

(R-93-814)

RESOLUTION NUMBER R-280928

ADOPTED ON OCTOBER 20, 1992

WHEREAS, the Planning Commission approved Planned Industrial Development Permit No. 91-0700 submitted by TRW, Inc., an Ohio corporation, Owner/Permittee, to allow the future development of 100,000 square feet of medical uses, 183,583 square feet of light industrial uses and retain 425,417 square feet of industrial uses and associated parking, located between Innovation Drive and Avenue of Science, north of Rancho Carmel Drive, and is described as Lot 1 of TRW-Rancho Carmel Division Unit No. 1, Map No. 10417, in the Carmel Mountain Ranch Community Plan area, in the M-LI (proposed rezone to M-1B) Zone; and

WHEREAS, the matter was set for public hearing on October 20, 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. 91-0700:

1. The proposed use will fulfill a need and will not adversely affect the neighborhood, the General Plan or the Carmel Mountain Ranch Community Plan. The proposed 709,000 square feet of light industrial land use was anticipated earlier with the adoption of the industrial park land use designation by the Carmel Mountain Ranch Community Plan and General Plan.

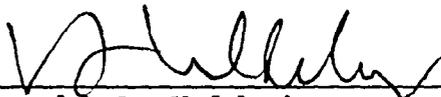
2. The proposed use, because of the conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. This Planned Industrial Development Permit includes conditions to restrict the use of the M-1B zoned lots in an effort to reduce the potential of high traffic generation. The project includes a mitigation, monitoring and reporting program with an aim to reduce auto traffic.

3. The proposed use will comply with all the relevant regulations in the Municipal Code. The conceptual PID design guidelines met or exceed the current M-LI and M-1B zoning code requirements and the landscape requirements of 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 decision of the Planning Commission is sustained and Planned Industrial Development Permit No. 91-0700 is hereby granted to TRW, Inc., under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:lc  
11/12/92  
Or.Dept:Clerk  
R-93-814  
Form=r.permit

PLANNED INDUSTRIAL DEVELOPMENT (PID) PERMIT NO. 91-0700  
TRW RANCHO CARMEL

CITY COUNCIL

This planned industrial development permit is granted by the Council of The City of San Diego to TRW, INC., an Ohio corporation, 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 construct Planned Industrial Development No. 91-0700 located between Innovation Drive and Avenue of Science, and north of Rancho Carmel Drive, described as Lot 1, TRW-Rancho Carmel Division Unit No. 1, Map No. 10417, in the M-LI (portions of the site are proposed to be rezoned to M-1B proposed Lots 1, 2, 4, 8, 9 and 10) Zone.
2. The facility shall consist of the following:
  - a. A total of (1) 100,000 square feet of medical uses, (2) 183,583 square feet of light industrial uses, (3) retain 425,417 square feet of industrial uses and associated parking;
  - b. Landscaping;
  - c. Off-street parking; and
  - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Rezoning of the subject property shall be approved by the City Council and become effective with the recordation of the subdivision map.
4. Not fewer than a ratio of one space to every 250 or 300 square feet of floor area of off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated October 20, 1992, on file in the office of the Planning Department. 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.

5. 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.
6. Before issuance of any building permits, complete (per lot or per individual project area basis) grading and building plans shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated October 20, 1992, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
7. Before issuance of any grading or building permits, a complete (per lot or per individual project area basis) 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 20, 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.
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 permit shall be the date of final action following all appeal dates and proceedings or the effective date of a concurrent rezoning case. 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 Director, 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.
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
  - 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.
12. 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.
  13. 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.
  14. 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.
  15. Permanent and/or temporary signs shall be approved by the Planning Director and shall be consistent with the criteria established by the sign plan, part of Exhibit "A," dated October 20, 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.
  16. 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.
  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. All mitigation measures listed in the Mitigated Negative Declaration DEP No. 91-0700 of August 25, 1992, are incorporated as conditions within this permit by reference.
    - a. Provide an exclusive right-turn lane for southbound Carmel Mountain Road at Rancho Carmel Drive (northern intersections) prior to the development of the fifth

lot to be rezoned from M-LI to M-1B (Lots 1, 2, 4, 8, 9 and 10);

- b. Interconnect the signals on Rancho Carmel Drive between Innovation Drive and Carmel Mountain Road prior to the issuance of building permits for any of the lots to be rezoned from M-LI to M-1B (Lots 1, 2, 4, 8, 9 and 10).

Implementation of the above-mentioned mitigation measures to the satisfaction of the Engineering and Development Department and the Environmental Analysis Section would reduce the potential impacts from increased traffic volumes to a level less than significant. The measures would be made conditions of the Planned Industrial Development Permit (DEP No. 91-0700).

19. This permit, once recorded, supersedes the previous PID Permit No. 84-0545.1.
20. Prior to the recordation of the final map, a parking agreement or easement shall be reviewed by the City and recorded with the map, assuring that the existing buildings on the subject site will provide and maintain adequate off street parking to the satisfaction of the Planning Director.
21. Concurrent with the recordation of the final map, a deed restriction shall be recorded on the proposed M-1B zoned lots, Lots 1, 2, 4, 8, 9 and 10 to restrict the allowed land use of the property to the M-1B restricted land uses as detailed in the TRW Business Park Design Guidelines, Table 3. All initial building plans shall be reviewed by the Design Review Committee prior to submitting to the City in an effort to enforce the restricted M-1B uses.
22. Prior to the recordation of the final map the Owner/ Permittee shall install a concrete pad (10 feet by 30 feet) at the existing bus stop area at the intersection of Innovation Drive and Rancho Carmel Drive. Specific detailed requirements for the bus stop pad should be to the satisfaction of Metropolitan Transit Development Board ("MTDB").
23. The developer shall provide mutual access, satisfaction to the Planning Director.
24. The driveways shall be standard City driveways; curb returns are not allowed.
25. The community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

26. The Planned Industrial Development Permit shall comply with the conditions of the final map for Tentative Map No. 91-0700.
27. 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.

APPROVED by the Council of The City of San Diego on October 20, 1992, by Resolution No. R-280928.



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OCT 20 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 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 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:

(Seal)

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

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

By *Mary Cepeda* Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-* **280928** Adopted **OCT 20 1992**  
 Number .....