

DATE ISSUED: February 8, 2007 **REPORT NO.** PC-07032
ATTENTION: **Planning Commission, Agenda of February 15, 2007**
SUBJECT: TUCKER SELF STORAGE - PROJECT NO. 67993PROCESS 5
**OWNER/
APPLICANT:** City of San Diego/
Andy Krutzsch (Attachment 15)

SUMMARY

Issue(s): Should the Planning Commission RECOMMEND to the City Council approval of a 120,183-square foot self storage facility on a 3.35-acre site located at 9765 Clairemont Mesa Boulevard in the Tierrasanta Community Plan area?

Staff Recommendations:

1. Recommend to City Council **CERTIFICATION** of Mitigated Negative Declaration No. 67993, and ADOPT the Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend the City Council **APPROVE** Rezone No. 231223;
3. Recommend the City Council **APPROVE** Public Right of Way Vacation No. 231224; and
4. Recommend the City Council **APPROVE** Site Development Permit No. 205536.

Community Planning Group Recommendation: On August 16, 2006, the Tierrasanta Community Council and Planning Group considered the project and voted 8:8:0 (Attachment 14). This tie vote resulted in no official action by the community planning group.

Environmental Review: Mitigated Negative Declaration No. 67993 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) guidelines which addressed potential impacts to Paleontological Resources, Biological Resources and Public Health and Safety. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce the potential impacts to a level below significance.

Fiscal Impact Statement: The proposed project entails a 55-year ground lease of the property pursuant to the Settlement Agreement in the case of TRP LIMITED V. CITY OF SAN DIEGO, ET AL, AND SCC No. 578191, approved by City Council Resolution No. 274804 on December 4, 1989. A stipulation of the Settlement Agreement is that the City pays for the processing of the project's entitlements. Development Services' costs are reimbursed from the Risk Management Liability Fund.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Tierrasanta Community Plan does not apply a specific land use designation for the project site. The proposed project would involve the construction of a self storage facility on an undeveloped, excess right-of-way; therefore, the project would not result in the loss of any existing housing units.

BACKGROUND

The proposed 3.35-acre vacant site is located near the intersection of Clairemont Mesa Boulevard and Interstate 15 to the west, within the Tierrasanta Community Plan area in the RS-1-1, IP-2-1, and IH-2-1 zones. The project site is surrounded by Clairemont Mesa Boulevard and military property to the north, Interstate 15 to the west, commercial use south, and MHPA open space uses east. The project site lies within the boundaries of the Multiple Species Conservation Program (MSCP), but outside of the Multi-Habitat Planning Area (MHPA) (Attachment 1).

The Tierrasanta Community Plan does not apply a specific land use designation for the project site. The Industrial Element of the community plan states that approximately three developable acres may be added to the existing six-acre, "industrial" designated site to the south of the subject project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned (Attachments 2 and 3). Both the Interstate 15 interchange and Clairemont Mesa Boulevard have been realigned.

This project emanated from a quiet title action in the case of TRP Limited v. City of San Diego, et al., SCC 578191, filed in 1986 over a dispute between the City of San Diego and Mr. Krutzsch as to the ownership of the subject property. Rather than taking the case to trial, the City and the Andrew Krutzsch family, being the successor in interest to TRP Limited, entered into a

Settlement Agreement which was approved by City Council Resolution R-274804 in 1989. The Settlement Agreement allows Mr. Krutzsch, in exchange for relinquishing any claim of title to the disputed property, to ground lease the property from the City for a commercial or industrial development under the terms and conditions in the Agreement.

DISCUSSION

Community Plan Analysis:

The Tierrasanta Community Plan does not apply a specific land use designation for the project site (Attachment 2). However, the Industrial Element of the community plan states that approximately three developable acres may be added to the existing six-acre, “industrial” designated site to the south of the project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned (Attachment 3). Currently, both right-of-way facilities have been completed. The proposal to develop a self storage facility on the approximate 3.4-acre site adjacent to industrial designated land would meet the intent of the Industrial Element of the community plan and the goal of accommodating compatible uses with the designated site.

