

(R-85-1237)

RESOLUTION NUMBER R- **262481**

ADOPTED ON **FEB 11 1985**

WHEREAS, John Thelan represents the NEXUS DEVELOPMENT CORPORATION and has requested: (1) that Nexus be permitted to include Lot 10 of Eastgate Technology Park in the specific plan for the Nexus property, and (2) that City staff be directed to analyze the feasibility of using Lot 10 for a convenience commercial facility; and

WHEREAS, Nexus has an option to purchase the 20 acres immediately south and adjacent to Lot 10; and

WHEREAS, Lot 10 is in Eastgate Technology Park which is a City-owned industrial subdivision presently under construction and Lot 10 is now intended for industrial uses but it is well situated for commercial usage; and

WHEREAS, Mr. Thelan suggests that mutual benefits accrue to the City and private developer under complimentary master planning, and staff agrees with this assertion; and

WHEREAS, a special reason for including Lot 10 in the master plan for the adjacent property is the fact that the City's parcel is narrow and triangular in shape, its utility is reduced because of setback and slope requirements, and it has 560 feet frontage on Eastgate Mall, but it is only 140 feet wide on Towne Centre Drive; and

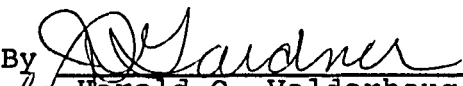
WHEREAS, these factors combine to yield a useable area of approximately 0.6 acres from an overall size of approximately 1.2

acres and by combining the City-owned lot with the private property to the south, the lot's useable area should increase and also a commercial designation should increase the value of the property and enhance the probability of being able to lease the land, if Council ultimately makes a decision on that course of action; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized to allow Nexus to include Lot 10 of Eastgate Technology Park in the specific plan for the adjacent Nexus property.

BE IT FURTHER RESOLVED, that City staff is hereby authorized and directed to analyze the feasibility of using Lot 10 for a convenience commercial facility and to report back to the City Council with appropriate recommendations.

APPROVED: John W. Witt, City Attorney

By 
for Harold O. Valderhaug
Deputy City Attorney

HOV:ps
01/08/84
Or.Dept:Prop.
R-85-1237
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FEB 11 1985

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-262481* Adopted FEB 11 1985

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