

M:\jebu\34520\comtran_gis\fig2-1.mxd 01/22/08



 Project Location



Location Map

Archstone Mission Gorge-Project No. 142570

6850 Mission Gorge Road




Image source: Copyright 2007 GlobeXplorer, All Rights Reserved (flown April 2007)



M:\jobs\34527\common_p\fig2-3.mxd 08/30/08



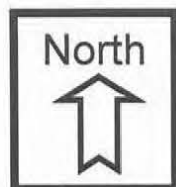
 Project Boundary

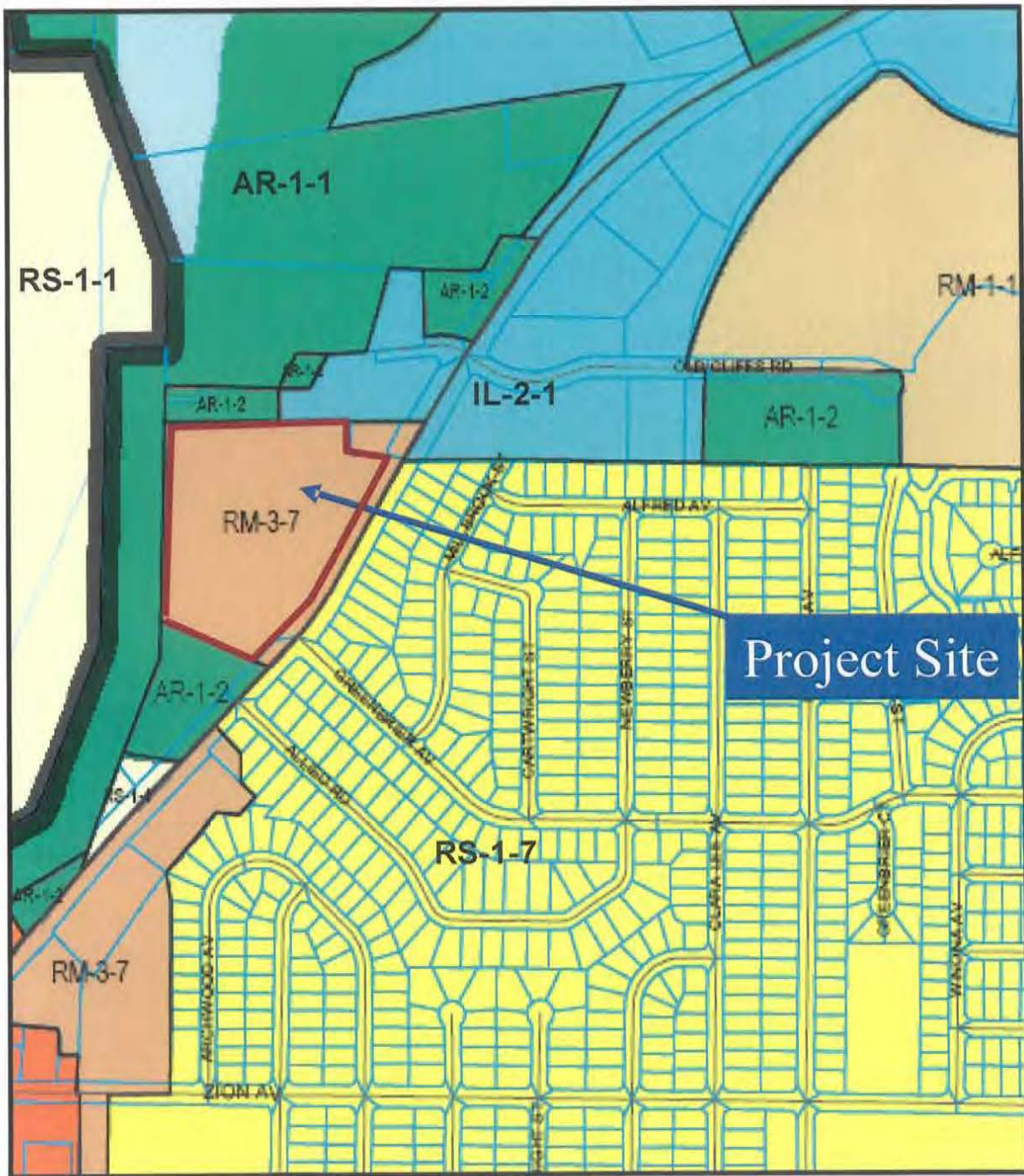


Aerial Photograph

Archstone Mission Gorge-Project No. 142570

6850 Mission Gorge Road

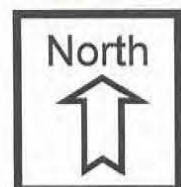


