Zoning:

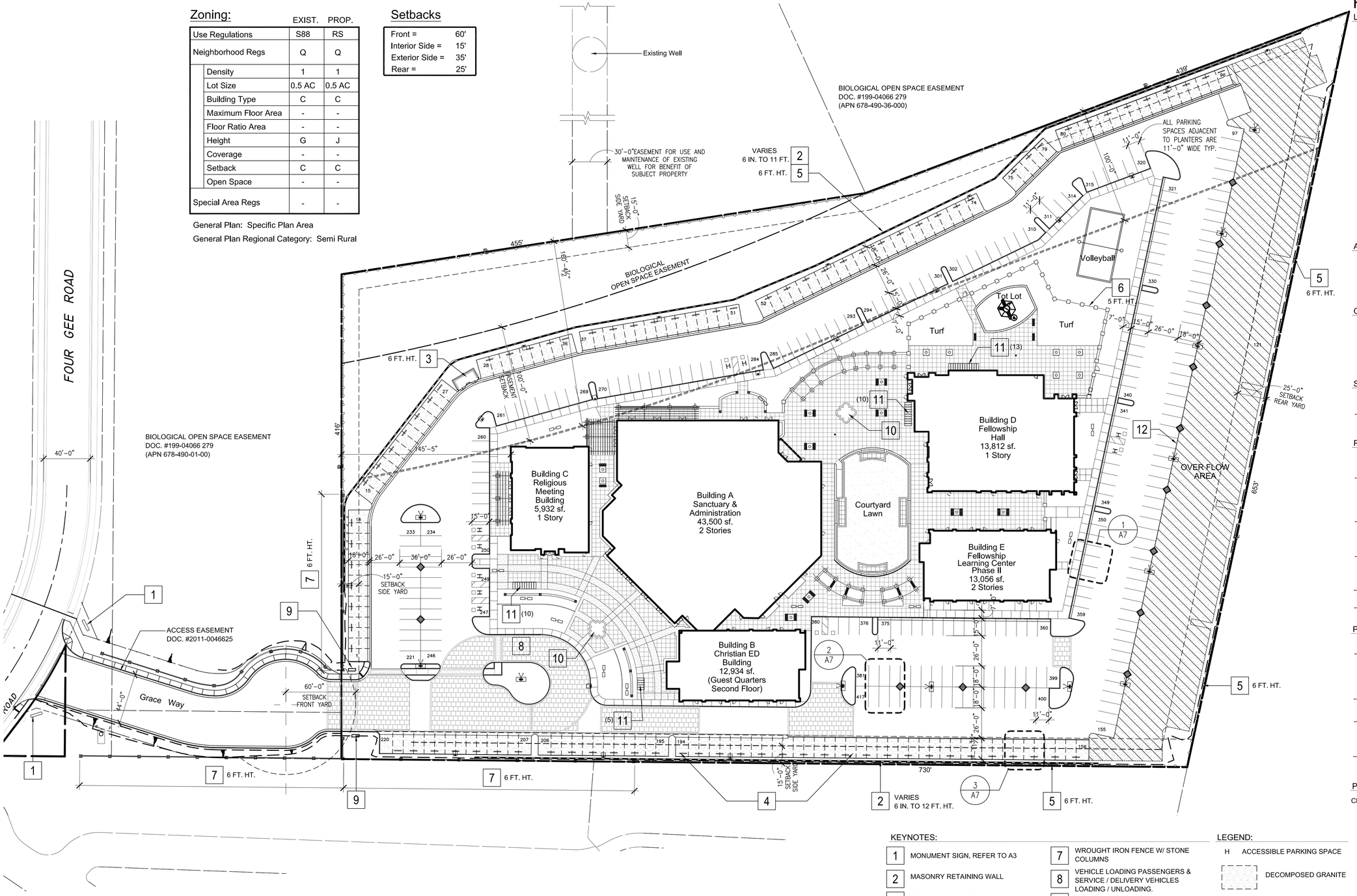
	EXIST.	PROP.
Use Regulations	S88	RS
Neighborhood Regs	Q	Q
Density	1	1
Lot Size	0.5 AC	0.5 AC
Building Type	C	C
Maximum Floor Area	-	-
Floor Ratio Area	-	-
Height	G	J
Coverage	-	-
Setback	C	C
Open Space	-	-
Special Area Regs	-	-

General Plan: Specific Plan Area

General Plan Regional Category: Semi Rural

Setbacks

Front =	60'
Interior Side =	15'
Exterior Side =	35'
Rear =	25'



RESUME:

LEGAL DESCRIPTION:

REMAINDER PARCEL OF PARCEL MAP 18105, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1998.

