

RESOLUTION NO. 205614  
Conditional Use Permit - No. 336-PC

MAY 18 1972

WHEREAS, MILTON B. STEELE and MURIAL M. STEELE, individuals, owner, and SEQUOIA PACIFIC REALCO, a partnership, hereafter both referred to as "Permittee," filed an application for a permit to construct and operate an adult mobile home park located southerly of Mission Gorge Road and easterly of the boundary of The City of San Diego, described as a portion of Lot 73, Rancho Mission, more particularly described in Appendix A attached hereto and made a part hereof, in the R-1-40 and R-1-5 Zones; and

WHEREAS, on April 12, 1972, the Planning Commission of The City of San Diego made its findings of facts, which are set forth in Resolution No. 336-PC, and granted a conditional use permit to Permittee to construct and operate an adult mobile home park, and filed said decision in the Office of the City Clerk on April 19, 1972; and

WHEREAS, pursuant to Section 101.0507 of the San Diego Municipal Code, the application for Conditional Use Permit No. 336-PC was set for public hearing on May 18, 1972, testimony having been heard, evidence having been submitted and the City 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:

All of the following facts exist with respect to the issuance of said Conditional Use Permit No. 336-PC on the property described in the preamble of this resolution.

1. The proposed use at the particular location is desirable to provide a facility which will contribute to the general well-being of the community.

2. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.

3. The proposed use will comply with the regulations and conditions specified in the Code for such use.

4. The granting of this Conditional Use Permit will not 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 6 to 0, this Council does hereby grant to SEQUOIA PACIFIC REALCO and MILTON

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

All of the following facts exist with respect to the issuance of said Conditional Use Permit No. 336-PC on the property described in the preamble of this resolution.

1. The proposed use at the particular location is desirable to provide a facility which will contribute to the general well-being of the community.

2. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.

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4. The granting of this Conditional Use Permit will not 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 6 to 0, this Council does hereby grant to SEQUOIA PACIFIC REALCO and MILTON

B. STEELE and MURIAL M. STEELE, Conditional Use Permit No. 336-PC  
in the form and with the terms and conditions as set forth in  
the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad  
Frederick C. Conrad, Chief Deputy

FCC: nr  
5-31-72

205614

CITY COUNCIL  
CONDITIONAL USE PERMIT NO. 336-PC

This conditional use permit is granted by the Council of The City of San Diego to MILTON B. STEELE AND MURIAL M. STEELE, individuals, owner, and SEQUOIA PACIFIC REALCO, a partnership, Permittee, for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0507 of the San Diego Municipal Code.

1. Permission is hereby granted to Permittee to construct and operate an adult mobile home park located southerly of Mission Gorge Road and easterly of the boundary of the City of San Diego, described as portion of Lot 73, Rancho Mission, more particularly described in Appendix A attached hereto and made a part hereof, in the R-1-40 and R-1-5 Zones.

2. The adult mobile home park shall include, and the term "Project" as used in this conditional use permit shall mean the total of the following facilities:

- a. 25 units
- b. 1 single family residence
- c. Off-street parking
- d. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Prior to the issuance of any building permits a final subdivision map shall be recorded in the Office of the County Recorder.

4. A solid wall six feet in height shall be constructed along Mission Gorge Road set back a minimum of 15 feet from the property line.

5. The area between the required six-foot high solid wall and the public sidewalk shall be planted with dense landscaping as required by the Planning Department.

6. No less than two parking spaces per mobile home lot shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A" dated April 12, 1972, on file in the Office of the Planning Department. Said parking spaces shall be a minimum 8½ feet by 20 feet in size and shall be permanently maintained and not converted for any other use. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these off-street parking spaces.

7. Approved receptacles for garbage and trash shall be provided at each trailer lot.

8. Each lot within the mobile home park shall be appropriately numbered or lettered and these numbers or letters shall be placed on appropriate signs at a point near the front of the lot line.

9. Radio and television antennas on the exterior of homes and buildings shall not be permitted. A central radio and television antenna may be provided within the mobile home park with underground service to the individual lots and service buildings. The installation of any underground CATV cable in any public rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation.

10. All utility lines including television services shall be placed underground within the project.

11. Prior to the issuance of any building permits the property shall be rezoned R-2 and a final subdivision map shall be recorded.

12. As a condition of the final subdivision map approximately 3.32 acres located on the easterly portion of the subject property shall be reserved as an open space easement, with the exception of one single family residence building site.

13. The Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted by the Council of The City of San Diego on May 18, 1972.



GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit A dated April 12, 1972, on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.

2. Prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit A dated April 12, 1972, on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.

3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.

4. Substantial construction of the project shall have commenced and shall be proceeding within one year from the effective date of this conditional use permit or any extension of time as may be granted herein by The City of San Diego pursuant to the terms set forth in Section 101.0507 and Section 101.0508 of the San Diego Municipal Code.

5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

6. The effectiveness of this conditional use permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

a. Permittee shall have agreed to each and every condition hereof by having this conditional use permit signed within 90 days of the Council's decision. In no event shall this condition be construed to extend the time limitation set forth in 4 above; i.e., the time commences to run on the date that the City Council granted this conditional use permit.

b. This conditional use permit executed as indicated shall have been recorded in the office of the County Recorder.

7. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, or

City Council, or both unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.

8. The property included within this conditional use permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the permit shall have been revoked by The City of San Diego.

9. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of Permittee or its successors in interest, shall be deemed a material breach hereof and this conditional use permit may be cancelled or revoked. Cancellation or revocation of this conditional use permit may be instituted by City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506. An appeal from the decision of the Planning Commission may be taken to the City Council within ten days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0506.

10. This conditional use permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

APPENDIX "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 73 OF RANCHO MISSION, ACCORDING TO PARTITION MAP IN CASE NO. 348, SUPERIOR COURT IN THE COUNTY OF SAN DIEGO, ENTITLED "JUAN M. LUCO, ET AL. V. COMMERCIAL BANK OF SAN DIEGO, ET AL.", LYING EASTERLY AND SOUTHEASTERLY OF THE CENTER LINE OF MISSION GORGE ROAD AS DESCRIBED IN RESOLUTION NO. 174363 OF THE COUNCIL OF THE CITY OF SAN DIEGO, A COPY OF WHICH WAS RECORDED FEBRUARY 5, 1963, AS RECORDER'S FILE NO. 21471 OF OFFICIAL RECORDS, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK F OF RANCHO FANITA ACCORDING TO MAP THEREOF NO. 688, FILED OCTOBER 22, 1891, IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE SOUTH 51°53'21" EAST -RECORD SOUTH 51°45'00" EAST, RECORD OF SURVEY NO. 1286-155.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 41°23'42" WEST TO A TERMINUS ON THE SOUTHERLY LINE OF SAID LOT 73.

TOTAL PARCEL

(336-PC)



Acknowledgment

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, known to me to be \_\_\_\_\_ of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.  
(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for the County  
of San Diego, State of California

Acknowledgment

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that \_\_\_\_\_ executed the within instrument.

WITNESS my hand and official seal.  
(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for the County  
of San Diego, State of California

MAY 18 1972

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_, by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Henry L. Landt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

By Rocky M. Doe, Deputy.

RECEIVED  
CITY CLERK'S OFFICE

1972 JUN -5 AM 8:44

SAN DIEGO, CALIF. *af*

Office of the City Clerk, San Diego, California

Resolution Number **205614** Adopted **MAY 18 1972**

*eh*