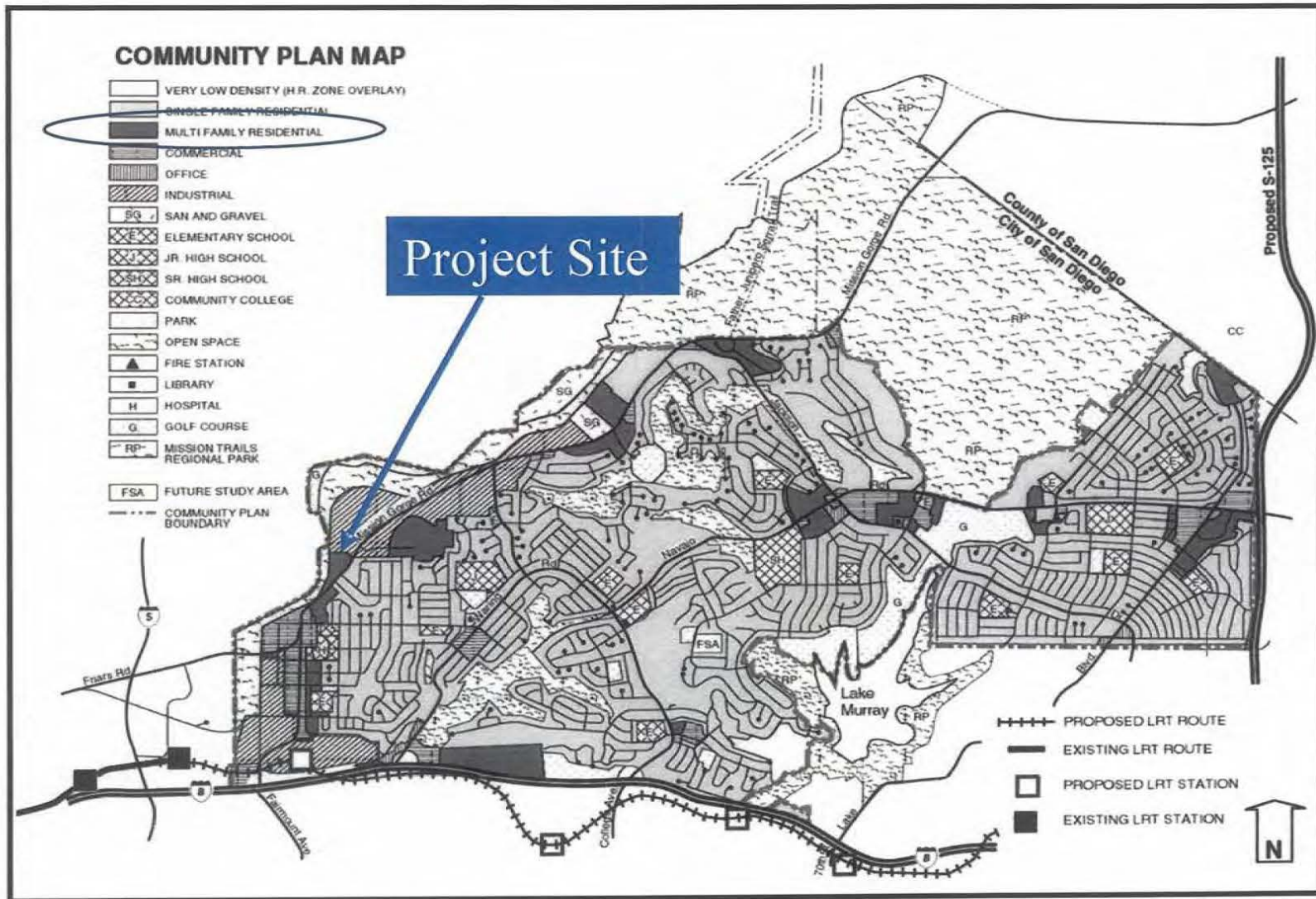


Zoning Map

Archstone Mission Gorge-Project No. 142570

6850 Mission Gorge Road



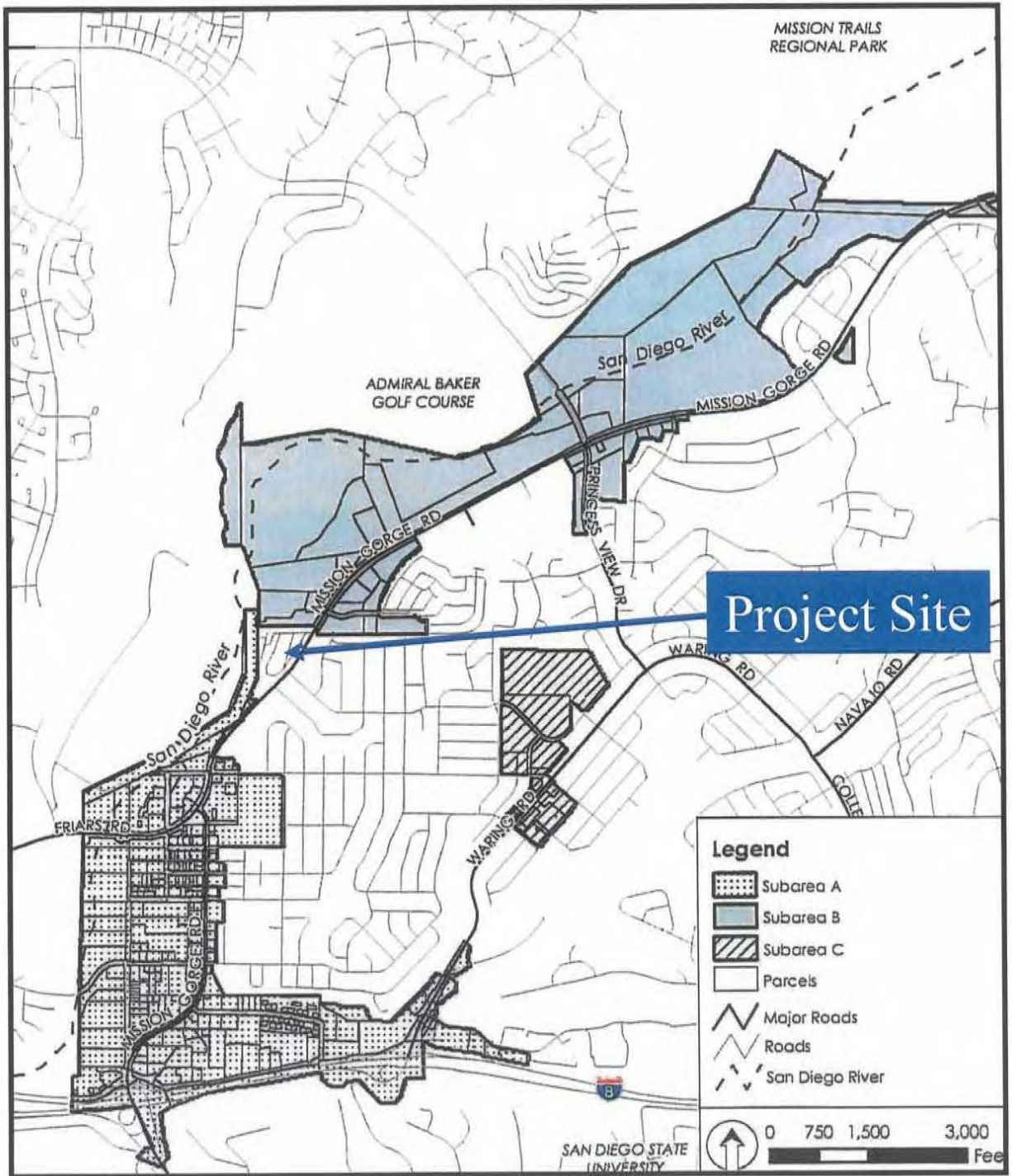


Navajo Community Plan Land Use Map

Archstone Mission Gorge-Project No. 142570

6850 Mission Gorge Road





Grantville Redevelopment Project Area Map

Archstone Mission Gorge-Project No. 142570

6850 Mission Gorge Road



CONDITIONAL USE PERMIT - CASE NO. 2022

APR 11 4 45 AM 1993

WHEREAS, Conditional Use Permit application No. 15071 has been considered by the Planning Commission of the City of San Diego, California, and the Planning Commission has conducted a public hearing on the request of JERRY B. TORRANCE, owner, to build and operate a 100-space trailer park, now under construction, on portions of Lots 63 and 64, subdivision of Rancho Mission, Map #1450, according to the legal description on file in the Planning Department office, located at 6880 Mission George Road, and to be placed in the Interim B-1 zone immediately upon annexation to the City; and

