



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 14, 2004 REPORT NO. HO-04-099

ATTENTION: HEARING OFFICER

SUBJECT: EXXON MOBIL CAMINO RUIZ, PROJECT NO. 3419

LOCATION: Vacant 2.47 acre site is east of Camino Ruiz and south of State Route 56.

APPLICANT: Exxon Mobile Corporation

SUMMARY

Requested Action - Should the Hearing Officer approve the Exxon Mobil Camino Ruiz project to construct and operate a 3,615 square foot service station, mini-mart with off-site beer/wine sales and 1,152 square foot car wash?

Staff Recommendation(s) -

1. CERTIFY Mitigated Negative Declaration LDR No. 3419 and adopt the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit No. 123666 and Conditional Use Permit No. 5693.

Community Planning Group Recommendation - On November 6, 2002, the Rancho Penasquitos Planning Board voted 11-0-0 to recommend approval of the project without conditions.

Environmental Review - Mitigated Negative Declaration LDR No. 3419 has been prepared for the project in accordance with State of California Environmental Quality Act and the (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, potential impacts to resources.

BACKGROUND

The 2.47-acre site is located in the Torrey Highlands Subarea Plan. The Torrey Highlands Subarea Plan Land Use Map designates this site for Commercial Regional uses. The site has a Commercial Community zoning designation of CC-1-3 (Attachment 1). The Site Development Permit and Conditional Use Permit has been reviewed in conformance with the previously approved permit and design guideline requirements of the Greystone Torrey Highlands Planned Commercial Development Permit (PCD) and Planned Residential Development Permit (PRD) No. 98-0239. Staff has determined the project conforms to the existing permit.

The project site was graded as allowed by the PCD/PRD permit. The approved Design Guidelines for the Freeway Commercial Center at Torrey Highlands stipulate a site-specific Planned Development Permit is required prior to any development on this site to assure the development complies with the objectives, standards, and guidelines of the North City Future Urbanizing Framework Plan and the Torrey Highlands Subarea Plan.

In accordance with the Land Development Code, the project requires a Conditional Use Permit (CUP) to allow the construction of the service station. The approved Design Guidelines for the Freeway Commercial Center at Torrey Highlands also require a CUP for the proposed use at this site. A CUP is not required for the sale of alcoholic beverages since the sale of alcoholic beverages is an allowed use within the CC-1-3 zone. As a condition of the permit, all personnel involved in the sale of alcoholic beverages shall be required to participate in the Alcoholic Beverage Control Department's Licensee Education on Alcohol and Drugs Program prior to working in the mini-mart.

Existing Conditions

The project site and the immediately adjacent properties are also vacant. Existing development in the area includes residential to the west and north and Westview High School to the north. A shopping center is planned immediately to the south of the subject site and a church is planned on the westside of Camino Del Sur.

PROJECT DESCRIPTION

The Exxon Mobil Camino Ruiz project proposes to construct and operate a 3,615 square-foot convenience store, a 5,026 square foot fueling canopy over eight fueling dispensers, and a 1,152 square-foot car wash. The convenience store would sell groceries, snack items, candy, and beverages including beer and wine for off-site consumption. The convenience store, fueling canopy, and car wash would have a light tan stucco finish, a two-piece mission tile roof and plum slate tile accents. Three underground fuel storage tanks would be required for the fueling operation. The site would provide 21 on site parking spaces including one disabled parking space, recycling and trash enclosures and an air, water and vacuum service island.

Grading

The project would result in 2,078 cubic yards of cut to a maximum depth of fourteen feet and 1,200 cubic yards of fill to a maximum height of seven feet. Retaining walls would be

approximately 140 feet in length and a maximum height of twelve feet. The retaining walls would be finished in stucco in the same manner as the proposed building and would have horizontal offsets along its length of the wall. Vines would also be planted along the base of the walls to provide screening.

Landscaping

Landscaping on-site would consist of the following; trees: California Sycamore, Cajeput Tree, California Pepper Tree, Brisbane Box, and Mediterranean Fan Palm, shrubs: Orchid Rockrose, Pink Melaleuca, Dwarf New Zealand Flax, Variegated Tobira, and White India Hawthorn, ground cover:Lily of the Nile, Trailing Lantana, Hall's Honeysuckle, Ivy Geranium, and Star Jasmine), and vines: Violet Trumpet Vine. Kangaroo Vine would also be planted at the base of the retaining wall to provide screening. The landscaping would be in compliance with the LDC requirements for landscaping and the Landscape Technical Manual.

Transportation/Circulation

The site would be accessed via a driveway from the proposed Camino Del Sur. The project is estimated to generate approximately 1,340 driveway daily trips and 1,201 cumulative daily trips. *A Traffic Impact Analysis, Exxon-Mobil Service Station No. 18-New, San Diego, California*, dated January 30, 2003, was prepared for the project by KHR Associates. The traffic study analyzed the existing conditions, near-term conditions with the proposed project, and long-term conditions with the proposed project. The study concluded that for the year 2005, the project would have a significant traffic impact at the intersection of Camino Ruiz and Torrey Sante Fe Road during the P.M. peak hour. All other intersections studied would not be significantly impacted.

The study concluded that site access, on-site circulation, and parking are safely and efficiently designed to accommodate both customers and all deliveries. The car wash queuing lane is of sufficient length to handle all anticipated demands. The car wash has an escape lane for customers who change their mind about getting a car wash.

The traffic report concluded the project would result in significant near-term impacts and recommended mitigations measures to reduce impacts to below a level of significance. As conditions of the Site Development Permit and Conditional Use Permit, the Owner/Permittee would assure that transportation/circulation mitigation is implemented. These measures would reduce impacts to below a level of significance.

CONCLUSION

The project will fulfill a community need by providing a neighborhood-oriented commercial use within the community. The Torrey Highlands Subarea Plan designates this site for Commercial Community use and the site is zoned CC-1-3. The project conforms with other recommendations of the Torrey Highlands Subarea Plan regarding commercial development which address land form manipulation, landscaping, open space, and circulation. The project will provide a convenience by providing an array of commercial product, including everyday staples, petroleum products and car washing services, all of which are beneficial to the community.

In summary, the Development Services Department has reviewed the proposed project and determined the project meets all the relevant regulations and policies in effect for this site. City staff is recommending approval of the proposed project as evidenced by the draft resolution of approval (Attachment 3) and conditions of approval contained in the draft permit (Attachment 4). Staff is recommending the Hearing Officer approve Site Development Permit No. 123666 and Conditional Use Permit No. 5693 for the Exxon Mobil Camino Ruiz project.

ALTERNATIVE(S)

1. Approve Site Development Permit No. 123666 and Conditional Use Permit No. 5693, with modifications.
2. Deny Site Development Permit No. 123666 and Conditional Use Permit No. 5693, if it is determined the required findings of fact cannot be affirmed.

Respectfully submitted,

Derrick N. Johnson,
Development Project Manager

- Attachments:
1. Community Plan Land Use Map
 2. Greystone Torrey Highlands Planned Commercial Development Permit and Planned Residential Development Permit No. 98-0239
 3. Draft Resolution with Findings
 4. Draft Permit with Conditions

Job Order Number 42-0348