

(R-92-1789)

RESOLUTION NUMBER R-279614

ADOPTED ON MARCH 24, 1992

WHEREAS, Carmel Mountain Ranch, a California partnership, Owner/Permittee, filed an application to amend previously approved Planned Industrial Development (PID) Permit No. 87-1122 which permitted the construction of 922,125 square feet of office and industrial buildings, located on the north side of World Trade Drive between Conference Way and Camino Del Norte, in the Carmel Mountain Ranch Community Plan area, in the M-IB zone; and

WHEREAS, on February 6, 1992, the Planning Commission recommended approval of the PID permit amendment; and

WHEREAS, the matter was set for public hearing on March 24, 1992, 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 Planned Industrial Development Permit No. 91-0120, amendment to PID 87-1122:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the Community Plan. The request is to amend conditions of

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SAN DIEGO, CALIF.

previously approved PID No. 84-0489 and subsequently amended PID No. 87-1222 in order to implement a proposed rezoning of lots 10 through 15 from the M-LI Zone to the M-IB Zone. The proposed rezone would place the entire Carmel Mountain Ranch industrial area in the M-IB zone which provides for light industrial uses and certain heavy commercial uses.

2. The proposed use, because of 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. The proposed rezone would be consistent with the existing M-IB Zone and existing uses on the south side of Trade Center Drive as well as the existing M-IB zoned property at the north west corner of Rancho Carmel Drive and Carmel Mountain Road. The permit imposes a limitation of the size of emergency hospitals to a maximum of 20,000 square feet.

3. The proposed use will comply with the relevant regulations in the Municipal Code. This permit requires increased screening and more intensive landscaping than normally required under the Landscape Technical manual.

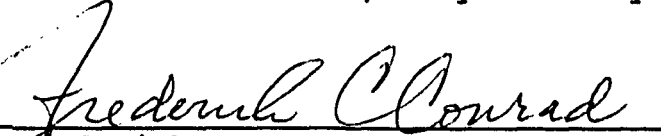
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Industrial Development Permit No. 91-0120, amendment to PID Permit No. 87-

1122, is hereby granted to Carmel Mountain Ranch, 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:lc  
05/11/92  
Or.Dept:Clerk  
R-92-1789  
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PLANNED INDUSTRIAL DEVELOPMENT (PID) PERMIT NO. 91-0120  
AMENDMENT TO PID PERMIT NO. 87-1122  
CARMEL MOUNTAIN RANCH PLANNED INDUSTRIAL DEVELOPMENT

CITY COUNCIL

This planned industrial development permit amendment is granted by the Council of The City of San Diego to CARMEL MOUNTAIN RANCH, a California partnership, Owner/Permittee, pursuant to Section 101.0920 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee to amend Planned Industrial Development No. 87-1122 located southwest of Camino del Norte, east of Carmel Mountain Road on World Trade Drive, described as Lots 1 through 16 of Carmel Mountain Ranch Unit No. 2, Map No. 11568, in the M-IB Zone.
2. The facility shall consist of the following:
  - a. A maximum of 922,125 square feet of office and industrial uses to be developed on Lots 1 through 3 and Lots 5 through 16 according to the following conditions. Lot 4 currently exists as a mini-storage complex. If this lot redevelops, it would be subject to the development regulations included herein.

<u>LOT #</u>	<u>MAXIMUM ALLOWABLE SQUARE FOOTAGE</u>
1	39,125
2	39,125
3	44,375
4	48,125
5	55,625
6	44,125
7	43,750
8	43,750
9	58,175
10	66,600
11	73,800
12	91,200
13	93,900
14	98,400
15	76,500
16	<u>53,675</u>
	970,250 square feet total

- b. Landscaping;
- c. Off-street parking; and
- d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

- e. Any lots which are combined into a master planned complex may aggregate individual lot square footage allocations and distribute the allocation between and among those lots. Setbacks for said lots shall be applied on the master planned area, rather than individual lots.
3. All proposed development in this planned industrial development is subject to the regulations contained herein.
4. Building Setback: Lots 1 through 8 shall respect a maximum height limit of two stories or 35 feet. Single-story buildings must be set back a minimum of 25 feet from top of slope, and two-story buildings must be set back a minimum of 50 feet from top of slope. This includes the east boundary of Lot 1 and the south boundary of Lots 2 through 8.
5. Landscape Buffer: A minimum 50-foot, landscaped open-space buffer, as shown on Exhibit "A," dated March 24, 1992, along the southern boundary of Lots 2 through 8 and the eastern boundary of Lot 1 shall be respected. No building or parking shall be located within this setback.
6. Lots 1, 5, 6 and 7 shall install a five-foot-high wall, set back four feet from the top of the slope, as shown on Exhibit "A," dated March 24, 1992.
7. Lots 2, 3 and 8 shall provide a five-foot-high berm at the top of the slope and a five-foot-high wall at the top of the berm, as shown on Exhibit "A'" dated March 24, 1992.
8. The landscape plan shall specify that trees will be planted at the base of manufactured slopes exceeding 20 feet in height, as outlined in the comprehensive master landscape plan in the urban design element of the community plan. The plan shall also include a variety of dense plant species in order to modulate the appearance of the slope and screen the industrial/office uses. Complete and detailed landscape and irrigation plans shall be submitted with each building permit request.
9. Each lot shall provide parking according to the uses provided on site. Parking spaces shall be consistent with Chapter X, Article 1, 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 clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

10. Prior to obtaining building permits, each application for any building within this planned industrial development must be accompanied by a completed Planned Industrial permit Supplemental Application.