WHEREAS, the Planning Commission has made the following findings of Fact in relation thereto:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community because the subject property is already developed for operation as a trailer park.
 2. That such use under the circumstances of the particular case will not be detrimental to health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements (existing or future) in the vicinity because of the restrictive nature of the conditions imposed.
 3. That the proposed use will comply with the regulations and conditions specified in the municipal Code for such use because development of this property has been in accordance with all City, State and County code requirements.
 4. That the granting of this conditional use will not adversely affect the Master Plan of the City or the adopted Plan of any governmental agency because the necessary dedication for Mission George Road, a major street, will be provided.
- NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of San Diego, California, that permission is hereby granted to JERRY B. TORRANCE, owner, to build and operate a 100-space trailer park, now under construction, at the above described location under the following conditions:

1. A final map of subdivision shall be recorded with the County Recorder of San Diego County after it has received the approval of the City Planning Commission and Council of the City of San Diego.
2. The development of the property shall be substantially in accordance with the plot plan on file with this case, subject to the following amendments and restrictions:
 - (a) Each trailer unit shall maintain front, rear and side yard setbacks of not less than three (3) feet;

- (b) Each trailer unit shall maintain an area of not less than 2000 sq. ft., except that trailer unit No. 100 may have an area of not less than 1800 sq. ft.
 - (c) Each trailer unit shall maintain not less than one automobile parking space with minimum dimensions of ten (10) by twenty (20) feet;
 - (d) Each trailer unit shall have a concrete pad for patio use of not less than four (4) inches of concrete in thickness;
 - (e) A park and recreation area of 100 square feet per trailer unit or 5,000 square feet, whichever is the greater area, shall be provided and permanently maintained;
 - (f) Roadways shall be not less than twenty-four (24) feet in width, and shall be maintained in such a manner that vehicular movements at permitted speeds shall not constitute a hazard;
 - (g) A twenty-five (25) foot-wide street shall be provided adjacent to trailer unit No. 31;
 - (h) The entrance and exit at the north boundary of the property shall be redesigned to provide a forty (40) foot roadway to intersect at right angles with Mission Gorge Road.
 - (i) Any entrance and/or exit shall have approved commercial driveway depressions, only.
 - (j) No permanent residential buildings shall be constructed on the property;
 - (k) No individual T.V. antennas shall be permitted.
 - (l) All utilities shall be underground except at terminal points.
3. The following fencing and landscaping requirements shall be observed:
- (a) A six (6) foot solid fence or wall shall be erected along the east line of the property. A five (5) foot industrial type chain link fence shall be erected along the remaining boundaries of the property except that a grape stake fence may be substituted for a distance of approximately 150 feet along the west property line adjacent to the recreation room. The fence or wall along the east property line shall be constructed at a distance of not less than seven (7) feet from said property line. A compact hedge, at least three (3) feet in height at the time of planting, shall be planted one (1) foot in front of the fence or wall along the frontage of the east side to replace the fence or wall after such hedge has grown to form a compact screen at least six (6) feet in

height. A similar hedge may be planted along the side and rear lot lines to replace the required fence or wall.

- (b) The applicant shall submit a landscaping plan for the approval of the Planning Director which shall provide for adequate landscaping with a sprinkler system between Mission Gorge Road and the required fence or wall, and soil holding plants on all slopes. Plant materials shall be maintained in a healthy condition at all times.
4. Site improvements shall include the following:
- (a) Approved rolled and/or Type "C" curbs along both sides of all roadways.
 - (b) Two (2) inch asphaltic concrete or other approved surface on all roadways, trailer areas and off-street parking areas.
 - (c) Dust-proof surfacing throughout the site.
 - (d) A car washing area and screened drying yard area which shall be surfaced with a two (2) inch asphaltic concrete or other approved surface providing proper drainage.
5. Vehicle parking shall be prohibited along all roadways within the property at all times.
6. All signs shall conform to the provisions of Section 95.0103.2 of the Municipal Code, except that one unlighted identification sign not to exceed two (2) by five (5) feet in size may be permitted.
7. No trailer units shall be made available for transient trailer coach tenancy.
8. Left turning vehicular movements in and out of the subject property at the ingress-egress point shown on the plot plan shall be permitted only until Mission Gorge Road is improved to major street design standards adjacent to said property. However, an alternate ingress-egress point which will permit left turning vehicular movements may be established opposite Greenbrier Avenue at any time.
9. All grading shall be done in accordance with grading and drainage plans approved by the City Engineer.
10. There shall be full compliance at all times with all provisions of the Municipal Code relating to trailer parks and the operation thereof.

