

RESOLUTION NUMBER R- 267667

ADOPTED ON FEB 10 1987

WHEREAS, the Planning Commission approved Conditional Use Permit No. CUP-85-0675 submitted by OCEANSIDE FINANCIAL SERVICES, c/o FIRST REALTY SERVICES, Owner, and IRVING KRANTZ, Permittee, to develop and operate a cemetery and mortuary, JEWISH MEMORIAL PARK, with an access road, one acre of sod, a 1,600-square-foot shed and a well water and septic system, on a portion of Section 25, Township 14 South, Range 2 West, S.B.B.M., located in Beeler Canyon south of Beeler Canyon Road, in the Urban Reserve area, in the R1-40000 (HR Overlay) Zone; and

WHEREAS, said appeal was set for public hearing on February 10, 1987, 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 Conditional Use Permit No. CUP-85-0675:

1. The proposed cemetery will not adversely affect the neighborhood, General Plan or the Scripps Miramar Ranch Community Plan, and would not be detrimental to the health, safety and general welfare of people living or working in the area.

This permit would allow the site to be utilized in a manner which would not be considered growth inducing which would comply with the land use designation within the Scripps Miramar Ranch Community Plan.

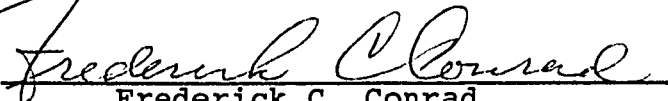
3. The proposed use will comply with the relevant regulations in the Municipal Code. Municipal Code Section 101.0510, paragraph C.4., grants the City Council authority to approve cemeteries in any zone, including interim zones, by conditional use permit.

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 decision of the Planning Commission is sustained, and Conditional Use Permit No. CUP-85-0675 is hereby granted to OCEANSIDE FINANCIAL SERVICES, Owner, and IRVING KRANTZ, Permittee, 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  
02/27/87  
Or.Dept:Clerk  
R-87-1647  
Form=r.permit

CONDITIONAL USE PERMIT NO. CUP-85-0675  
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to Irving Krantz, Permittee, and Oceanside Financial Services c/o First Realty Services, Owner, under the conditions in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to develop and operate a cemetery with an access road, one-acre of sod, a 1,600-square-foot shed and a well water and septic system located on the south side of Beeler Canyon Road approximately 2,800 feet easterly of Pomerado Road, described as portion of Section 25, R14S, R2W, SBBM, R1-40,000 (HR Overlay).

2. The facility shall consist of the following:

- a. A nine-acre portion of a 42.24-acre site to be utilized for a cemetery use with a 1.1-acre sod lawn;
- b. A paved access road extending south 340 feet from Beeler Canyon Road, then running east approximately 1,100 feet parallel to Beeler Canyon Road. Also a part of this permit is a 1,600-square-foot (40 ft. X 40 ft.) maintenance shed;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 54 off-street parking spaces shall be maintained on the property within the confines of the paved access road and employee parking area as shown on Exhibit "A," dated February 10, 1987, 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. No permit for construction, operation, occupancy, etc. of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Conditional Use Permit is recorded in the office of the County Recorder.

5. 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 February 10, 1987, 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.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated February 10, 1987, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

7. 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.

8. This Conditional Use Permit must be used within 36 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 101.0506 and 101.0507 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

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

10. 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.

11. 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.

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

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

R- 267667 0951

13. The applicant shall provide a 20,000-30,000 gallon gravity-fed collapsible water tank for on-site watering purposes.

14. Only the washroom shall utilize the existing on-site well water.

15. No more than three truck trips per day shall occur in order to replenish the required on-site water tank. Truck deliveries shall be restricted to the afternoon hours.

16. The required on-site water tank shall be surrounded by a six-foot-high wooden fence to visually screen the tank.

17. The applicant shall agree to not oppose and to participate in a land covenant for mandatory connection to water and sewer when it becomes available.

18. Well water usage shall be controlled by a sealed meter and limited to the average usage of a single-family residence (163,000 gallons per year) for usage of the washroom only. The meter shall be monitored by City staff at six month intervals.

19. The applicant shall place the remaining 33 acres of property in a non-building easement consisting of natural open space until 1995.

20. The applicant shall post a performance bond in the amount of \$75,000 dollars to provide for watering of the site in the event the CUP is abandoned.

21. There shall be no oleander plants planted on this site.

22. Insecticides shall not be used on this site, and fertilizers shall be used no more than once per year.

23. The proposed maintenance shed shall be painted earthtone colors approved by the Planning Director to promote compatibility with surrounding existing structures.

24. Fencing at and around the part entrance shall be installed to provide security and safety to the park and nearby residents.

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO, FEBRUARY 10, 1987.

R- 267667



Passed and adopted by the Council of The City of San Diego on.....**FEB 10 1987**.....  
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

(Seal)

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

By *Maureen O'Connor*..... Deputy.

Office of the City Clerk, San Diego, California	
Resolution <i>R-267667</i>	FEB 10 1987
Number .....	Adopted .....