

R-76-112

RESOLUTION NO. 213407

MAY 29 1975

CONDITIONAL USE PERMIT NO. 429-PC

WHEREAS, NORMAN C. ROBERTS, an individual, Owner, hereafter referred to as "Permittee," filed an application for a conditional use permit to construct and operate a mobile park with accessory uses and landscaping located on the east side of Hollister Street between Leon Avenue and Sunset Lane more particularly described as a portion of Section 34, Township 18 South, Range 2 West, S.B.B.M., in the A-1-5 and A-1-10 Zones, proposed R-1-5 Zone; and

WHEREAS, on April 9, 1975, the Planning Commission of The City of San Diego made its findings of facts, which are set forth in Planning Report dated April 2, 1975, and granted a conditional use permit to Permittee to construct and operate said mobile park, and filed said decision in the office of the City Clerk on May 2, 1975; and

WHEREAS, pursuant to Section 101.0507 of the San Diego Municipal Code, the application for Conditional Use Permit No. 429-PC was set for public hearing on May 15, 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. 429-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 6 to 3, this Council does hereby grant to NORMAN C. ROBERTS, an individual, Conditional Use Permit No. 429-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

FCC:nb  
7-15-75  
Or. Dept. Plng

213407

CONDITIONAL USE PERMIT NO. 429  
CITY COUNCIL

This Conditional Use Permit is granted by the Council of The City of San Diego to NORMAN C. ROBERTS, an individual, 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 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Permittee to construct and operate a mobile park with accessory uses and landscaping located on the east side of Hollister Street between Leon Avenue and Sunset Lane more particularly described as portion of Section 34, T18S, R2W, SBBM, in the A-1-5 and A-1-10 Zones, proposed R-1-5 Zone.

2. The facility shall include, and the term "Project" as used in this Conditional Use Permit shall mean the total of the following facilities:

- a. 324 mobile home spaces.
- b. A one-story recreation building.
- c. Two swimming pools.
- d. A 3.82 acre enclosed storage area for recreational vehicle parking and car wash.
- e. Off-street parking.
- f. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 813 off-street parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A," dated April 9, 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 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. Not less than 2 parking spaces per mobile home lot, 145 on street spaces for guests and 20 spaces at the recreation complex shall be provided and maintained on the subject property the approximate location shown on Exhibit "A," dated April 9, 1975, on file in the office of the Planning Department.

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 may be provided within the mobile home park with underground service to the individual lots and service buildings.

The installation of any underground CATV cables 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 April 9, 1975, 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 April 9, 1975, on file in the office of the Planning Department. Solid masonry walls shall be constructed along Hollister Avenue and the frontage road with a solid fence along Via Bahia.

11. All streets, walkways, and parking areas in the mobile home park shall be provided with light standards at intervals which will insure adequate lighting. Lighting shall also be provided around storage yards and swimming pools. All lighting shall 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 enclosures 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 City Council of The City of San Diego on May 29, 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 April 9, 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 April 9, 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.





Passed and adopted by the Council of The City of San Diego on MAY 29 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 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 Kathleen Martinez, Deputy.

(Seal)

RECEIVED  
 CITY CLERK'S OFFICE  
 1975 JUL 18 AM 11:04  
 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number 213407 Adopted MAY 29 1975