According to the Tierrasanta Community Plan, development of the proposed project site should meet objectives for protecting surrounding uses from visual impacts or other disruptions, as well as for protecting and enhancing the physical environment, visual appearance, identity, and character of the Tierrasanta community. The proposed project meets these objectives by proposing low profile buildings that would not obstruct views of the surrounding area. In addition to being proposed adjacent to the freeway and existing industrial development, the proposed project would be buffered from multi-family residential development to the east by an existing open space easement. The project also would incorporate a mix of varying materials and landscape screening that would serve to break up the bulk and mass of the proposed structures (Attachment 7). The western portion of the proposed project would be setback from Clairemont Mesa Boulevard. The project would be screened with 24-inch box Cajeput Trees (*Melaleuca Quinquenervia*) around the perimeter of the project site. Additionally, faux windows would be added along the north elevation of the eastern most structure of the project, closest to Clairemont Mesa Boulevard (Attachment 6). Varying roof lines and staggered setbacks would also be incorporated to further articulate the building façade of this portion of the project along Clairemont Mesa Boulevard. These project features implement the objectives of the community plan to protect surrounding uses from visual impacts and visual appearance through aesthetic improvements and urban design.

The proposed project would also include a rezone of the project site from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial – Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-Light) (Attachment 11). The proposed rezone would implement the community plan’s goal for light industrial development at this site. As proposed, the project would not adversely impact the goals and objectives of the Tierrasanta Community Plan.

Project Description:

The project proposal includes three self storage buildings totaling 120,183 square feet, located on an existing 3.35-acre site (Attachments 5 and 6). The buildings would sit on two adjacent parcels (Parcel "A" West Phase, a 68,868 square-foot parcel, and Parcel "B" East Phase, a 51,315 square-foot parcel). Development on Parcel "A" West Phase would consist of two, three-story buildings sitting atop a basement. Parcel "A" Building One would consist of 8,695 square feet for each of the three floors and the basement, for a total of 34,780 square feet. Parcel "A" Building Two would consist of 8,522 square feet for each of the three floors and the basement for a total of 34,088 square-feet.

Development on Parcel "B" East Phase would consist of one, four-story building. The project proposes 12,765 square feet for the first floor and 12,850 square feet each for floors two through four, of the Parcel "B" Building. The total square footage for this building would be 51,315 square feet (Attachments 5 and 6).

The three-and four-story structures would include self-storage on all building levels, with an office, lobby, and reception area on the first floor of Parcel "B" East Phase Building. The proposed self storage facility would provide a total of 15 parking spaces and two loading spaces on-site.

Discretionary Actions

The proposed project requires a Rezone from the RS-1-1, IH-2-1 and IP-2-1 zones to the IL-2-1 zone (Attachments 10 and 11). The IL-2-1 zone allows for a mix of light industrial uses and office uses with limited commercial uses. Along with the Rezone the project requires a Site Development Permit (SDP) and a Right-of-Way Vacation. The Public Right-of Way Vacation is for the property which was formerly part of an Interstate 15 off-ramp (Attachments 12 and 13). A SDP is required due to impacts to Environmentally Sensitive Lands. Approximately 2.36-acres of Coastal sage scrub habitat (CSS Tier II) and 0.53-acres of Non-native Grassland (NNGL Tier IIIB) will be impacted by the proposed project. The proposed rezone is supported because it would implement the community plan's goal for light industrial development at this site. The Right-of-Way Vacation is supported because the subject area is no longer needed for public use.

Community Planning Group Recommendation

On August 16, 2006, the Tierrasanta Community Council and Planning Group voted 8:8:0, a tie vote (Attachment 14). A tie vote of the planning group results in no official action. As summarized in the minutes, the project was supported because, *"...a self-storage facility presents the least possible impacts in terms of traffic, noise and light that would exist were any other type of project planned, and with the false windows, granite facing and roof-top parapet, the project*

will look more like an office building (more like the adjacent research park) than a typical self storage facility”.