C.U.P. No. 2632 - Torrance

Page 4

- 11. There shall be full compliance at all times with such conditions and restrictions as may be properly imposed by other departments of the City of San Diego and by other interested public agencies.

The permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after it is filed in the office of the City Clerk, unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

CITY PLANNING COMMISSION
 City of San Diego, California

By M. David Smith
 Senior Planner

DATED: July 22, 1953

APPROVED BY THE CITY CLERK
 OFFICE OF THE CITY CLERK
 FILED
 JUL 17 1953
 DOCUMENT NO. 263232
 269327

DOCUMENT NO. 72504

RESOLUTION

FILED SEP 4 - 1968CONDITIONAL USE PERMIT - CASE NO. 181-PC OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

This conditional use permit is granted by the Planning Commission of the City of San Diego to JERRY B. TORRANCE, "Owner" and "Permittee"; for the purposes and the terms and the conditions as set out herein pursuant to the authority contained in Section 101.0505 of the Municipal Code of the City of San Diego and related parts thereof and Resolution 181-PC of the City Planning Commission of the City of San Diego:

1. Permission is hereby granted to JERRY B. TORRANCE, "Owner" and "Permittee", to construct and operate a 12-space addition to an existing 108-space trailer park located in and on real property in the City of San Diego located on the west side of Mission Gorge Road between Greenbrier Street and Old Cliffs Road and more particularly described as a portion of Lot 1, Mission Valley Village and a portion of Lot 63, Rancho Mission.

2. The trailer park shall mean and include the total of the following uses:

- a. Existing 108-space trailer court
- b. Proposed 12-space addition
- c. Other incidental facilities that the Planning Director finds to be designed for use primarily by the occupants of this project.
- d. Offstreet parking

3. Prior to the issuance of any building permits, a final subdivision map shall have been recorded and the subject property zoned R-3 in accordance with Ordinance 9836 N.S.

4. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" (dated August 7, 1968), on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the trailer park, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.

5. Prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A" (dated August 7, 1968), on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.

6. Not less than two offstreet parking spaces per trailer lot shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A" dated August 7, 1968, on file in the office of the Planning Department. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these offstreet parking spaces.

7. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

8. Substantial construction of the project shall have commenced and shall be proceeding within one year from the effective date of this conditional use permit or any extension of time as may be granted herein by the City of San Diego.

9. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

10. The effectiveness of this conditional use permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

- a. Permittee shall have agreed to each and every condition hereof by having this conditional use permit signed.
- b. The conditional use permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0508 of the Municipal Code of the City of San Diego.
- c. This conditional use permit executed as indicated shall have been recorded in the office of the County Recorder.

11. After the establishment of the trailer park as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.


12. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof and this conditional use permit may be cancelled or revoked. Cancellation or revocation of this conditional use permit may be instituted by the City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0505.2. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0505.2.

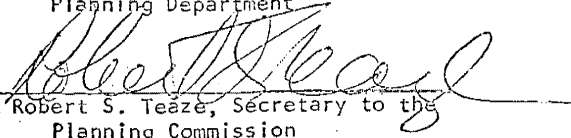
13. This conditional use permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

Passed and adopted by the Planning Commission of the City of San Diego

August 7, 1968.

AUTHENTICATED BY:

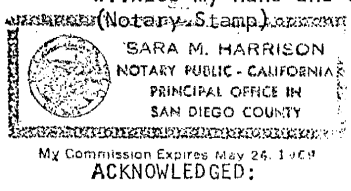

 J. R. Quivey, Senior Planner
 Planning Department


 Robert S. Teaze, Secretary to the
 Planning Commission

STATE OF CALIFORNIA,)
) SS.
COUNTY OF SAN DIEGO.)

On August 23 1968, before me, Sara M. Harrison,
a Notary Public in and for said County and State, personally appeared
J.R. QUIVEY and ROBERT S. TEAZE, known to me to be the persons whose names
are subscribed to the within instrument and acknowledged that they executed
the same.

WITNESS my hand and official seal.



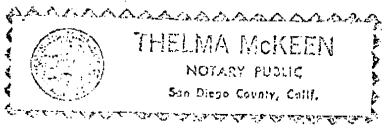
Sara M. Harrison
Notary Public in and for said San Diego
County, State of California

The undersigned Permittee by execution hereof agrees to each and every condition
of this conditional use permit and promises to perform each and every obligation
of Permittee hereunder.

