



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 23, 2005 REPORT NO. HO-05-019

ATTENTION: Hearing Officer

SUBJECT: L.A DEVELOPMENT
PTS PROJECT NUMBER: 1139

LOCATION: 6904 Cactus Court

APPLICANT/
OWNER: Toby Hallal / Eduardo Aceves(Attachment No. 9)

SUMMARY

Requested Action - Should the Hearing Officer approve Site Development Permit No. 110082 for the continued operation of a truck/trailer storage facility located on a 5.25 acre lot?

Staff Recommendation - APPROVE an application for a Site Development Permit No. 110082 with conditions (Attachment 5)

Community Planning Group Recommendation - On November 12, 2001, the Otay Mesa Community Planning Group voted 10-0-0 to approve the project with no conditions.

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 1301 "Existing Facility".

BACKGROUND

The project site is located at 6904 Cactus Court in the OMDD-I (Otay Mesa Development District, Industrial Subdistrict) zone of the Otay Mesa Planned District. The site is designated for Industrial Uses in the Otay Mesa Community Plan (Attachment 2). The project is a truck/trailer storage facility for 129 parking spaces on a 5.25 acre lot.

The 5.25. acre parcel currently contains a 129 storage spaces for truck/trailer and was originally approved in 1996 by Otay Mesa Development Permit(OMD) 96-0475. OMD 96-0475 was approved for two truck/trailer storage facility on two separate lots (Lots 4 and 5). Lot 4 which is the subject project is being processed under Project No. 1139. Lot 5 is being processed under Project No. 1164, which is still in process. At the time the original project was processed, truck/trailer storage facilities were allowed to operate for a maximum of five years. OMD 96-0475 expired in September of 2001. The applicant has submitted the project for review to the City of San Diego prior to the expiration date of OMD 96-0475.

The approval of Site Development Permit No.110082 would advance the status of the existing truck/trailer storage facility from temporary to permanent. The owner is proposing to maintain the surface truck/trailer parking area as decomposed granite deviating from the required asphaltic concrete. The deviation is allowed through a Site Development Permit in accordance with San Diego Municipal Code (SDMC) section 103.1102.

The site is flat and gently slopes from a high point of 460 feet in the northwest corner to 455 feet in the southeast corner. To the south of the parcel is an existing truck/trailer storage facility currently in process for a Site Development Permit under Project No. 1164; to the north and west is undeveloped land and to the east is an existing industrial building.

DISCUSSION

The proposed development will result in the continued operation of a 129 stall truck/trailer parking facility. The applicant has requested to continue using alternative methods of required surfacing for the project consistent with OMD Permit 94-0634. In lieu of paving the parking and storage area with asphaltic concrete, the parking and storage area will continued to be paved with one and one half inch diameter decomposed granite base, gravel or other water permeable material and replenished as needed. The selected paving alternative requires the project obtain a Site Development Permit. The entrance and exit driveway will be paved with concrete and parking for employees and visitors will be paved with asphaltic concrete.

The truck/trailer park will include upgraded perimeter landscaping and screening. The landscaping will consist of broadheaded evergreen trees spaced approximately 30 feet apart surrounding the perimeter of the site. Shrubs and low growing ground cover will be planted in between the perimeter trees. Additional screening in the form of green shade cloth attached to an eight-foot-high chain link fence will be replaced where damaged . Both the proposed landscape and fence screening method will match the existing landscape and screening on the site and within the surrounding area. The office trailer will be upgraded and include a new handicap ramp along with five employee/visitor parking spaces.

Additional improvements to the site include inverted cattle guard to deter the trail of debris on the road, new 6-foot high security gates, replace existing wheel stops with new 8-inch wheel stops to be placed 12-feet from fences, minimum standards for security lighting as identified in conditions 41 and 42 of the Site Development Permit, the replacement of the office trailer with a

new state approved office trailer, and the requirement that the owner pay his fair share towards the Development Impact Fee (DIF) (see condition 32).

Conclusion

The proposed development is consistent with permitted uses in the OMDD-I (Industrial Subdistrict) Zone of the Otay Mesa Development District, subject to approval of a Site Development Permit. The proposed use and associated improvements fully satisfy the general intent of the Otay Mesa Development District and the adopted Otay Mesa Community Plan relevant to land use intensity and site design by proposing a use that is permitted within the Industrial land use designation of the Otay Community Plan and is adhering to the City's development regulations. Staff supports the intensity, sitting, and design of the industrial use proposed at this site and has determined that the project, as conditioned, meets all applicable regulations and policies set forth in the OMDD-I Zone, the Otay Mesa Community Plan, and the City's Progress Guide and General Plan.

ALTERNATIVES

1. Approve Site Development Permit No. 110082, with modifications.
2. Deny Site Development Permit No. 110082, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

William Zounes,
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement

10. Project Chronology
11. OMD No. 96-0475