Opposition to the project is centered on visual impacts, rezoning and the use at this location. The opposition is summarized in the minutes as, *“building size, visual impacts and the intensity of the proposed rezoning”.*

Environmental Analysis:

Biological Resources

A biological technical report entitled, *Biological Technical Report for Tucker Self Storage* dated September, 2006 was prepared by RC Biological Consulting, Inc., to assess the vegetation communities and identify potential biological impacts from proposed project implementation. The 3.35-acre project site would directly impact approximately 2.36-acres of Coastal sage scrub habitat (CSS Tier II) and 0.53-acres of Non-native Grassland (NNGI Tier IIIB).

The proposed project would occur within the City of San Diego’s MSCP but outside of the MHPA boundary as delineated within the City’s MSCP Subarea Plan. Mitigation would be required for direct impacts to 2.36 acres of coastal sage scrub onsite and for impacts to 0.53 acres of non-native grassland onsite. Mitigation for direct impacts to the habitats onsite would consist of either offsite acquisition in a City approved Mitigation Bank or payment into the City’s Habitat Acquisition Fund.

Health and Safety

Portions of the Tierrasanta area have been historically used as a military training area known as Camp Elliott. Portions of the project site appear to be located in this military training area. The project would involve grading areas which appear to be previously undisturbed. The subject property and all areas affected by construction shall be swept for unexploded ordinance prior to any grading. According to the Army Corps of Engineers (ACOE), a portion of the project site has been swept for unexploded ordinance, while portions remain to be swept. The applicant will be required to obtain proof/approval from the Department of Toxic Substance Control (DTSC) that the entire site has been swept and cleared before issuance of grading permits.

Paleontological Resources

The project site is underlain by the Friars Formation which exhibits high paleontological resource sensitivity in the project area. Grading for the proposed project would require excavation and removal of approximately 18,895 cubic yards of cut material, 5,145 cubic yards of fill, and would extend to depths of approximately 17 feet below the surface. According to the City of San Diego Paleontology Guidelines (City of San Diego 2002), impacts to paleontological resources are

considered potentially significant for areas with a high sensitivity if grading would exceed 1,000 cubic yards and extend to a depth of 10 or more feet.

Because project grading would exceed both of these thresholds, the proposed project could result in a potentially significant impact to paleontological resources. Therefore, the project would require paleontological monitoring during grading and excavation activities.

Land Use (MCAS Miramar)

The proposed project is located within the MCAS Miramar Airport Environs Overlay Zone. The purpose of the Airport Environs Overlay Zone is to provide supplemental regulations for property surrounding airports such as MCAS Miramar. The intent of the regulation is to ensure that land uses are compatible with the operation; to provide a mechanism whereby property owners receive information regarding the noise impacts and safety hazards associated with their property's

proximity to aircraft operations; and to ensure provisions of the California Administrative Code Title 21 for incompatible of Airports for incompatible land uses are satisfied. The use proposed project use, self storage, is compatible with the Airport Environs Overlay Zone.

Conclusion:

Staff recommends that the Planning Commission recommend City Council approval of the actions to permit the Tucker Self Storage project. This recommendation is made because all issues identified by City staff during review of the proposed project have been resolved in accordance with the requirements of the Municipal Code and the California Environmental Quality Act, subject to the terms and conditions contained in the draft permits, ordinances and resolutions for the project.

ALTERNATIVES

1. **RECOMMEND APPROVAL** to the City Council of the Tucker Self Storage project for: Rezone No.231223; Site Development Permit No. 205536; and Public Right-Of-Way Vacation No. 231224 with modifications.
2. **RECOMMEND DENIAL** to the City Council of the Tucker Self Storage project for: Rezone No. 231223; Site Development Permit No. 205536; and Public Right-Of-Way Vacation No. 231224 if the findings required approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Patricia Grabski, AICP
Project Manager
Development Services Department

MEE/pxg

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Community Plan Text
4. Project Data Sheet
5. Project Site Plans
6. Project Elevations
7. Landscape Concept Plan
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Draft Rezone Ordinance
11. Rezone – B Sheet
12. Public Right-Of-Way Resolution
13. Public Right-Of-Way Exhibit
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement