

RESOLUTION NO. 221272

R.79-314

JUN 27 1978

Conditional Use Permit No. 486-PC

WHEREAS, ROSE CERNEKA, Owner, hereafter referred to as "Permittee," filed an application under Conditional Use Permit No. 486-PC to construct and operate a 317-space recreational vehicle park with accessory structures and signing on 23 acres in the A-1-1 Zone, located on the east side of El Camino Real and south of Carmel Valley Road, more particularly described as portions of Sections 19 and 30, Township 14 South, Range 2 West, S.B.B.M.; and

WHEREAS, on May 4, 1978, the Planning Commission of The City of San Diego voted 3 to 2 on a motion to approve the Permit; due to the lack of four votes this is deemed a denial; and

WHEREAS, pursuant to the provisions of Section 101.0506 of the San Diego Municipal Code, MUNICIPAL ENGINEERS, INC. appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on June 20, 1978, continued to June 27, 1978, 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; and

WHEREAS, the City Council in considering said appeal is empowered by the provisions of Municipal Code, Section 101.0506 to affirm, reverse or modify, in whole or in part, any determination of the Planning Commission, subject to the limitations as are placed upon the Planning Commission by the Municipal Code; NOW, THEREFORE,

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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. 486-PC:

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

The Planning Department believes that a need exists in
the general area for a facility of this type. The property
is well located and adjacent to a major freeway entrance to
the City.

2. The proposed use, under the circumstances of this
particular case, should not be detrimental to the health,
safety and general welfare of persons living or working
in the area, nor be injurious to property or improvements.

The Department believes that the redesign of the
proposed travel trailer park, together with a large amount
of internal landscaping and screening by landscaping and
fences, would provide a facility that would not be detrimental
to the surrounding community. The curvilinear design,
landscape placement, and watercourse treatment should
result in a natural park-like appearance. However, due to
the close proximity of this site to Los Penasquitos Lagoon,
it is expected that the project would have a significant
effect upon the water quality in the lagoon through
water runoff containing rubber, hydrocarbons, fertilizer
and pesticides. Several measures would reduce the impact
of runoff from the project. These measures would include:

a. Grading and site preparation during summer months with low rainfall would minimize the potential for siltation of the lagoon.

b. The construction of catchment basins or siltation traps which could reduce the potential for silt, pesticides and other pollutants draining to the lagoon. These basins would require periodic maintenance and cleaning.

c. The use of native plants in landscaping would significantly reduce the need for irrigation and fertilization.

3. The proposed use would comply with regulations and conditions specified in the Municipal Code for recreation vehicle parks.

The proposed development would meet all locational and developmental standards and criteria for recreational vehicle camping parks. The application, however, does not indicate the type of signing that would identify the development. The Planning Department recommends that, should the proposed development be approved, a sign plan showing all sign identification for the travel trailer park be submitted to the Planning Director for approval.

4. The granting of this Conditional Use Permit would not be contrary to the adopted General Plan and North City West Community Plan.

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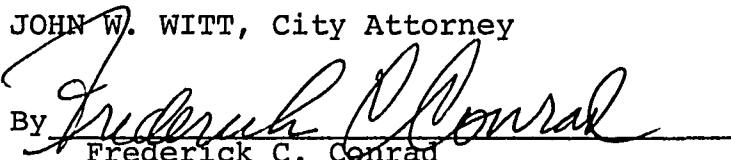
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The above findings are further supported by the minutes, tape of the proceedings, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of MUNICIPAL ENGINEERS, INC., is hereby granted, and this Council does hereby grant to ROSE CERNEKA, owner and permittee, Conditional Use Permit No. 486-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

FCC:clh
8/11/78
Or.Dept.:Clerk

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CONDITIONAL USE PERMIT NO. 486-PC
CITY COUNCIL

This conditional use permit is granted by the City Council of The City of San Diego to ROSE CERNEKA, 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 San Diego Municipal Code.

1. Permission is hereby granted to Permittee to construct and operate a 309-space recreational vehicle park located on the southerly side of Carmel Valley Road, more particularly described as portions of Sections 19 and 30, Township 14 South, Range 2 West, S.B.B.M., in the A-1-1 Zone.

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

- a. A 309-space recreational vehicle park.
- b. Accessory uses including: temporary late-night spaces, restrooms, recreational building, swimming pool, and laundry facilities.
- c. Off-street parking.
- d. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 322 off-street parking spaces at one space per travel trailer site and 13 visitor-parking spaces shall be provided and maintained on the subject property

in the approximate location shown on Exhibit "A," dated April 6, 1978, 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. Prior to the issuance of any permits, a final subdivision map shall be recorded on the subject property, providing for direct public street access and other improvements that may be required by the City Engineer.

5. A comprehensive sign plan for the project shall be approved by the Planning Director.

6. Grading and site preparation shall take place during summer months to minimize the potential for siltation of the Penasquitos Lagoon.

7. Catchment basins or siltation traps, satisfactory to the City Engineer, shall be provided and maintained on site.

8. Each lot within the camping park shall be appropriately numbered or lettered, and a general locational map shall be situated near the entrances to the park.

9. All streets and parking areas within the camping park shall be provided with light standards at intervals which will ensure adequate lighting. All lighting shall be sufficiently shaded so as to prevent undesirable illumination of adjacent properties or rights-of-way.

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10. Common storage enclosures for garbage and trash shall be provided for each 4 lots within the park. The enclosures shall be of sturdy construction and design to screen the trash and garbage receptables from public view.

11. The occupancy time for campers within the project shall be not greater than six months within any twelve-month period.

12. The property shall be maintained in a neat and orderly fashion at all times.

13. The subject permit shall be issued for a period of 15 years, at which time the Planning Commission, after review, may grant extensions of time for the permit.

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

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO ON JUNE 27, 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 May 4, 1978, 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 May 4, 1978, 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

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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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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 whose name is 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

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Passed and adopted by the Council of The City of San Diego on JUN 27 1978,
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bill Lowery	<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"/>
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 type="checkbox"/>	<input checked="" 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.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Betty Lueders, Deputy.

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RECEIVED
 CITY CLERK'S OFFICE
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 SAN DIEGO, CALIF.

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Office of the City Clerk, San Diego, California

Resolution Number 221272 Adopted JUN 27 1978