

(R-2001-1517)

RESOLUTION NUMBER R-294598

ADOPTED ON FEBRUARY 27, 2001

WHEREAS, EAS Services, Inc., Owner/Permittee, filed an application with the City of San Diego to amend Planned Industrial Development Permit No. 84-0902 [Permit] for the purpose of removing Lot 5 [Site] from the Permit to allow for the development of a three-story, 107 unit hotel pursuant to San Diego Municipal Code sections 143.0301 and 143.0401; and

WHEREAS, the Site is located on Murphy Canyon Road between Aero Drive and Balboa Avenue, and legally described as Lot 5, Murphy Canyon Gateway Unit No. 1, Map 11502, in the Kearny Mesa Community Plan area, in the IL-2-1 zone (previously referred to as the M-1B zone); and

WHEREAS, on February 8, 2001, the Planning Commission of the City of San Diego considered Amendment to Planned Industrial Development [PID] Permit No. 84-0902, and pursuant to Resolution No. 3091-PC voted to recommend approval of the amended permit; and

WHEREAS, the matter was set for public hearing on February 27, 2001, 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 it adopts the following findings with respect to the Amendment to PID Permit No. 84-0902:

1. The proposed development will not adversely affect the applicable land use plan.

A primary goal of the industrial element of the Kearny Mesa Community Plan is to provide employee amenities and business support uses within the plan area. There is a high concentration of businesses within Kearny Mesa that employ temporary workers and consultants. These businesses have created a demand within the community for business serving hotels. The

proposed development meets this demand by providing additional hotel rooms specifically designed for business travelers. This use will contribute to the success of the surrounding business industrial parks.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes to construct a three-story, 107-unit, business serving hotel within the IL-2-1 zone and the Kearny Mesa Community Planning Area under a PD/SD permit. The project is designed to be complementary to the surrounding business and industrial uses by providing hotel rooms for traveling employees which include supplemental telephone and data services, kitchenettes, and on-site laundry facilities. The proposed hotel development will not generate significant tourist traffic because the typical tourist hotel amenities, such as bars, restaurants, and meeting rooms, are not included within the project. The project design includes landscaping as directed by the Land Development Code [LDC] and 143 parking spaces, thirty-nine more spaces than are required by the LDC.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed site is governed by the policies and guidelines of the Kearny Mesa Community Plan and the development regulations of the IL-2-1 zone. Business serving hotels may be developed in the IL-2-1 zone under the PD permit process provided that they are permitted by the Community Plan. The proposed development includes a concurrent community plan amendment [CPA] to permit business serving hotels within Kearny Mesa. Once the CPA is approved, the development will comply with the regulations of the LDC.

4. The proposed development, when considered as whole, will be beneficial to the community.

The Kearny Mesa Community Planning Area is primarily developed with industrial, commercial office, and commercial retail uses. Many of these businesses have nationwide offices and employ a number of people who travel to different offices around the country to perform short term tasks. Kearny Mesa currently lacks an adequate number of business serving hotels to provide for these employees. The proposed project fulfills a community need by providing long-term hotel rooms for traveling consultants and employees of businesses within the Kearny Mesa Community Planning Area.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

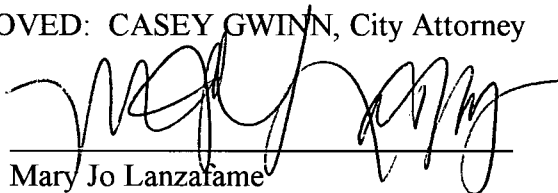
This project does not propose to deviate from the Land Development Code.

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 Amendment to Planned Industrial Development Permit No. 84-0902 is granted to EAS Services, Inc., Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanzafame
Deputy City Attorney

MJL:lc
01/17/02
Or.Dept:Clerk
R-2001-1517
Form=permitr.frm
Reviewed by Patricia Grabski

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
PERMIT INTAKE, MAIL STATION 501**

**AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AMENDMENT TO PLANNED INDUSTRIAL
DEVELOPMENT PERMIT NO. 84-0902
EXTENDED STAY AMERICA
CITY COUNCIL**

This Amendment to Planned Industrial Development [PID] Permit is granted by the City of San Diego to ESA Services, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 143.0301 and 143.0401. The site is located on Murphy Canyon Road between Aero Drive and Balboa Avenue in the Kearny Mesa Community Plan area. The project site is legally described as Lot 5, Murphy Canyon Gateway Unit No. 1, Map 11502.

1. Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to remove Lot 5 from this Permit. Lot 5 shall be subject to the terms and conditions of Planned Development Permit/Site Development Permit No. 40-0164 which allows for construction of a three-story, 107-unit hotel. PID No. 84-0902 shall remain in full force and effect except for Lot 5.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein 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 Development Services Department; and
 - b. The Permit is recorded in the office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/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.

APPROVED by the Council of the City of San Diego on February 27, 2001, by Resolution No. R-294598.

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AUTHENTICATED BY THE CITY MANAGER

By _____

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.

ESA SERVICES, INC.
Owner/Permittee

By _____

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

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