TENTATIVE PARCEL MAP NO.:	TENTATIVE MAP 5123RPL
ASSESSOR'S PARCEL NO.:	678-060-2700 & 678-422-03-00)
GENERAL PLAN REGIONAL CATEGORY:	SEMI RURAL
COMMUNITY/ SUBREGIONAL PLAN AREA:	SAN DIEGUITO
LAND USE DESIGNATION:	SPA SANTA FE VALLEY SPECIFIC PLAN)
ASSOCIATED PERMITS:	REZONE AND MAJOR USE PERMIT & OPEN SPACE EASEMENT VACATION
WATER SOURCE/WATER DIST.:	OLIVENHAIN MUNICIPAL WATER DISTRICT
SEWER DISTRICT:	RANCHO SANTA FE COMMUNITY SERVICE DISTRICT
FIRE DISTRICT:	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	POWAY UNIFIED SCHOOL DISTRICT -
EXISTING ZONING:	PARCEL 1: S-88

APPLICANT:

CHINESE BIBLE CHURCH OF SAN DIEGO
12335 World Trade Dr #2
San Diego, CA 92128-3783
TEL.: (858) 675-8777
FAX: (858) 675-8778
CONTACT: Gloria Lee
gloria.office@cbcsd.com

OWNER:

CHINESE BIBLE CHURCH OF SAN DIEGO
12335 World Trade Dr #2
San Diego, CA 92128-3783
TEL.: (858) 675-8777
FAX: (858) 675-8778
CONTACT: Gloria Lee
gloria.office@cbcsd.com

SITE AREA:

GROSS AREA:	393,403 SF	(9.03 AC)
PRIVATE ROAD EASEMENT:	30,900 SF	(0.71 AC)
NET AREA (EXCLUSIVE OF ROAD EASEMENT):	362,413 SF	(8.32 AC)

PHASE I BUILDING AREA:

BUILDING A: SANCTUARY & ADMINISTRATION	
SECOND FLOOR:	5,866 SF
FIRST FLOOR:	26,866 SF
TOTAL:	32,732 SF
BUILDING B: CHRISTIAN ED BUILDING	
SECOND FLOOR:	6,633 SF
FIRST FLOOR:	6,301 SF
TOTAL:	12,934 SF
BUILDING C: RELIGIOUS MEETING BUILDING	
FIRST FLOOR:	5,932 SF
TOTAL:	5,932 SF
BUILDING D: FELLOWSHIP HALL	
FIRST FLOOR:	13,812 SF
TOTAL:	13,812 SF
TOTAL PHASE I BUILDING AREA:	65,410 SF

PHASE II BUILDING AREA:

BUILDING A: SANCTUARY & ADMINISTRATION	
SECOND FLOOR:	10,768 SF
TOTAL:	10,768 SF
BUILDING E: FELLOWSHIP LEARNING CENTER	
SECOND FLOOR:	6,386 SF
FIRST FLOOR:	6,670 SF
TOTAL:	13,056 SF
TOTAL BUILDING AREA:	23,824 SF
PHASE I	65,410 SF
PHASE II	23,824 SF
TOTAL PHASE II BUILDING AREA: (BASEMENT AREA MAY BE ADDED IN THE FUTURE)	89,234 SF

PARKING:

CHURCH PARKING REQUIRED:

CHURCH SEATING CAPACITY:	1,500 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	
STANDARD:	364 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING REQUIRED:	375 SPACES
PARKING PROVIDED:	
STANDARD:	406 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES
OVER FLOW AREA (DECOMPOSED GRANITE):	
TOTAL S.F. AREA:	38,836 S.F.

KEYNOTES:

1. MONUMENT SIGN, REFER TO A3
2. MASONRY RETAINING WALL
3. TRASH ENCLOSURE
4. CHURCH VEHICLE OFF HOUR AND OVERNIGHT PARKING, SCREENED WITH WALLS, FENCE AND LANDSCAPING.
5. VINYL COATED CHAIN LINK FENCE
6. WROUGHT IRON FENCE W/ STONE COLUMNS
7. WROUGHT IRON FENCE W/ STONE COLUMNS
8. VEHICLE LOADING PASSENGERS & SERVICE / DELIVERY VEHICLES LOADING / UNLOADING.
9. SMALL MONUMENT SIGN, REFER TO A3
10. FOUNTAIN
11. BICYCLE RACK
12. 4" WIDE WHITE STRIPE AT FRONT OF PARKING STALLS THIS AISLE

LEGEND:

H ACCESSIBLE PARKING SPACE

DECOMPOSED GRANITE

DECOMPOSED GRANITE OVER FLOW AREA

Phase II Site Plan

Scale: 1" = 40'-0"

0 40' 80' 120'

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

HARPER COMMUNITIES INC.

Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit

Project Number:
3600 10-004 (REZ) 3300 10-037 (MUP)

Sheet Titles: Phase II Over-all Site Plan

Sheet No.: A2