Jerry B. Torrance
JERRY B. TORRANCE
"Owner" and "Permittee"

STATE OF CALIFORNIA,)
) SS.
COUNTY OF SAN DIEGO.)

On August 22, 1968, before me, Thelma McKeen,
a Notary Public in and for said County and State, personally appeared
JERRY B. TORRANCE, known to me to be the person whose name is subscribed to
the within instrument and acknowledged that he executed the same.



Thelma McKeen
Notary Public in and for said San Diego
County, State of California
THELMA McKEEN
My Commission Expires August 22, 1971

RECEIVED

AUG 23 1982

ZONING ADMINISTRATION

(O-82-227) REV.

ORDINANCE NUMBER O- 15774 (New Series)

Adopted on

JUL 12 1982

Mary Weston

AN ORDINANCE INCORPORATING SIX EXISTING MOBILEHOME PARKS IN THE NORTHERN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, INTO MOBILEHOME PARK OVERLAY ZONE, AS DEFINED BY SECTION 101.1001 OF THE SAN DIEGO MUNICIPAL CODE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That the following mobilehome parks:

1. Cliffs Mobile Lodge, 4950 Old Cliffs Road, San Diego (Lot 3, Mission Valley Industrial Park, Unit No. 1);
2. Kearny Lodge Mobile Home Park, 6460 Convoy Court, San Diego (portion Partition of Rancho Mission of S.D., Map 330, ROS 5669). Zoning to expire in five years;
3. Mission Valley Village, 6850 Mission Gorge Road, San Diego (Mission Valley Village Unit No. 2, Map 6315);
4. Morena Mobile Village, 1395 Morena Boulevard, San Diego (portion Pueblo Lot 264);
5. Village Green and The Woods, 10771 Black Mountain Road, San Diego (Lot 2, Mira Mesa Mobile Home Estates No. 2); and
6. Linda Vista Village, 2754 Wheatstone Street, San Diego (Linda Vista Village, Map 9640), all in the City of San Diego, California, within the boundary of the district designated "Mobilehome Park Overlay Zone" on Zone Map Drawing No. C-674.1 filed in the office of the City Clerk as Document No. 768539 be, and they are hereby incorporated into the Mobilehome Park Overlay Zone, as such zone is described and defined by Section

SEE C-674.1

15774

101.1001 of the San Diego Municipal Code.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: John W. Witt, City Attorney

By



Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh69
6/11/82
O-82-227
Or.Dept:Clerk
Form=none

PROJECT DATA SHEET

PROJECT NAME:	Archstone Mission Gorge- Project No. 142570	
PROJECT DESCRIPTION:	The project proposes to demolish an existing 119 unit mobile home park and construct a 444 unit residential rental condominium complex that sets aside 20 percent of the units onsite for affordable housing	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	General Plan and Land Use Plan Amendment (Navajo Community Plan), Rezone, Site Development Permit, Vesting Tentative Map and Easement Abandonment	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential, 30 to 43 dwelling units acre	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: RM-3-7 Zone</p> <p style="text-align: center;">HEIGHT LIMIT: 40 feet</p> <p style="text-align: center;">LOT SIZE: Minimum 7,000 square feet</p> <p style="text-align: center;">FLOOR AREA RATIO: 1.80</p> <p style="text-align: center;">LOT COVERAGE: NA</p> <p style="text-align: center;">FRONT SETBACK: 10 feet minimum and 20 feet standard</p> <p style="text-align: center;">SIDE SETBACK: 80 feet (Section 131.04439F0(3), 10 percent of the lotwidth)</p> <p style="text-align: center;">STREETSIDE SETBACK: NA</p> <p style="text-align: center;">REAR SETBACK: 5 feet</p> <p style="text-align: center;">PARKING: 796</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial and Multi-Family Residential; AR-1-1 and RM-3-7 Zones	Commercial-Industrial and Multi-Family
SOUTH:	Multi-Family Residential; AR-1-2 Zone	Multi-Family
EAST:	Single Family Residential; RS-1-7 Zone	Single -Family Residence
WEST:	Open Space and Government Property;	Sand Diego River and Admiral Baker Golf Course
DEVIATIONS OR VARIANCES REQUESTED:	Building Height, Retaining Wall Height, Side Yard Setback, Vehicular Use Area Planting Requirements, and Floor Area Ratio Deviation	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 15, 2008, the Navajo Community Planners Inc. voted 9-3-0 to recommend denial of the project as presented	