

RESOLUTION NO. 212529

R. 75-1797

JAN 30 1975

CONDITIONAL USE PERMIT NO. 418-PC

WHEREAS, McKEON CONSTRUCTION, a corporation, Owner, hereafter referred to as "Permittee," filed an application for a conditional use permit to construct and operate a 269-unit mobile home park with 658 parking spaces, located northeast of Del Sol Boulevard and Beyer Way intersection, more particularly described as Ocean Bluffs Subdivision and a portion of Majestic Drive to be closed, in the R-2 Zone; and

WHEREAS, on December 18, 1974, the Planning Commission of The City of San Diego made its findings of facts and granted a conditional use permit to Permittee to construct and operate said mobile home park; and

WHEREAS, pursuant to Section 101.0507 of the San Diego Municipal Code, the application for Conditional Use Permit No. 418-PC was set for public hearing on January 30, 1975, 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 Conditional Use Permit No. 418-PC:

1. The proposed use at the particular location is necessary to provide a service 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 Municipal Code for such use.

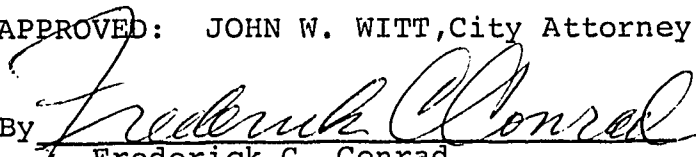
4. The granting of this conditional use permit will not adversely affect the San Diego Border Area Plan, the General Plan of the City, or the adopted plan of any governmental agency.

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 5 to 3, this Council does hereby grant to McKEON CONSTRUCTION, a corporation, Conditional Use Permit No. 418-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
Chief Deputy City Attorney

CONDITIONAL USE PERMIT NO. 418-PC
CITY COUNCIL

This conditional use permit is granted by the Council of The City of San Diego to McKEON CONSTRUCTION, a corporation, Owner, hereafter referred to as "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 a 269-space mobile home park with 658 parking spaces, located northeast of Del Sol Boulevard and Beyer Way intersection, more particularly described as Ocean Bluffs Subdivision and a portion of Majestic Drive to be closed, in the R-2 Zone; and

2. The 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. 269 spaces.
- b. A one-story office-tool equipment building and a one-story recreation building.
- c. Off-street parking.
- d. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 658 off-street parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit A, dated December 18, 1974, on file in the office of the Planning Department.

4. Not less than two parking spaces per mobile home lot and 15 spaces at the recreation-office complex shall be provided and maintained on the subject property in the approximate location shown on Exhibit A, dated December 18, 1974, on file in the office of the Planning Department. Said parking spaces shall be a minimum 8-1/2 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.

5. Prior to the issuance of any building permits, a final subdivision map shall be recorded in the office of the County Recorder.

6. 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. In addition, a general location map shall be provided near the entrance to the park.

7. 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.

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

9. Identification signs shall be permitted on site in conformance with Exhibit A, dated December 18, 1974, on file in the office of the Planning Department.

10. Screen fencing and landscaping shall be provided on site in conformance with Exhibit A, dated December 18, 1974, on file in the office of the Planning Department.

11. All streets, walkways and parking areas in the mobile home park shall be provided with light standards at intervals which will ensure adequate lighting. Lighting shall also be provided around storage yards and swimming pools. All lighting should be shaded and adjusted to prevent undesirable illumination of adjacent mobile homes, camping spaces and abutting properties.

12. Private common garbage and trash storage enclosures may be provided. Such enclosure should adequately screen garbage and trash receptacles from public view.

13. Mobile homes shall be properly skirted. Such skirting shall screen the underside of a mobile home from public view and shall be maintained in good repair.

14. 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 January 30, 1975.

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 _____, 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 _____, 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 18 months 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.

AUTHENTICATED BY:

Mayor of The City of San Diego, California

City Clerk of The City of San Diego, California

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN DIEGO)

On this _____ day of _____, 19____,
before me the undersigned, a Notary Public in and for said
County and State, residing therein, duly commissioned and
sworn, personally appeared PETE WILSON, known to me to be
the Mayor, and EDWARD NIELSEN, known to me to be the City
Clerk of The City of San Diego, the municipal corporation
that executed the within instrument and known to me to be the
persons who executed the within instrument on behalf of the
municipal corporation therein named, and acknowledged to me
that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
official seal, in the County of San Diego, State of California,
the day and year in this certificate first above written.

(Notary stamp)

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

The undersigned Permittee by execution hereof agrees to each
and every condition of this conditional use permit and promises to
perform each and every obligation of Permittee hereunder.

McKEON CONSTRUCTION,
 a corporation (Seal)

By _____

By _____

212529

Acknowledgment

STATE OF CALIFORNIA) ss
COUNTY OF SAN DIEGO)

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 _____ and
_____ known to me to be the
_____ of _____

the corporation that executed the within instrument and known
to me to be the persons who executed the same on behalf of said
corporation and acknowledged to me that said corporation
executed the same, pursuant to its bylaws or a resolution of
its Board of Directors.

WITNESS my hand and official seal.
(Notary Stamp)

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

Passed and adopted by the Council of The City of San Diego on JAN 30 1975,
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input checked="" 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"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input checked="" 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.

EDWARD NIELSEN
 City Clerk of The City of San Diego, California.

By Patricia Polen, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number 212529 Adopted JAN 30 1975

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