

R-75-1975

RESOLUTION NO. 212731  
CONDITIONAL USE PERMIT NO. 408-PC

MAR 6 1975

WHEREAS, WILLIAMSON ENTERPRISES, a partnership, Owner, hereafter referred to as "Permittee," filed an application for a conditional use permit to construct and operate a travel trailer park of 498 spaces on a 24-acre tract, located on the westerly side of Hollister Street, northerly of Conifer Avenue, in the South Bay area, more particularly described as a portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 18 South, Range 2 West, S.B.B.M., Record of Survey Map No. 1950, in the A-1-1 Zone; and

WHEREAS, on January 29, 1975, the Planning Commission of The City of San Diego made its findings of facts, which are set forth in Planning Report dated January 22, 1975, and granted a conditional use permit to Permittee to construct and operate said travel trailer park, and filed said decision in the office of the City Clerk on February 24, 1975; and

WHEREAS, pursuant to Section 101.0507 of the San Diego Municipal Code, the application for Conditional Use Permit No. 408-PC was set for public hearing on March 6, 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:

That all of the following facts exist with respect to Conditional Use Permit No. 408-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 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 8 to 0, this Council does hereby grant to WILLIAMSON ENTERPRISES, a partnership, Conditional Use Permit No. 408-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. 408-PC

CITY COUNCIL

This conditional use permit is granted by the Council of The City of San Diego to WILLIAMSON ENTERPRISES, a partnership, 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 travel trailer park of 498 spaces on a 24-acre tract, located on the westerly side of Hollister Street, northerly of Conifer Avenue, in the South Bay area, more particularly described as a portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 18 South, Range 2 West, S.B.B.M., Record of Survey Map No. 1950, in the A-1-1 Zone.

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

- a. 498 spaces.
- b. One-story, 4,000 square-foot recreational/administrative center.
- c. Storage yard.
- d. Single-family house.
- e. Off-street parking.
- f. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than one parking space per travel trailer space and 31 spaces at the recreation/office complex shall be provided and maintained on the subject property in the approximate location shown on Exhibit A, dated January 8, 1975, on file in the office of the Planning Department. Each parking space shall be a minimum of 8-1/2 feet by 20 feet in size and shall not be 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.

4. Each lot within the travel trailer 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.

5. All service buildings in which radio or television reception is desired shall be served by one central antenna with underground wiring to the various reception points.

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

7. All utility lines in the travel trailer park, including telephone lines, shall be placed underground.

8. Common storage enclosures for garbage and trash shall be provided each four lots in the park. The enclosures shall be of sturdy construction and designed to screen the trash and garbage receptacles from public view.

9. An incinerator may be used in the park for disposing of trash and garbage. Any incinerator installed shall be a multiple chamber type approved by the Air Pollution Control Officer of the San Diego County Air Pollution Control District.

10. The occupancy time in the camping park shall not exceed one month in any 12-month period, and six months in any 12-month period for those vehicles with total hook-up capacity including sewer, water and electricity.

11. Perimeter fencing shall be constructed consisting of 48-inch high masonry wall, set back 15 feet from the front property line along the Hollister Street frontage of the property, and six-foot high chain link fencing along all other property lines on the site.

12. Sign identification consisting of a 15-square-foot, wooden monument sign in the planter island at the entrance to the subject property.

13. Water for the development will be supplied by the California-American Water Company.

14. On-site fire protection satisfactory to the Fire Marshal will be required.

15. Prior to the issuance of any building permits on the subject conditional use permit, the following conditions shall be satisfied:

a. Hollister Avenue adjacent to the development shall be improved with additional pavement, curb and sidewalk to provide half-width improvements of an ultimate 40-foot roadway within a 60-foot right-of-way, satisfactory to the City Engineer.

b. Install temporary private sewage pumping facilities to serve the development, satisfactory to the Water Utilities Director. Sewage is to be pumped south to

the existing sewer main in Hollister Avenue at Conifer Avenue.

c. Grant a 12.5-foot-wide sewer easement (half of an ultimate 25-foot easement) running east-west along the southerly property line, for the future Otay Valley trunk sewer. No structure or trailer spaces are to be located on this easement.

d. The property owner shall provide the City with an affidavit of agreement to participate in the future financing of the Otay Valley trunk sewer which shall be recorded against the property.

e. No permanent structures shall be installed within the floodway as designated by the U. S. Army Corps of Engineers.

f. All structures within the floodplain shall either be constructed above the level of the 100-year flood or be of a special flood-proof design acceptable to the City Engineer and the Director of Building Inspection.

16. 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 March 6, 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 January 22, 1975, 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 January 22, 1975, 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.



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

MAR 6 1975

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 checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Polan*, Deputy.

(Seal)

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1975 MAR 17 PM 3:30  
SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number **212731** Adopted **MAR 6 1975**