

**DATE ISSUED:** July 12, 2007

**REPORT NO. PC-07-104**

**ATTENTION:** **Planning Commission, Agenda of July 19, 2007**

**SUBJECT:** **ALPHA MECHANICAL - PROJECT NO. 124667. PROCESS 4.**

**OWNER/**

**APPLICANT:** MV & BB Development, LLC (Attachment 8)

**SUMMARY**

Issue(s) - Should the Planning Commission approve a Planned Development Permit to deviate from the maximum floor area and exceed the limitation of the IL-2-1 Zone by 4,370 square feet, where an existing 25,912 square foot office warehouse industrial building is under construction on a 1.19 acre site at 4885 Greencraig Lane in the Kearny Mesa Community Plan area?

Staff Recommendation -

1. **Certify** Negative Declaration No. 124667; and
2. **Approve** Planned Development Permit No. 426322.

Community Planning Group Recommendation - The Kearny Mesa Community Planning Group voted unanimously, on May 16, 2007, to recommend approval of the proposed project with the increase in the floor area ratio.

Environmental Review - A Negative Declaration No. 124667 has been prepared for this project in conformance with the California Environmental Quality Act and the CEQA Guidelines. No potential significant impacts were identified which require mitigation.

Fiscal Impact Statement - None with this action. All costs incurred are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - None with this action.

## **BACKGROUND**

The Kearny Mesa Community Plan Land Use Map designates this site for Industrial and Business Park development (Attachment 1) in the Kearny Mesa Community Plan (Plan). Within the Kearny Mesa community, the IL-2-1 Zone is limited to a maximum floor area ratio (FAR) of 0.5. Yet the Plan allows an increase in the maximum FAR through a Planned Development Permit to address potential traffic and environmental impacts. The immediate neighborhood is developed with industrial uses and commercial businesses (Attachment 2). The site is located at 4885 Greencraig Lane in the IL-2-1 Zone of the Kearny Mesa Community Plan area (Attachment 3).

Prior to the issuance of building permits for the construction of the 25,912 square foot two-story building and retaining walls, the site was in a rough graded condition with 2:1 slopes on three sides. The current building permit allows for a 25,912 square foot two-story building, 38'-0" in height with 65 automobile parking spaces, including two standard accessible and one van accessible parking spaces, five carpool parking spaces, two motorcycle parking spaces and two bicycle spaces with a rack, curb cuts and construction of driveways, retaining walls, and all required landscaping. The building under construction is a concrete tilt-up building with a footprint of 15,145 square feet. The building exterior walls are thirty-eight feet tall concrete panels around the entire perimeter, with punched windows on both floors and a glass curtain wall feature at the main entry, and again at the northeast and southeast corners of the structure. The structure is a shell building except it includes restroom facilities adjacent to the lobbies on both floors.

To conform to the 0.50 FAR, a portion of the second floor space within the perimeter wall envelop was opened to the sky with the roof applied on the first floor structure. The roof beams in this area act to brace the perimeter walls as tall parapets. The building is intended to be owner occupied with the office functions on the second floor and the first floor to be used for the warehouse storage functions of Alpha Mechanical Heating & Air Conditioning, Inc. The current location of the business is 4990 Greencraig Lane, one block down Greencraig Lane from the site.

## **DISCUSSION**

### Project Description

The Alpha Mechanical project, which proposes a Planned Development Permit to deviate from the maximum floor area ratio of 0.5, is currently under construction on a 1.19 acre site at 4885 Greencraig Lane in the Kearny Mesa Community Plan area. The maximum FAR on the site without benefit of the Planned Development Permit would be 25,912 square feet. With the addition of the proposed 4,370 square feet the resulting FAR on the site would be 0.584.

The additional floor area would be achieved by enclosing the parapet space above the roof of the first floor at the rear of the building in the southwest corner (Attachment 4). The maximum height of the building would not increase. The site would provide a total of 65 parking spaces,

landscaping, loading area, employee outdoor break area and two trash enclosures architecturally integrated with the building. No other improvements are proposed.

### Community Plan Analysis

The project site, located at 4885 Greencraig Lane, is designated as Industrial and Business Park in the Kearny Mesa Community Plan (Attachment 1). The applicant is requesting a 16.8 percent increase in the FAR on the site, where the community plan limits the maximum FAR to 0.50. The Kearny Mesa Community Plan also allows an increase in the maximum FAR through the Planned Development Permit discretionary process. Through the discretionary process potential traffic and environmental impacts should be considered. Based upon staff review, no environmental or traffic impacts would result from the approval of the Planned Development Permit and the addition of the 4,370 square feet of floor area.

### Conclusion

Staff has reviewed the application for the Planned Development permit, and has determined the proposal to allow a deviation to the maximum floor area complies with the applicable sections of the Municipal Code, as allowed by a Planned Development Permit, and the policies of the Kearny Mesa Community Plan. Staff has determined the required findings can be made to support Planned Development Permit No. 426322 (Attachment 5). Staff recommends the Planning Commission approve the Planned Development Permit No. 426322 (Attachment 6).

### ALTERNATIVES

1. **Approve** Planned Development Permit No 426322, **with modifications.**
2. **Deny** Planned Development Permit No 426322, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

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Mike Westlake  
Program Manager  
Development Services Department

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John S. Fisher  
Project Manager  
Development Services Department

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Attachments:

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

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