

(R-97-332)

RESOLUTION NUMBER R-287815

ADOPTED ON SEPTEMBER 10, 1996

WHEREAS, P.T.R. HOMESTEAD VILLAGE INCORPORATED, a Maryland corporation, Owner/Permittee, filed an application for a Conditional Use, Mission Valley Development and Planned Industrial Development Permit (Amendment) to amend the Mission Valley Heights Specific Plan, the Mission Valley Community Plan and the City's Progress Guide and General Plan to construct a 140-room "limited-service" hotel facility and implement associated improvements (as described in and by reference to the approved conditions and exhibits of approval contained within the associated MVP/PID/CUP Permit 95-0687); and

WHEREAS, the vacant 3.4-acre project site is located on the west side of Mission Valley Road, east of Highway 163, within the MV-M/SP (Mission Valley Planned District Ordinance) zone of the Mission Valley Community Plan area (Mission Valley Heights Specific Plan); and

WHEREAS, the project site is legally described as Lots 15 and 16 of Mission Valley Heights Specific Plan Map No. 11034; and

WHEREAS, on September 10, 1996, the City Council of The City of San Diego considered Mission Valley Development, Conditional Use and Planned Industrial Development Permit (Amendment) No. 95-0687, pursuant to Sections 103.2100, 101.0510 and 101.0920 of the Municipal Code of The City of San Diego; and NOW, THEREFORE,

BE IT RESOLVED, that the Council of The City of San Diego adopts the following findings with respect to Mission Valley Development, Conditional Use and Planned Industrial Development Permit (Amendment) No. 95-0687:

PLANNED INDUSTRIAL DEVELOPMENT AND CONDITIONAL USE PERMIT FINDINGS:

- A. THE PROPOSED USE WILL FULFILL A COMMUNITY NEED AND WILL NOT AFFECT THE GENERAL PLAN OR THE ADOPTED COMMUNITY PLAN.**

The proposed commercial-visitor/hotel use and development of a "limited-service" lodging facility on the subject property is consistent with the recommended

land use designations in effect for this site per the existing MV-M/SP zone, the Mission Valley Heights Specific Plan and the Mission Valley Community Plan (as amended by this project).

The project design also complies with the specific development regulations applicable to this site per the existing zone (Mission Valley Planned District Ordinance), the Mission Valley Heights Specific Plan and the Community Plan, including standards for building height, setbacks, landscaping, parking, access, floor area ratio, vehicular and pedestrian access, coverage and structural design.

Due to the growing light-industrial development base in the Mission Valley area, there is a presumed need to provide limited-service lodging facilities for business travelers in this particular area of the City. Therefore, the project will fulfill a community need to provide adequate overnight lodging accommodations for business travelers within the Mission Valley community.

- B. THE PROPOSED USE 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 PROPERTIES IN THE VICINITY.**

The draft permit prepared for this project includes a number of conditions of approval relevant to achieving project compliance with the applicable regulations of the Municipal Code in effect for this site to assure that the health, safety and general welfare of persons residing or working in the surrounding area will be adequately maintained following implementation of the project design.

These conditions include mitigation, monitoring and reporting measures to be implemented in accordance with State CEQA guidelines, standards for visual buffering (i.e. landscaping) and traffic circulation to achieve adequate levels of vehicular and pedestrian/safety access to the project site.

Although the surrounding area is zoned predominantly for light-industrial development, the proposed commercial-visitor/hotel use of the site would not induce adverse traffic, environmental resource or visual quality impacts beyond those identified in the Environmental Impact Report certified with adoption of the Specific Plan for this area. Therefore, the project would not represent an overintensification of land use within this portion of the Mission Valley Heights Specific Plan.

Landscape features incorporated into the project design will soften the appearance of the lodging facility from adjacent light-industrial development to the north on Mission Valley Road and future development to the east and south within the Mission Valley Heights Specific Plan area. Therefore, implementation of the proposed commercial-visitor/hotel land use on the subject property would be compatible with the existing and planned light-industrial character of the surrounding area and would not adversely affect other properties in the immediate vicinity (Mission Valley Heights Specific Plan).

C. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE.

Development of the subject property will comply with the applicable regulations of the Municipal Code in effect of this site, including various site and building design standards of the Mission Valley Heights Specific Plan, the adopted Community Plan and the Mission Valley Planned District Ordinance. The project also complies with relevant development criteria and standards of the Planned Industrial Development Ordinance, the City's *Landscape Technical Manual* and State CEQA guidelines.

Additionally, the project will comply with development regulations of the existing MV-M/SP zone (Mission Valley PDO), including standards for building setbacks, floor area ratios, landscaping, vehicular and pedestrian access, building height and parking. No variances or deviations of the development regulations in affect for this site per the Municipal Code are required to implement the physical elements of the project design.

