Too many questions without answers? – Dennis Black

### **January 2020** APC update on their website

All Peoples Church has recently been made aware of a new city ordinance in San Diego that allows churches to be built with considerably less parking than previously required in order to allow churches to create housing in their parking lots to help those that experience homelessness. While All Peoples Church is committed to restoring the lives of those that are experiencing homelessness, we want to communicate to the community – specifically our new neighbors in the Del Cerro area – that we have no plans to reduce the size of our parking lot or house homeless people on our property. We need all of our allotted parking spaces to support our worship services each weekend at All Peoples Church. Our parking facilities are important to ensure that our congregants park on site and not in the surrounding neighborhood.

**March 11 2020:** NCPI meeting. APC proposed new site plan moving structure and parking closer to college Ave.

Original Site Plan – May 2019

New Site Plan – March 2020



**May 2020** APC update on their website

All Peoples Church has submitted and received notes from the city of San Diego on our 2nd submittal regarding site plans. We are in the process of dialoging with the community and state entities to develop the best plan possible for the site development. Thank you for your patience and input as a community as we work with the city, the highway department, and the surrounding community in discussing our plans.

**July 23, 2020:** APC provided update at DCAC meeting

### **Main Topic – Update on All Peoples Church**

Kristen Byrne & Marcela Escobar provided an update on the status of the project. They have been working the last 6-8 months to receive permission from CalTrans for an easement. There is a sewer manhole under the freeway which must remain accessible. The church would have to build a large retaining wall and a very long road for access to the sewer connection. The church has thought of a better plan to connect to the sewer, which would be more aesthetically pleasing for us and Cal-Trans, albeit more expensive to build. They need CalTrans' approval for this. They are still working through the CalTrans bureaucracy. The church will resubmit a new set of plans to the City in next 3-4 weeks. The new plans will reflect the sewer easement (not the nicer one) and enhanced landscaping plans per the neighbors' requests following the March meeting with adjoining neighbors. The Church also presented their plans at a recent Navajo Community Planners' zoom meeting. The Church is willing to build a screening wall between the parking garage and adjacent homes on Marne Avenue, which can be built only once all the 8 adjacent neighbors unanimously agree to it. There can only be one type of screening wall. It can't skip certain houses. At the present time, the resubmitted plans will not include this wall as the church has been unable to receive approval for all the neighbors.



The signal light at the median break on College Avenue was approved by city staff. It is to be operational with smart technology. Most of the time it will be free green and activated for turns for Sunday services. It will be for left and right turns in and out of the church property directly to College Avenue. The church will help beautify the College Avenue median south of Del Cerro Blvd. There are 44 dead trees and empty planters which are unsightly on the College Avenue median: The Church will work with the Friends of Del Cerro for this median project.

The Church's capital campaign ends soon. If they don't receive a response from CalTrans, they will have to move forward with the existing plans.

Timing wise, they expect that the plans will go before the city's planning commission and city council by the end of the year (members of the public will be able to comment on the project at each of these meetings). If approved, construction documents will be submitted. There is probably still a year to year and a half before they break ground. CalTrans really slowed down progress.

Next Wednesday, November 11, at 6:30, the Navajo Community Planners (NCPI) All Peoples Church Subcommittee will report on their Nov. 5th informational meeting. NCPI will meet with a Zoom meeting. This meeting is open to the public. The link for this meeting will be posted on the [NCPI website](#). NCPI is the planning group recognized by the City of San Diego. Since this is a report by the subcommittee, no vote will be taken. The next step will be for All Peoples Church to return to the DCAC, NCPI All Peoples Church Sub Committee and then as an NCPI as an action item.


NCPI is made up of four elected representatives from each of the four communities in the Navajo area – Grantville, Allied Gardens, Del Cerro and San Carlos. The four elected members representing Del Cerro are Jay Wilson, John Hoy, Lance Grucela and Justine Nielsen. They may be contacted through the Contact Us section of the [NCPI website](#)

## Fall 2020 APC website update

All Peoples Church made what we hope is our final submittal of plans to the City of San Diego over the summer and we are expecting final comments soon. An environmental review of the project would then be conducted before the project can move forward to the Planning Commission and City Council for public hearings.

In November, the project will be presented to the Navajo Community Planners, the official advisory group to the City of San Diego on community land use issues. We will ask the group for a recommendation of approval of the project, which will be forwarded to the City of San Diego.

## September 8, 2020 Email response from Derrick Johnson re: PTS 609490/636444

Johnson, Derrick September 8, 2020 at 1:18 PM 

RE: [EXTERNAL] Project 609490  
To: Davis Mardine

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Hi Ms. Davis,  
The project has already been approved. The PTS No. 609490 was for a Plan Amendment Initiation to allow a church on portion of the site in the Navajo Community Plan, which was approved. However, staff is still reviewing PTS No. 636444, which is for a Community Plan Amendment, PDP, SDP and Easement Vacation, to allow the assembly use (52,690 SF church) on the property with ESL, Deviation from the setback and height requirements, Vacating slop, drainage and utility easement. It is recommended that you contact David Smith, Chair of the Navajo Community Planners, Inc. at (619) 283-5557 or [david.smith@eldpinc.com](mailto:david.smith@eldpinc.com) to find out when the applicants will present their project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. Not sure what you mean, when you say all objections have been ignored by the City. The project I'm managing has yet to go for any public hearing. Please let me know if you have any questions. Thanks DJ

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**From:** Mardine Davis <[mardinedavis@me.com](mailto:mardinedavis@me.com)>  
**Sent:** Friday, September 4, 2020 11:02 AM  
**To:** Johnson, Derrick <[DNJohnson@sandiego.gov](mailto:DNJohnson@sandiego.gov)>  
**Subject:** [EXTERNAL] Project 609490

**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

[See More from Davis Mardine](#)

## September 15, 2020 APC pastor opinion letter to Governor Newsom

<https://www.christianpost.com/news/open-letter-to-gov-newsom-lets-work-together-with-churches-for-common-good.html>

## November 5, 2020 NCPI Board meeting

(Minutes not correctly reflected)

<https://navajoplanners.files.wordpress.com/2020/11/minutes-november-5-2020-all-peoples-church.pdf>

## November 11, 2020 NCPI Meeting

November 20, 2020: Mission Times Courier article “conflict and confusion over APC”  
<https://missiontimescourier.com/conflict-and-confusion-over-all-peoples-church-project/>