11. The following uses shall be strictly prohibited in this development:

- o All outdoor storage or display.
- o Central Electric Plants.
- o Impound Storage Yards.
- o Lumber Yards.
- o Field, Seed, Truck Crops, Orchards, Vineyards, Paddocks, Irrigated Range Land, Horticultural Specialties, Landscape Gardening, Forest Nurseries.
- o Manufacturing, Fabricating, Assembly, Servicing of Guided Missiles and Space Vehicles (\*Although Manufacturing, Fabricating, Assembly, Servicing of Components will be allowed).
- o Commercial Parking Lots and Garages.
- o Public Utility Electric Transmission and Distribution Substations, Gas Regulators and Communications Equipment Buildings.
- o Production of Water Soluble Gums and their Derivatives.
- o Concrete Ready Mix, Lime, Gypsum, Plaster of Paris Manufacturing.
- o Distillation of Bones.
- o Explosive, Manufacture or Storage.
- o Fat Rendering
- o Fertilizer Manufacture.
- o Garbage Offal or Dead Animal Reduction.
- o Glue Manufacture.
- o Stockyards or Slaughter of Animals.
- o Acid Manufacture.
- o Petroleum Refining.
- o Smelting.
- o Gas Manufacture. (Some types subject to the approval of the Planning Director.)
- o Retail Automotive Uses including:
  - Sales or rental of automobiles and/or trucks.
  - Establishments engaged in the repair or servicing of motor vehicles, parts and accessories.

12. Permitted uses shall be restricted as follows:

- a. Total allowed area for emergency hospitals and/or clinics shall not exceed 20,000 square feet within the PID area and requires a future conditional use permit (CUP).
- b. Approximately 20 percent of the allowable building square footage on the site (200,000 square feet) shall be reserved for warehousing and/or self-storage. Therefore, a maximum of 770,250 square feet of

industrial and office uses is permitted. This shall be monitored at the site development plan stage; individual lot developers will be required to provide the City with a summary of current users in the industrial park upon submittal of their Planned Industrial Permit Supplemental Application.

- c. Engine and turbine manufacturing is permitted north of World Trade Drive; only component manufacturing is allowed south of World Trade Drive adjacent to residential areas.
  - d. There shall be no display or storage located outside of any building. All work shall be conducted completely within an enclosed building.
  - e. Storage warehouses shall provide additional screening and more intensive landscaping than normally required under the Landscape Technical Manual.
13. Re-grading of lots in order to diminish interior slopes and/or facilitate lot combinations for master-planned complexes shall be permitted without amendments to this PID, so long as such changes do not substantially alter the vertical and/or horizontal buffer between this project and residential units to the south and east.
14. 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.
15. 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 March 24, 1992, 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 and is to be maintained in a disease, weed and litter free condition at all times.
16. Prior to the issuance of occupancy permits for any building on any lot which would bring the total square footage of buildings in the project to 500,000 square feet, the following traffic improvements shall be assured to the satisfaction of the City Engineer.
- a. A traffic signal at the intersection of Conference Way and World Trade Drive, and
  - b. A traffic signal interconnecting system on Conference Way between World Trade Drive and Carmel Mountain Road.



17. No permit for construction 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 planned industrial development permit is recorded in the office of the County Recorder.
18. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Commission, as set forth in Section 101.0920(M) of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.
19. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
20. After establishment of the project, the property shall not be used for any other purposes unless:
  - a. Authorized by the Planning Director
  - 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.

The property included within this planned industrial development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.

21. This planned industrial development permit may be canceled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by The City of San Diego or Permittee.
22. This planned industrial development permit is a covenant running with the subject property 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 in this permit and all referenced documents.

23. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
24. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
25. Accessory commercial or food facilities shall be approved by the Planning Director and shall be subject to the following limitations:
  - a. That the combined gross floor area of all such accessory uses shall not exceed 10 percent of the gross floor area of all structures on the wider premises;
  - b. The accessory uses and their identification signs shall be oriented toward the interior of the premises and not toward adjacent public streets;
  - c. The hours of operation for the activities shall generally be the same as that for the primary activities on the same premises.
26. The planned industrial development shall meet the paleontological resources requirements, contained in the tentative map.
27. Trash enclosures shall be architecturally compatible with proposed buildings with solid walls six feet in height and solid gates.
28. Prior to applying for a building permit, each application must be stamped with the approval of Carmel Mountain Ranch and signed by an authorized agent.
29. Prior to a contractor's plans or storage yard locating within this PID, the Permittee shall submit a Substantial Conformance Review application to the Development and Environmental Planning Division of the Planning Department. The Permittee will be subject to the Substantial Conformance Review deposit in effect at that time.

APPROVED by the Council of The City of San Diego on March 24, 1992, by Resolution No. R-279614.

AUTHENTICATED BY:

MAUREEN O'CONNOR, Mayor  
The City of San Diego

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

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and says that he was present and saw MAUREEN O'CONNOR, known to him to be the Mayor of The City of San Diego, and known to him to be the person who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same, and that said affiant subscribed his name to the within instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public in and for the County  
of San Diego, State of California

The undersigned Permittee, by execution hereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

CARMEL MOUNTAIN RANCH  
Owner/Permittee

By \_\_\_\_\_

By \_\_\_\_\_

NOTE: Notary acknowledgments  
must be attached per Civil  
Code Section 1180, et seq.  
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MAR 24 1992

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"/>
Ron Roberts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Blanda L. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R279614* Adopted *MAR 24 1992*