

(R-93-815)

RESOLUTION NUMBER R-280929

ADOPTED ON OCTOBER 20, 1992

WHEREAS, the Planning Commission approved Conditional Use Permit No. 91-0700 submitted by TRW, Inc., an Ohio corporation, Owner; and C.I.P. Development, a California corporation, Permittee, to allow the development of a 95,000 square foot medical clinic with overnight patient care on two of the newly created lots. The property is 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 Conditional Use Permit No. 91-0700:

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 proposed overnight care medical clinic will serve the community and will not adversely effect the industrial park land use designation of the Community Plan and General Plan.

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 medical clinic requires a CUP Permit only because of the request for overnight patient care. Due to the large parcel size of land in the area and the mix of commercial and light industrial land uses, the proposed overnight patient care use should not be detrimental in any way to adjacent property.

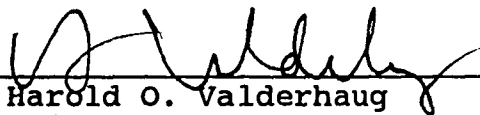
3. The proposed use will comply with the relevant regulations in the Municipal Code. The proposed medical clinic will be of new construction and through the conditions of the permit will be required to comply with all current Municipal Code requirements.

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 decision of the Planning Commission is sustained and Planned Industrial Development

Permit No. 91-0700 is hereby granted to TRW, Inc., an Ohio corporation, Owner; and C.I.P. Development, a California corporation, Permittee, 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

CONDITIONAL USE PERMIT NO. 91-0700  
TRW RANCHO CARMEL

CITY COUNCIL

This Conditional Use Permit is granted by the Council of The City of San Diego to TRW, INC., Owner, an Ohio Corporation; and C.I.P. Development, Permittee, a California corporation, pursuant to Section 101.0510 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to construct a 95,000-square-foot medical clinic with overnight patient care, located between Innovation Drive and Avenue of Science, north of Rancho Carmel Drive, described as a portion of Lot 1 of TRW-Rancho Carmel Division, Unit No. 1, Map No. 10417 (proposed Lots 1 and 2 of TM 91-0700), in the M-LI (proposed rezoned to M-1B) Zone.
2. The facility shall consist of the following:
  - a. Two buildings for a medical clinic with overnight patient care totalling 95,000 square feet;
  - b. Outdoor employee patio/dining area;
  - c. Off-street parking; and
  - d. Accessory uses as may be determined incidental and approved by the Planning Director.
3. No fewer than a ratio of one space to every 250 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 San Diego Municipal Code Chapter X, Article 1, Division 8, 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 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 Conditional Use Permit is recorded in the office of the County Recorder.

5. 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 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, findings of substantial conformance or amendment of this permit shall have been granted.
6. 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 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.
7. 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.
8. This Conditional Use Permit 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 of extension is applied for.
9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
10. After establishment of the project, the property shall not be used for any other purposes unless:
  - a. Authorized by the Planning Commission; 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.
11. 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.
12. This Conditional Use 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.

13. 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.
14. This permit must comply with all conditions of the associated permits: Planned Industrial Development ("PID") Permit No. 91-0700 and the Tentative Map No. 91-0700.
15. The TDM Plan dated September 2, 1992, on file with the TDM Administrator, shall be implemented, including but not limited to the following:
  - a. An alternative transportation bulletin board shall be maintained on-site.
  - b. Among the required parking spaces, a minimum of 22 carpool parking spaces shall be provided. These spaces shall be clearly labeled and conveniently located.
  - c. Bicycle racks shall be provided.

Bicycle racks shall allow the locking of both wheels and the frame without the use of chains or cables. These facilities should be in visible, well lit areas. Bicycle parking should not interfere with pedestrian traffic and should be protected from potential damage by motor vehicles.
  - d. Shower facilities shall be provided to all employees who bicycle to work.
  - e. Direct pedestrian access shall be provided westerly from the Phase I building and southerly from the Phase II building to the public right-of-way and to the adjacent bus stop on Avenida Rancho Carmel.
16. 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 court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

Passed and adopted by the Council of The City of San Diego on October 20, 1992, by Resolution No. R-280929.



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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:

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 *Mary Cepeda* Deputy.

Office of the City Clerk, San Diego, California

Resolution  
Number

*R-280329*

OCT 20 1992

Adopted