

(R-92-1927)

RESOLUTION NUMBER R-280018

ADOPTED ON MAY 26, 1992

WHEREAS, on May 14, 1992, the Planning Commission voted to recommend to the City Council approval of Planned Industrial Development ("PID") Permit No. 92-0301 which would amend PID Permit No. 88-0210 submitted by Allred/Collins Business Park Partnership, Owner/Permittee. The amendment would redistribute average daily trips ("ADTs") and consolidate the vacated area with the adjoining parcels to create one large parcel and would allow for a more extensive range of uses permitted in the M-1B zone, on property located north of Clairemont Mesa Boulevard between I-805 and SR-52 and described as Parcels 1 and 5 of Map No. 16737, in the Serra Mesa Community Plan area, in the A1-10/M-1B zone; and

WHEREAS, the matter was set for public hearing on May 26, 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. 92-0301:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or

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the community plan. This development proposes that light manufacturing users are to be the primary uses in the business park, which is consistent with the Serra Mesa Community Plan, which encourages "low-intensity industrial-warehousing-distributive" uses for parcels south of SR-52. The project, as proposed, is also consistent with the General 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. The proposed project will be beneficial to the Serra Mesa community by creating employment opportunities for residents while the design guidelines incorporated into the project guard against any potential detrimental affects to persons residing or working in the area.


3. The proposed use will comply with the relevant regulations in the Municipal Code. The project, as proposed, complies with all current relevant regulations in the Municipal Code, including all M-1B zone, parking and landscape requirements.

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. 92-0301 amending PID Permit No. 88-0210 is

hereby granted to Allred/Collins Business Park Partnership, 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
07/07/92
Or.Dept:Clerk
R-92-1927
Form=r.permit

PLANNED INDUSTRIAL DEVELOPMENT ("PID") PERMIT NO. 92-0301
AMENDMENT TO PID PERMIT NO. 88-0210
STREET ACTION NO. 92-505
ALLRED/COLLINS BUSINESS/INDUSTRIAL PARK WEST

CITY COUNCIL

This planned industrial development permit amendment is granted by the Council of The City of San Diego to ALLRED/COLLINS BUSINESS PARK 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 a planned industrial development located north of Clairemont Mesa Boulevard between Interstate 805 and State Route 52, described as Lots 6 through 14 of Map No. 12675, and Parcels 1 through 5 of Parcel Map No. 16737, in the M-1B Zone of the Serra Mesa community. A street action vacating Corporate Park Place is also included in this permit.
2. The facility shall consist of the following:
 - a. Ten developable lots (with the lot consolidation) and one open space lot, roadways, easements and infrastructure. Based on traffic generation, not less than 50 percent of the development is required to be light industrial. The remainder of the project may be corporate, government or professional single-tenant offices and support industrial commercial use.
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. Parking shall be in accordance with the Allred/Collins PID No. 92-0301 documents marked "Exhibit A," dated May 26, 1992. 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.
4. 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.
5. Changes to grading associated with the street vacation (SA 92-505) and lot consolidation that accompany this planned industrial development amendment shall be submitted to the Planning Director for approval. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
 6. Individual lots must have building and landscape plans submitted and approved through the "Substantial Conformance" process, including any and all applicable fees that are in place at the time of such review. Each "Substantial Conformance" application submitted to the City must be accompanied by a current tabulation for all project uses and associated square footage.
 7. Approved planting shall be installed prior to 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.
 8. 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.
 9. The effective date of this amended permit shall be the date of final action following all appeal dates and proceedings. The amended permit must be utilized within 36 months after the effective date. Failure to utilize the amended permit within 36 months will automatically void the amendments to the permit unless an extension of time has been granted by the Planning Director, as set forth in Section 101.920(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.
 10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
 11. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Director by means of an Administrative Review or a PID Amendment; or

- b. The permit has been revoked by the City.
12. 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.
 13. 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.
 14. Permanent and/or temporary signs shall be approved by the Planning Director and shall be consistent with the criteria established by the sign plan, Appendix "G" of Exhibit "A," dated May 26, 1992. Unless otherwise provided specifically within this permit, all signs requested and proposed for this project shall conform to City-wide sign regulations and be administered by the Sign Code Administration Division of the Planning Department.
 15. This planned industrial development may be developed in phases in accordance with the phasing plan in the PID, Appendix "E" of Exhibit "A," dated May 26, 1992. Each phase shall be constructed prior to the issuance of occupancy permits for that phase to ensure that all development is consistent with the conditions and exhibits submitted to and approved by the Planning Director.
 16. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet the standards of these departments as to location, noise and friction values, and any other applicable criteria.
 17. 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.
 18. The lot consolidation and street action associated with this PID amendment shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this PID amendment, lot consolidation and street action.
 19. This planned industrial development permit amendment must meet all conditions of the PID document and Addendum to Environmental Impact Report No. 88-0210, marked Exhibit "A," and dated May 26, 1992.

