

RESOLUTION NUMBER R-299248

ADOPTED ON MAY 18, 2004

WHEREAS, Casa de Las Campañas, Owner/Permittee, filed an application with the City of San Diego for a conditional use permit and, an amendment to Conditional Use Permit [CUP] No. 99-0747 to remove an existing asphalt parking lot and abandon existing water easement to allow for the construction of a 13,709 square-foot special care facility, 5,075 square-foot courtyard area, and basement parking garage known as the Casa de Las Campañas project, located at 18655 West Bernardo Drive, and legally described as Lots 1 through 9 of Casa de Las Campañas II, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 11273, filed in the Office of the County Recorder of San Diego County, July 3, 1985, in the Rancho Bernardo Community Plan area, in the RM-2-5 zone; and

WHEREAS, on October 30, 2003, the Planning Commission of the City of San Diego considered CUP No. 9867, pursuant to Resolution No. 3430-PC voted to recommend City Council approval of the Permit; and

WHEREAS, the matter was set for public hearing on May 18, 2004, 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 CUP Permit No. 9867:

A. CONDITIONAL USE PERMIT

1. The proposed development will not adversely affect the applicable land use plan. The existing Casa de Las Campanas campus, an elderly-care residential facility located in Rancho Bernardo, proposes to construct a new building addition to Casa Sur building's northeast wing. The new building wing will house a 27-bed dementia-related illness care facility and a basement parking garage. The adopted Rancho Bernardo Community Plans' Housing and Residential Land Use Element, page 22, identifies the Casa de Las Campanas campus facility as a life care retirement center. Consistent with the Community Plan's guidance for retirement housing projects and the architecture of the existing Casa de Las Campanas facility, the proposed addition will retain the similar height, bulk, scale, landscaping, parking, and architectural quality of the campus facility. Therefore, the proposed building addition does not adversely affect the adopted land use plan and conforms to the City's Progress Guide and General Plan for the site.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code in effect for the project site; and such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing, working, or attending in the area. These conditions include standard which pertain to construction and post-construction urban runoff water quality control, landscaping, parking facilities, and public utility service. Furthermore, the City's Environmental Analysis Section has reviewed the proposed building addition and use of the facility and has determined this action will not have a significant effect on the environment and therefore, pursuant to the California Environmental Quality Act, prepared a Negative Declaration for the project. The Casa de Las Campanas proposed building addition would not have a significant impact on public health, safety, and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code. The project is consistent with the applicable ordinance provisions of the San Diego Municipal Code's [SDMC] Land Development Code [LDC] and no deviation from the development regulations are required for the project implementation. Also, pursuant to the LDC, the housing for senior citizens may be permitted under the RM base zone designation with the issuance of a Conditional Use Permit. The Casa de Las Campanas campus facility has been permitted for use since 1983 by issuance of CUP No. 83-0738. Subsequent amendments to the CUP have been approved for various facility improvements to provide an optimum senior citizen, quality of life campus. The CUP prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the LDC.

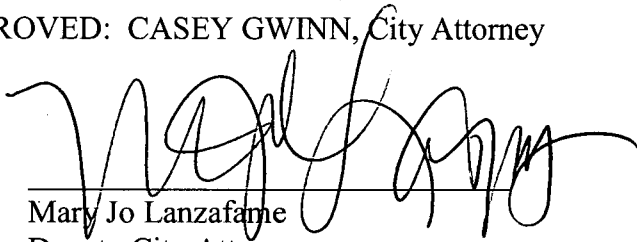
4. The proposed use is appropriate at the proposed location. The existing Casa de Las Campanas campus facility is located at 18655 West Bernardo Drive. The facility is bordered to the west and southwest by Rancho Bernardo Community Park and open space, to the north by Lake Hodges reservoir, and to the east by Interstate 15. The proposed building addition would be located on the campus' Casa Sur buildings northeast corner. The proposed building wing addition would serve to enhance opportunities for seniors suffering from dementia-related illness to live out their remaining years, with respect and professional care, in close proximity to family and friends who are residents of the existing campus.

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 Conditional Use Permit No. 9867, an amendment to CUP No. 99-0747, is granted to Casa de Las Campanas, Inc., Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part of this resolution.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanzafame
Deputy City Attorney

MJL:cfq
06/08/04
Or.Dept:DSD
R-2004-1368