MISSION VALLEY DEVELOPMENT PERMIT FINDINGS:

A. THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY IS CONSISTENT WITH THE MISSION VALLEY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN.

The project requires amendments to the Mission Valley Community Plan, the Mission Valley Heights Specific Plan and the City's Progress Guide and General Plan to redesignate the site from light-industrial to commercial-visitor/hotel. The existing MV-M/SP zone (Mission Valley Planned District Ordinance) on the property will not have to be changed in order to implement the new land use designation on this property.

Although the surrounding area is zoned predominantly for light-industrial development, the proposed commercial-visitor/hotel use of the site would not represent an overintensification of land use within this portion of the Mission Valley Heights Specific Plan. This statement is supported by the fact that the proposed land use and design of the project will not induce adverse traffic circulation, visual quality or sensitive environmental resource impacts beyond those identified in the Environmental Impact Report certified with adoption of the Specific Plan for this area.

The proposed commercial-visitor/hotel land use designation will be consistent with the land use element of the Community Plan, the corresponding Mission Valley Heights Specific Plan and the Progress Guide and General Plan (as amended by this project). Furthermore, the physical elements of the project design will fully comply with development regulations and design standards of the Specific Plan and the Mission Valley Planned District Ordinance in effect for this site, including standards for site and building design, landscaping, parking and vehicle access.

B. THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY PROVIDES THE REQUIRED PUBLIC FACILITIES AND IS COMPATIBLE WITH ADJACENT OPEN SPACE AREAS.

The project site is located on the west side of Mission Valley Road within the Mission Valley Heights Specific Plan area. Public facilities and infrastructure improvements (i.e. paved roads, sewer, water, curbs and sidewalks, street signage and lighting) have already been implemented within the Specific Plan area by the developer (H.G. Fenton) in accordance with the final map approved for the area.

With the exception of relocating an existing curb cut from Lot 15 to Lot 16 along the project frontage on

Mission Valley Road, no additional public facilities will be required to implement the project design. Therefore, the proposed development will provide all public facilities as required by the City Engineer and in accordance with the approved final map for the area. Adjacent property to the south, north and east of the project site is designated for light-industrial development in the Mission Valley Heights Specific Plan. Highway 163 is adjacent to the west. There are no existing or planned open space areas located adjacent to the project site and therefore, the project is consistent with the open space element of the Specific Plan.

C. THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY MEETS THE PURPOSE, INTENT AND CRITERIA OF THIS PLANNED DISTRICT INCLUDING THE APPLICABLE "GUIDELINES FOR DISCRETIONARY REVIEW" ADOPTED AS PART OF THIS PLANNED DISTRICT.

The project design will comply with the purpose, intent and criteria for development as specified for this site within the Mission Valley Heights Specific Plan and as required by the existing MV-M/SP (Mission Valley PDO). The project will also comply with the applicable "Guidelines for Discretionary Review" as specified in Division 21, Section 103.2109 of the Municipal Code (Mission Valley Planned District), including development standards for site and building design, parking, landscaping, building height, setbacks, floor area ratio, building coverage, pedestrian circulation, signage, public facilities and vehicular access.

No variances or deviations of the development regulations or guidelines for discretionary review in effect for this site per the applicable Municipal Code section are required to implement the physical elements associated with the project design.

D. THE PROPOSED DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL OTHER RELEVANT REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE.

In addition to achieving compliance with development regulations of the Mission Valley Planned District Ordinance (Municipal Code Section 103.2109, Division 21) and the Mission Valley Community Plan, the proposed project is consistent with the applicable development regulations in effect for the subject property per the Mission Valley Heights Specific Plan and the existing MV-M/SP zone, including requirements for the provision of public facilities, building design, landscaping (per the *Landscape Technical Manual*), pedestrian circulation, building height, setbacks, signage, parking and vehicle access.

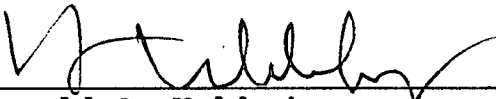
With adoption of the project's Mitigation, Monitoring and Reporting Program, the proposed commercial-visitor/hotel use and implementation of the various physical elements associated with the project design will comply with the relevant State CEQA guidelines in effect for the proposed development. Additionally, the project will also comply with the purpose and intent of development guidelines identified within the Planned Industrial Development (PID) Ordinance.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Mission Valley Development Permit, Conditional Use Permit and Planned Industrial Development Permit (Amendment) No. 95-0687 is hereby granted to P.T.R. Homestead Village Incorporated, Owner/Permittee, in the form and with the terms and conditions set forth in Permit No. 95-0687, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to report back to the City Council with a financing plan for parks and libraries in the Mission Valley area, and that this project is subject to park and library fees if they are in place by the end of 1996.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug
Head Deputy City Attorney

HOV:ps
10/01/96
Or.Dept:Clerk
R-97-332
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Reviewed by Kevin Sullivan