

(R-88-1259)

RESOLUTION NUMBER R-269882

ADOPTED ON DECEMBER 1, 1987

WHEREAS, Atlantic Richfield Company, by Lynne L. Heidel, appealed the decision of the Planning Commission in denying Conditional Use Permit No. 87-0178 submitted by Atlantic Richfield Company, applicant, for Lot 1, Lusk Mira Mesa Business Park East 1, Unit 1, Map 11024, located on the southeast corner of Steadman Street and Mira Mesa Boulevard, in the Mira Mesa Community Plan area, in the M-1B Zone; and

WHEREAS, the matter was set for public hearing on December 1, 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 City Council adopts the following findings with respect to Conditional Use Permit No. 87-0178:

1. The proposed project will not fulfill a need and will adversely affect the neighborhood, the General Plan, or the Community Plan. The adopted Mira Mesa Community Plan designates the property for light industrial uses. The proposed commercial use represents a preemption of industrially-designated land by a commercial-retail development. In addition, the service station is proposed to be located on a primary arterial street frontage. The Mira Mesa Community Plan indicates that should support

commercial uses be approved in this industrial area, the retail use should be located on an interior street, not exposed to major traffic arteries.

2. The proposed project will be detrimental to the health, safety and general welfare of persons residing or working in the area, and will adversely affect other property in the vicinity. The proposed lot-split to accommodate the service station is contrary to the adopted Mira Mesa Community Plan. The Community Plan recommends the retention of industrially-designated large lots. The 1.06-acre site would be divided into two (2) lots of 0.70-acre for the service station and 0.36-acre for future development with industrial uses. This proposed lot-split is contrary to the Mira Mesa Community Plan which proposes the retention of large lots for future industrial development.

3. The proposed project will not comply with all the relevant regulations in the San Diego Municipal Code. Section 101.0510(2.a.) of the San Diego Municipal Code authorizes the Planning Director to grant conditional use permits for automobile service stations in any zone except the R-1 Zones, subject to the locational and operations standards contained within the document entitled "Guidelines for Automobile Service Stations," adopted by resolution of the City Council. The location of an automobile service station on the subject property cannot be justified based on land use and traffic conflicts.

BE IT FURTHER RESOLVED, that the appeal of Atlantic Richfield Company, by Lynne L. Heidel, is denied; the decision of the Planning Commission is sustained, and Conditional Use Permit No. 87-0178 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept:Clerk
R-88-1259
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
District 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> VACANT
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 *Rhonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

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