20. A total of 27.7 acres of the on-site canyon has been placed in an open space easement and has become the responsibility of the Business Owners Association for the project.
21. The project shall conform to all applicable provisions of the City's Transportation Demand Management Ordinance per the TDM plan that was approved subsequent to the original PID (88-0210).
22. The project shall provide transit contributions to serve the project area. The applicant shall work with the City and Metropolitan Transit Development Board ("MTDB") to determine the nature of these fair-share contributions prior to the issuance of any building permits.
23. The project shall comply with the Brush Management Plan outlined in Appendix "B" of Exhibit "A," dated May 26, 1992.
24. Site plans for individual lots shall be reviewed to assure that all usable open space areas are set back within the 70 CNEL contour or that lot noise mitigation is proposed. If proposed office buildings are located outside the 70 CNEL noise contour, an interior noise study must be prepared to assure that interior noise levels do not exceed 50 CNEL. These measures are incorporated as a condition of the PID amendment approval.
25. Together with other current and future development projects in the Serra Mesa Community Area, the applicant will participate on a fair-share basis in the cost of capital improvements to community facilities such as Hickman Field.

These costs would include, but would not be limited to, the following:

- a. Preparation of a concept plan for Hickman Field.
- b. Necessary environmental studies for Hickman Field.
- c. Impact fees.

Any monies spent by the applicant on preparation of the Hickman Field conceptual plans, Hickman Field environmental studies and the east-west access road extension required to route that road from the west to the east side of the Air National Guard site, would be applied to impact fees for capital improvements in accordance with the financing plan for that area.

26. The applicant shall maintain the on-site Class I bike path, in a manner satisfactory to the Park and Recreation Department.

27. Prior to the issuance of building permits, the applicant shall provide evidence that a mutual-access agreement easement for all mutual-access driveway(s) shall be designed to the satisfaction of the City Engineer.
28. Prior to the issuance of any building permits, the applicant shall assure that all structures are provided with pedestrian access (walkway) to a public street.
29. Prior to the issuance of any building permits, the applicant shall provide easements for water, sewer, and drainage facilities, satisfactory to the City Engineer.
30. Prior to the issuance of any building permits, the applicant shall provide a drainage plan, satisfactory to the City Engineer.
31. Prior to the issuance of any building permits, the applicant shall design access to Lots 6-9, which are proposed for consolidation, from the intersection of Corporate Park Place, which is to be vacated and utilized as a private drive, satisfactory to the City Engineer.
32. Prior to the issuance of any building permits that will generate an ADT of 9,600 on Copley Drive at the mutual-access driveway for Lots 6-9 and Copley Drive, the applicant shall assure, by permit and bond, the phased construction and installation of a traffic signal and interconnect to the signal at Copley Drive and Hickman Field Drive, satisfactory to the City Engineer. The mutual-access driveway for Lots 6-9 shall be a minimum of 50 feet in width, without a raised median. In addition, the traffic signal at this location shall accommodate left-turn access into a future driveway opposite the mutual-access driveway of Lots 6-9, with appropriate street widening and transitions on Copley Drive, satisfactory to the City Engineer.

The Engineering and Development Department recommends approval of the proposed street vacation, subject to the following conditions:

33. Clearances must be obtained from all concerned public utility and franchise companies.
34. Easements must be provided for all public utilities and franchise facilities or they must be relocated, or accepted for private maintenance.
35. An amendment to the existing planned industrial development permit must be processed and approved concurrently with the street vacation.
36. A consolidation parcel map must be approved and recorded in order to prevent landlocking parcels.

37. In the event that any condition of this permit, on a legal challenge by the "Owner/Permittee" of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.
38. All conditions included in PID No. 88-0210 that have not been amended shall apply to this permit.

APPROVED by the Council of The City of San Diego on May 26, 1992, by Resolution No. R-280018.

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.

ALLRED/COLLINS BUSINESS
PARK PARTNERSHIP
Owner/Permittee

By _____

By _____

NOTE: Notary acknowledgments must be attached per Civil Code Section 1180, et seq. Form=p.ack

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

MAY 26 1992

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
Bob Filner	<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:

(Seal)

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

CHARLES G. ABDELMOUR

City Clerk of The City of San Diego, California.

By  Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-280018 Adopted MAY 26 1992