

RESOLUTION NUMBER R- 266551

ADOPTED ON SEP 9 1986

WHEREAS, KERIS L. KENNEDY, appealed the decision of the Planning Commission in approving North City West Planned District Permit No. NCWPD-86-0426 submitted by CARMEL VALLEY INN VENTURE, a general partnership, "Owner/Permittee," for the construction of a 250-room hotel with associated facilities, on a portion of Section 19, and a portion the Northwest Quarter of Section 30, Township 14 South, Range 3 West, SBBM, and a portion of Parcel 2 of Parcel Map PM-8042, located north of Carmel Valley Road, east of I-5 and west of El Camino Real, in the Employment Center Precise Plan area of the North City West Community Plan area, in the VC Zone; and

WHEREAS, said appeal was set for public hearing on September 9, 1986, 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, that this Council adopts the following findings with respect to North City West Planned District Permit No. NCWPD-86-0426:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan, the Employment Center Precise Plan, or the North City West Community Plan.

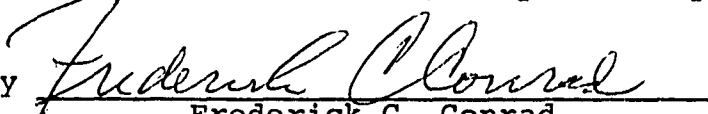
2. The proposed use, because of the conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity.

3. The proposed use will comply with the relevant regulations in the Municipal Code. The project fulfills all requirements of the Municipal Code relevant to North City West Planned District Developments.

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

BE IT FURTHER RESOLVED, that the appeal of KERIS L. KENNEDY is denied; the decision of the Planning Commission is sustained, and North City West Planned District Permit No. NCWPD-86-0426 is hereby granted to CARMEL VALLEY INN VENTURE, under the terms and conditions 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:cc:640
10/07/86
Or.Dept:Clerk
R-87-496
Form=r.permit

**NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT
PLAN PERMIT NO. NCWPD-86-0426
(VISITOR CENTER)**

CITY COUNCIL

This Planned District Development Plan Permit is hereby granted by the City Council of The City of San Diego to CARMEL VALLEY INN VENTURE, a general partnership, "Owner/Permittee," under the conditions in Section 103.0611 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to construct a 250-room hotel with associated amenities, the Del Mar Hilton, located on the northwest corner of Carmel Valley Road and El Camino Real, east of Interstate 5, described as a Portion of Section 19, with a Portion of the NW 1/4 of Section 30, both in T14S, R3W, SBBM, plus a Portion of Parcel 2 of Parcel Map No. 8042, in the VC Zone of the North City West Planned District.
2. The facility shall consist of the following:
 - a. One hotel facility with 250 rooms, nine stories in height;
 - b. 140,000 square feet of floor area;
 - c. 347 parking spaces (at a ratio of 1.4 spaces per hotel room); and
 - d. landscaping on 30 percent of the site.
3. The approval of this development plan voids the previously approved project on this site, Development Plan No. 84-0527.
4. The approval of this development plan is conditioned upon the approval of a final map for Tentative Map No. 83-0688. Approval of the final map will assure the construction of all required public improvements necessary for the development of the property.

GENERAL CONDITIONS

5. Prior to the issuance of any building permits, complete grading and building plans (including signs and exterior lighting) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with

00911

R- 266551

Exhibit "A," dated Sept. 9, 1986, on file in the office of the Planning Department. The property shall be developed in accordance with the approved grading and 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.

6. Prior to the issuance of any grading or 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 Sept. 9, 1986, 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.

7. 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.

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

9. This Planned District Development Plan Permit shall not be final until the seventh day following the decision of the Planning Commission and is subject to appeal to the City Council as provided for in Section 103.0606 of the Municipal Code of The City of San Diego.

10. The effectiveness of this Planned District Development Plan Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the Permittee shall have agreed to each and every condition hereof by having this Planned District Permit signed within 90 days of the Commission's decision.

11. 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 unless the proposed use meets every requirement of the zone existing for the subject property at the time of conversion.

12. The property included within this Planned District Development Plan shall be used only for the purposes and under the terms and conditions as set forth in this permit unless specifically authorized by the Planning Director or the permit shall have been revoked by The City of San Diego.

13. 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 the Permittee or its successors in interest, shall be deemed a material breach hereof, and this Planned District Development Plan Permit may be cancelled or revoked. Cancellation or revocation of this Planned District Development Plan Permit may be instituted by the City or Permittee. The Planning Commission may cancel or revoke this permit with that decision appealable to the City Council. Public notice will be provided as in Section 103.0606. 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 public hearing before the City Council giving the same notice as provided in Section 103.0606.

14. This Planned District Development Plan 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.

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO, SEPTEMBER 9, 1986.

00913

R-266551

200

SEP 9 1986

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

| Council Members | Yeas | Nays | Not Present | Ineligible |
|------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Abbe Wolfsheimer | <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Judy McCarty | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Uvaldo Martinez | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Mayor Maureen O'Connor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Carter*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-266551** Adopted SEP 9 1986