

(R-88-382)

RESOLUTION NUMBER R-269108

ADOPTED ON AUGUST 11, 1987

WHEREAS, the Planning Commission approved Conditional Use Permit No. CUP-86-0947, an amendment to Conditional Use Permit No. 4120, submitted by EL CAMINO MEMORIAL PARK, Owner/Permittee, to add 3.02 acres to the El Camino Memorial Cemetery on portions of Section 3 and the east half of Section 4, Township 15 South, Range 3 West, SBBM, located on the north side of Carroll Road, east of Pacific Heights Boulevard, in the Mira Mesa Community Plan area, in the A-1-10 Zone; and

WHEREAS, the matter was set for public hearing on August 11, 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-86-0947:

1. The proposed project will fulfill a need and will not adversely affect the General Plan or the Mira Mesa Community Plan. The proposed cemetery addition will provide for needed grave spaces. The proposed use will be in conformance with the adopted Mira Mesa Community Plan which designates the site for cemetery and open space use.

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. No detrimental effect on the surrounding area is anticipated from the development of the new cemetery area because the grading is minimal and an adequate land-sloping/revegetation program is provided. The permit will provide for specific conditions of approval including compliance with all regulations of the City and any governmental agencies.

3. The proposed use will comply with the relevant regulations in the Municipal Code. Municipal Code Section 101.0510.4.c. grants the Council the authority to approve cemeteries, mausoleums and crematories in any zone. Adequate conditions were initially applied to this use through the approval of Conditional Use Permit No. 4120. Those conditions are incorporated into this 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-86-0947 is hereby granted to EL CAMINO MEMORIAL PARK, 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*
Frederick C. Conrad
Chief Deputy City Attorney

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09/03/87
Or.Dept:Clerk
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Form=r.permit

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CONDITIONAL USE PERMIT NO. CUP-86-0947
CITY COUNCIL

This Conditional Use Permit Amendment is granted by the City Council of The City of San Diego to EL CAMINO MEMORIAL PARK, a California corporation, "Owner/Permittee", under the conditions in Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to add 3.02 acres to the existing El Camino Memorial Cemetery, located on the north side of Carroll Canyon Road adjacent to the southwest corner of the existing El Camino Memorial Park, described as Portions of the western one-half of Section 3 and the eastern one-half of Section 4, T15S, R3W, SBM, in the A-1-10 Zone.
2. The facility shall consist of the following:
 - a. Existing 229-acre El Camino Memorial Park Cemetery (cemetery, mausoleum, chapel, mortuary, crematory, administration building), two storage buildings (1968), small mausoleum (1969), burial vault (1969);
 - b. Proposed 3.02-acre addition, to provide 1,832 new grave spaces;
 - c. Off-street parking; and
 - d. Accessory uses as may be determined incidental and approved by the Planning Director.
3. At least 84 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated October 15, 1969, 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 building permits for the construction approved herein or the utilization of the property for the use approved herein, a grading plan for the entire site shall be submitted to and approved by the City Engineer and the Planning Director.
5. No structures shall be installed or constructed within any natural drainage channel until a permit has been obtained from the City Engineer.

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12. An easement shall be granted to the City of San Diego for a trunk sewer line to a width and on an alignment approved by the Director of Utilities prior to the issuance of a building permit for the construction approved herein or the utilization of the property for the use approved herein.

13. Prior to the issuance of building permits for the construction approved herein or the utilization of the property for the use approved herein, the owner of the subject property shall dedicate a right-of-way for Carroll Canyon Road, a major street, to a width not less than 102 feet and along an alignment to be approved by the City Engineer.

14. All private roads or driveways entering into public streets or highways shall be approved by the City Engineer as to limit in number, locations, design, improvement and other pertinent traffic factors; reasonable access for the permitted use shall be approved.

15. Prior to the issuance of building permits for the construction approved herein or the utilization of the property for the use approved herein, the subject property shall be connected to a source of domestic water approved by the Director of Public Health, Utilities Director and City Engineer.

16. Prior to the issuance of building permits for the construction approved herein or the utilization of the property for the use approved herein, the subject property shall be connected to a sewer system or other waste material disposal system approved by the Director of Public Health, the Utilities Director and the City Engineer.

17. The Master Plan for said El Camino Memorial Park shall be Exhibit "A" dated October 15, 1969, and Exhibit "A," dated August 11, 1987, and all future improvements shall conform to said Master Plan.

18. No permit for construction or operation, of the new gravesites 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.

19. 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

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6. Prior to final inspection clearance by the Building Inspection Department or the utilization of the property for the uses approved herein, off-street parking shall be provided, as shown on the plot plan submitted in connection with the application.

7. All private roads within the subject property shall be not less than 20 feet wide and shall be surfaced with not less than two inches of asphaltic concrete prior to final inspection clearance by the Building Inspection Department on the construction approved herein.

8. The development of the subject property shall be substantially in accordance with the plans submitted in connection with the application, except where this permit or the legal requirements of other governmental agencies require deviation therefrom.

9. Prior to the issuance of building permits for the construction approved herein or the utilization of the property for the use approved herein, a landscaping plan and watering system plan shall be submitted to the Planning Director for his approval; said plan to provide a landscape buffer between the subject property and the surrounding property.

10. Prior to the issuance of building permits for the construction approved herein, the owner of the subject property shall enter into a contract with the City wherein the owner shall promise to hold the City of San Diego harmless from any liability in tort resulting from the construction, maintenance, use or operation of the facilities approved or required herein or any appurtenant structures or accessory operation regardless of whether or not the appurtenant structures or accessory uses have been approved or required; said contract to also provide that any structures erected under this permit shall be removed at the owner's expense in the event that the use of this property approved herein is not commenced or is abandoned, and that in the event the owner or his successors in interest are financially incapable of removing such structures, the City shall have the right to do so; said contract shall be filed of record in the office of the County Recorder and shall be made binding on the present owner and his successors in interest.

11. Prior to the issuance of building permits for the construction approved herein or the utilization of the property for the use approved herein, the owner and/or operator of the facilities approved herein shall obtain a policy of liability insurance from a reliable insurance company, authorized to do business in California, providing a minimum of \$100,000 coverage per person and \$300,000 per accident; said insurance to be maintained as long as this permit is utilized.

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Exhibit "A," dated October 15, 1969 and Exhibit "A," dated August 11, 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.

20. 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 October 15, 1969 and Exhibit "A," dated August 11, 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.

21. 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.

22. This Conditional Use Permit Amendment 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 101.0510(K) 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.

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

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

- a. Authorized by the City Council; 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.

25. 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.

26. 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.

27. This Conditional Use Permit shall supersede Conditional Use Permit No. 4120.

Passed and Adopted by the City Council on August 11, 1987.

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AUG 11 1987

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-269108 Adopted AUG 11 1987