

RESOLUTION NO. 199118

WHEREAS, PENASQUITOS, INC., an Illinois corporation, Owner, "Permittee," filed an application for a conditional use permit to construct and operate a 400-space Mobile Home Park, consisting of approximately 132 acres, located west of Genesee Avenue south of the Atchison, Topeka and Santa Fe Railroad right-of-way, east of Interstate 5 and north of University City Subdivisions and within an area called Rose Canyon, being a portion of Pueblo Lots 1252, 1267, 1268, 1269, 1291, 1292, 1293, 1294 and Unnumbered Pueblo Lots, more particularly described in Appendix A, attached hereto and made a part hereof, in the M-2 and R-1-5 (proposed R-2) Zones; and

WHEREAS, on September 17, 1969, the Planning Commission of The City of San Diego made its findings of facts, which are set forth in Resolution No. 217-PC, and granted a conditional use permit to Permittee to construct and operate said 400-space Mobile Home Park; and

WHEREAS, said appeal was set for public hearing on January 8, 1970, continued to February 19, 1970, testimony having been heard, evidence having been submitted and the Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

That all of the following facts exist with respect to the denial of said conditional use permit on the property described in the preamble of this resolution:

1. The proposed use at the particular location is not necessary to provide a facility which will contribute to the general well-being of the community.

2. Such use will, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

3. The proposed use will not comply with the regulations and conditions specified in the Code for such use.

4. The granting of this conditional use will adversely affect the General Plan of the City or the adopted plan of any governmental agency.

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

BE IT FURTHER RESOLVED, that by a vote of 7 to 1, the decision of the Planning Commission granting a conditional use permit to PENASQUITOS, INC. be, and the same is overruled; and the appeal of UNIVERSITY CITY CIVIC ASSOCIATION by Edward T. Butler, Attorney be, and it is hereby granted.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad, Deputy

## Appendix A

That portion of Lots 1291, 1292, 1278 and unnumbered pueblo lots of the pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Pascoe, a copy of which was filed in the Office of the County Recorder of said County and is known as Miscellaneous Map 36, described as follows:

Beginning at the northwesterly corner of University City Manor Unit No. 4 according to Map thereof No. 5020, filed in the Office of the County Recorder of said County; thence along the northerly boundary of said University City Manor Unit No. 4 as follows:

North  $38^{\circ}26'40''$  East 330.07 feet to the beginning of a 475 foot radius curve concave southeasterly along said curve 87.51 feet through an angle of  $10^{\circ}33'20''$ ; thence tangent to said curve North  $49^{\circ}00'00''$  East 133.37 feet to the beginning of a 475 foot radius curve concave southeasterly along said curve 58.63 feet through an angle of  $7^{\circ}4'20''$ ; thence tangent to said curve North  $56^{\circ}04'20''$  East 123.71 feet to the beginning of a 225 foot radius curve concave southeasterly along said curve 75.51 feet through an angle of  $19^{\circ}13'40''$ ; thence leaving said curve North  $14^{\circ}42'00''$  West 100.00 feet; thence North  $47^{\circ}45'43''$  West 119.42 feet to the TRUE POINT OF BEGINNING:  
Thence continuing North  $47^{\circ}45'43''$  West 270.18 feet to the southerly right of way line of the Atchison, Topeka and Santa Fe Railway as recorded May 16, 1946 under Document No. 52469 in Book 2131, Page 137 of Official Records; thence along said southerly line North  $46^{\circ}35'40''$  West 147.11 feet; South  $43^{\circ}24'20''$  West 250.00 feet; North  $60^{\circ}26'12''$  West 62.45 feet (record 63.14 feet) to the beginning of a radial 2789.93 foot radius curve concave southeasterly along said curve 1683.57 feet through an angle of  $34^{\circ}34'29''$ ; thence tangent to said curve North  $64^{\circ}08'17''$  East 2475.48 feet; North  $51^{\circ}38'50''$  East 212.93 feet; North  $64^{\circ}08'17''$  East 119.64 feet to the centerline of Regents Road as shown on San Diego City Engineer's Drawing No. 12058-2-D, said point hereby designated as Point "D"; thence continuing North  $64^{\circ}08'17''$  East 111.02 feet; North  $74^{\circ}08'55''$  East 264.97 feet; North  $64^{\circ}08'17''$  East 336.28 feet; South  $00^{\circ}50'30''$  West 27.98 feet; North  $64^{\circ}08'17''$  East 1011.22 feet; North  $25^{\circ}51'43''$  West 50.00 feet; North  $64^{\circ}08'17''$  East 1200 feet; South  $25^{\circ}51'43''$  East 50.00 feet; North  $64^{\circ}08'17''$  East 533.10 feet to the intersection of said southerly line with the centerline of Genesee Avenue as shown on the City of San Diego Engineer's Drawing No. 11898-5-D; thence along said centerline South  $51^{\circ}51'32''$  East (record South  $51^{\circ}51'44''$  East) 584.90 feet; thence leaving said centerline South  $38^{\circ}08'28''$  West 112.30 feet to the southeast corner of unnumbered pueblo lots as shown on the Pascoe lands of said City; thence along said southerly line of said pueblo lots South  $76^{\circ}04'33''$  West 660.00 feet; South  $13^{\circ}55'27''$  East 139.93 feet; South  $76^{\circ}05'26''$  West 660.59 feet; South  $13^{\circ}54'32''$  East 89.76 feet; South  $76^{\circ}03'32''$  West 660.79 feet; South  $13^{\circ}53'30''$  East 150.00 feet; thence leaving said southerly line South  $71^{\circ}00'00''$  West 1065.80 feet; South  $45^{\circ}31'02''$  West 349.07 feet to the centerline of Regents Road as shown on the San Diego City Engineer's Drawing No. 12058-2-D; thence along said centerline South  $44^{\circ}28'58''$  East (record South  $44^{\circ}58'27''$  East) 428.51 feet; thence leaving said centerline South  $76^{\circ}16'37''$  West 805.75 feet; South  $26^{\circ}44'42''$  West 715.88 feet; North  $66^{\circ}13'15''$  East 267.63 feet; North  $26^{\circ}34'45''$  West 791.94 feet; West 326.00 feet; South  $55^{\circ}30'29''$  West 891.77 feet; South  $14^{\circ}02'10''$  West 103.08 feet; North  $85^{\circ}47'09''$  West 476.29 feet; South  $72^{\circ}52'49''$  West 247.99 feet; South  $53^{\circ}41'37''$  West 996.45 feet; South  $38^{\circ}36'00''$  West 606.66 feet to the TRUE POINT OF BEGINNING.

2-19-1970  
199118

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1970 MAR -2 PM 2:40

SAN DIEGO, CALIF.

Passed and adopted by the Council of The City of San Diego on FEB 19 1970,  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN  
Mayor of The City of San Diego, California.

(Seal)

JOHN LOCKWOOD  
City Clerk of The City of San Diego, California.

By Elfa J. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 199118 Adopted FEB 19 1970