

RESOLUTION NUMBER R- 257318

Adopted on OCT 11 1982

WHEREAS, THE CITY OF SAN DIEGO, a municipal corporation, "Owner," and WATT INDUSTRIES/SAN DIEGO, INC., a California corporation, "Permittee," filed an application for permission under Conditional Use Permit No. 10-644-0 to construct and operate a 27-hole golf course, country club and support facilities, and construct a flood control channel, on a 402-acre site described as a portion of Rancho San Dieguito and portions of Sections 4 through 9, Township 14 South, Range 3 West, located south of Via de la Valle, one mile east of I-5, in the Fairbanks Country Club Specific Plan Area; and

WHEREAS, on November 13, 1981, the Planning Commission of The City of San Diego made its findings of fact, approved said Conditional Use Permit No. 10-644-0 and filed said decision in the office of the City Clerk on December 18, 1981; and

WHEREAS, on December 11, 1981, pursuant to the provisions of Section 101.0507 of the San Diego Municipal Code, RANCHO SANTA FE ASSOCIATION, by Ellen B. Spellman, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on March 30, 1982, continued to July 13, 1982, and further continued for public hearing on October 11, 1982, testimony having been heard,

evidence having been submitted, and the City Council having fully considered the same; and

WHEREAS, the City Council in considering said appeal is empowered by the provisions of Municipal Code, Section 101.0507 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,

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. 10-644-0:

1. The proposed use will not adversely affect the neighborhood nor the General Plan, and would not be detrimental to the health, safety and general welfare of persons living or working in the area. An attractively developed golf course is usually an acceptable neighbor to even the most restrictive land use and is an activity compatible with the open space designation of the General Plan. The City Council believes that the proposed project is an appropriate recreational use in this area.

2. The proposed use would comply with all relevant regulations in the Municipal Code. The Municipal Code, Zoning Ordinance grants the Planning Commission and City Council authority, under appropriate conditions, to approve golf courses in any zone by Conditional Use Permit. The City Council

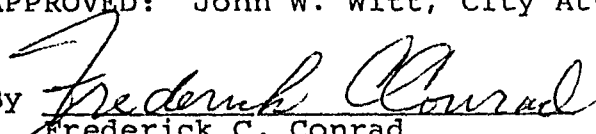
believes that appropriate conditions, as shown on the attached permit, satisfy all Municipal Code regulations and that this finding is met.

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

BE IT FURTHER RESOLVED, that this Council does hereby deny the appeal of RANCHO SANTA FE ASSOCIATION, by Ellen B. Spellman, sustains the decision of the Planning Commission, and does hereby grant to THE CITY OF SAN DIEGO, a municipal corporation, "Owner," and WATT INDUSTRIES/SAN DIEGO, INC., a California corporation, "Permittee," Conditional Use Permit No. 10-644-0, 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:imb  
12/08/82  
Or.Dept:Clerk  
CUP No. 10-644-0  
Form=r.none

CONDITIONAL USE PERMIT NO. 10-644-0  
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to THE CITY OF SAN DIEGO, "Owner," and to WATT INDUSTRIES/SAN DIEGO, INC., "Permittee," for the purposes and under the terms and 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 Owner/Permittee to construct and operate a 27-hole golf course, country club and support facilities, and construct a flood control channel, on a 402 acre site described as a portion of Rancho San Dieguito and portions of Sections 4 through 9, Township 14 South, Range 3 West, located south of Via de la Valle, one mile east of I-5, in the Fairbanks Country Club Specific Plan area, in the FW and A-1-10 Zones.

2. The facility shall consist of the following:

- a. a 27-hole golf course;
- b. a country club;
- c. a driving range;
- d. 11 unlighted tennis courts;
- e. a flood control channel;
- f. off-street parking;
- g. accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 370 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated October 11, 1982, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked

4. Prior to the issuance of any building permits, a final subdivision map or maps shall be recorded on the property and the site zoned A-1-1.

5. Prior to the issuance of any sign permits, a comprehensive sign plan shall be submitted for Planning Director approval.

6. Enclosed storage of potentially noxious or toxic materials used in the maintenance of the course and servicing of equipment must be provided so that no pollution of the San Dieguito River or adjacent properties shall occur. These materials shall include, but shall not be limited to, fertilizers, pesticides and hydrocarbon fuels.

7. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any building, wall, landscaping screening, fence or gate enclosing the storage area.

8. A ten-foot high chain link fence, with close mesh screening shall be constructed along portions of the golf course

boundary, adjacent to San Dieguito Road, as shown on Exhibit "A" dated October 11, 1982. Location of the fence shall be determined by the final layout of the golf course.

9. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

10. Parking lots, walkways and drives shall have ramps and easy acces to buildings.

11. The golf course facilities shall be maintained in a litter free condition. The applicant shall have plans for regular maintenance program with permanent personnel. All water hazards and other bodies of water shall be maintained so as not to create a pest nuisance or health hazard. Sand traps shall be raked free of grass and leaves.

12. The golf course and country club facilities shall have sufficient liability insurance for any accidents or damage that could occur from activity within the Conditional Use Permit area.

13. A fire sprinkler plan for the country club facilities shall be approved by the City Fire Department prior to the issuance of building permits.

14. The design of the flood channel shall be approved both by the Engineering and Development Derpartment and the Planning Director. It should be designed to be as natural appearing as possible with a minimum use of exposed rip-rap. The design of the channel shall be compatible with all flood control concepts

approved as part of the San Dieguito River Valley Study. In addition, the channel shall be designed so as to adequately dissipate flood waters exiting the property to the west.

15. The Owner/Permittee shall be responsible for the landscaping and maintenance of the flood channel and all other open space facilities within the Conditional Use Permit area.

16. No permit for construction and operation of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the permit to the Planning Department;

b. The Conditional Use Permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Commission decision or within 30 days of a City Council decision, the permit shall be void.

17. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated October 11, 1982, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

18. This Conditional Use Permit must be used within 18 months after the date of City approval or the permit shall be void. An extension of time may be granted as set forth in Section 101.0507 of the Municipal Code.

19. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

20. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Commission; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

21. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit. A revocation may be requested by the Owner/Permittee. Revocation of this Conditional Use Permit may be initiated by the City or the Owner/Permittee. The Planning Director shall set the revocation for a public hearing before the Planning Commission, as provided in Section 101.0506 or Section 101.0507 of the Municipal Code. An appeal from the decision of the Planning Commission may be taken to the City Council within ten (10) days after the decision is filed with the City Clerk. The Clerk shall set this matter for a public hearing before the City Council as provided in Section 101.0506 or Section 101.0507 of the Municipal Code.



22. This Conditional Use Permit is a covenant running with the lands and shall be binding upon Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

23. Prior to the issuance of any building permits, detailed golf course landscaping plans, club house landscaping, perimeter fencing, lights for the tennis courts and golf driving range shall be approved by the Planning Commission.

24. Prior to the installation of any loudspeakers, such facilities shall be submitted for Planning Commission approval. Adopted by the Council of The City of San Diego on October 11, 1982.



OCT 11 1982

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<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"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Marjell L. Porterow, Deputy.

Office of the City Clerk, San Diego, California

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Number \_\_\_\_\_