

RESOLUTION NO. 220001

DEC 21 1977 <sup>R-78-1650</sup>

Conditional Use Permit No. 396-PC/Amendment

WHEREAS, SURF AND TURF RECREATION, LIMITED, a partnership, Owner, hereafter referred to as "Permittee," filed an application to amend Conditional Use Permit No. 396-PC to allow for the construction and operation of a 70-space-overflow camping lot to an existing travel trailer park located on the east side of Turf Road, south of Via de la Valle, more particularly described as Lot 2, Surf and Turf, Unit No. 1, in the CR Zone, and a portion of Section 12, Township 14 South, Range 4 West, S.B.B.M., in the A-1-10 Zone; and

WHEREAS, on September 22, 1977, the Planning Commission of The City of San Diego made its finding of facts which are set for in Resolution No. 992, recommended approval of said conditional use permit, and filed the decision in the office of the City Clerk on October 4, 1977; and

WHEREAS, pursuant to Section 101.0507 of the San Diego Municipal Code, the application for Conditional Use Permit No. 396-PC/Amendment was set for public hearing on December 21, 1977, and 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. 396-PC/Amendment:

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OCT 10 1978

01403

1. The proposed additions at this location would be necessary and desirable to provide a service or facility contributing to the general well-being of the neighborhood and community.

The applicant indicates that the overflow camping area is needed to accommodate persons visiting or working at the Del Mar Fairgrounds during the Del Mar Fair and Del Mar Turf Club racing season.

2. The proposed additions under the circumstances of this particular case would not be detrimental to the health, safety or general welfare of persons living or working in the area nor injurious to property or improvements either existing or future in the area.

The Planning Department believes that the project would be compatible with adjacent land uses.

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

The adopted Municipal Code (Zoning Ordinance) provides that travel trailer parks may be permitted in agricultural zones subject to the granting of a Conditional Use permit by the City Council. With regard to adopted development standards for travel trailer parks, the Planning Department believes that the surfacing on the interior of the project can be justified since the travel trailer camping area is to be used for overflow parking.

4. The granting of this Conditional Use Permit Amendment would not adversely affect the General Plan of the city or the adopted Torrey Pines Community Plan.

The adopted General Plan and Torrey Pines Community Plan designate the subject property for commercial recreational development, a designation compatible with the subject use.

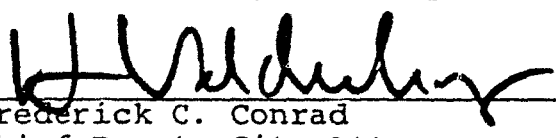
The subject Conditional Use Permit Amendment has been exempted from the filing of additional environmental data.

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 this Council does hereby grant to SURF AND TURF RECREATION, LIMITED, a partnership, Conditional Use Permit No. 396-PC/Amendment, 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

*for*   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
2/28/78  
Or.Dept.:Clerk

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CONDITIONAL USE PERMIT NO. 396-PC/AMENDMENT

CITY COUNCIL

This conditional use permit amendment is granted by the Council of The City of San Diego to SURF AND TURF RECREATION, LIMITED, 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 additions to an existing travel trailer park located on the east side of Turf Road, south of Via De La Valle, described as Lot 2, Surf and Turf, Unit 1, Map No. 5610, in the CR 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. A 236-space travel trailer park of which 70 spaces shall be overflow spaces to be used during the months of June 1, through September 30 only. Year-around occupancy of the overflow area shall be permitted subject to improvement to full City standards within six months from the time sewers are available.

b. Recreational and administration center.

c. A recreational vehicle storage lot to be utilized to June 30, 1979.

d. Offstreet parking.

e. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than one offstreet parking space per travel trailer space and thirteen visitor offstreet parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A," dated July 28, 1977, 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 offstreet parking spaces.

4. The occupancy of any lot in the travel trailer park should be limited to not more than 90 days in any twelve-month period.

5. Interior access roads and camping spaces shall be surfaced with decomposed granite, except for landscaped areas.

6. All previous conditions imposed on the project by the City Council shall remain in effect.

7. The 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 on December 12, 1977.

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OCT 10 1978

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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 July 28, 1977, 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 July 28, 1977, 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.

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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.

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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, person-  
ally 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.

SURF AND TURF RECREATION, LIMITED,  
a partnership

By \_\_\_\_\_

By \_\_\_\_\_

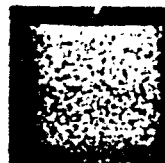
Acknowledgment

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



DEC 21 1977

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

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<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"/>
Bill Lowery	<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"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<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 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)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Kathleen Martinez, Deputy.

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OCT 10 1978

Office of the City Clerk, San Diego, California

Resolution Number **220001**

DEC 21 1977

Adopted \_\_\_\_\_