



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 28, 2008 **REPORT NO. PC-08-021**

**ATTENTION:** Planning Commission, Agenda of March 6, 2008

**SUBJECT:** 1081 CAMINO DEL RIO SOUTH MAP WAIVER-  
PROJECT NO. 121239, PROCESS FOUR

**OWNER/  
APPLICANT:** Mission Center Office Suites, Ltd/  
Carriage Dev. Corp.

### SUMMARY

**Issues:** Should the Planning Commission approve the creation of 49 commercial condominium ownerships from an existing commercial office building located at 1081 Camino Del Rio South within the Mission Valley Community Plan Area?

### Staff Recommendation:

1. **APPROVE** Site Development Permit No. 525399; and
2. **APPROVE** Map Waiver No. 412077.

**Community Planning Group Recommendation:** On January 2, 2008, the Mission Valley Unified Planning Committee voted 16-0-0 to recommend approval of the proposed project with no conditions (Attachment 13).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on January 30, 2007, and the opportunity to appeal that determination ended February 14, 2007. This project is not pending an appeal of the environmental determination.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action. The proposed project is a request to create 49 commercial condominium ownerships from an existing commercial office building; therefore, the project is exempt from the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

## **BACKGROUND**

The project site is located at 1081 Camino Del Rio South, east of Auto Circle (Attachment 1). The site is located in the MV-CO-CV Zone of the Mission Valley Planned District (Attachment 3) within the Mission Valley Community Plan (Attachment 4), and the Airport Environs Overlay Zone (AEOZ) Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and Montgomery Field (Attachment 5). The zoning designation is a combination of the Mission Valley-Commercial Office (MV-CO) Zone and the Mission Valley-Commercial Visitor (MV-CV) Zone, which allows for business and professional offices and certain allied services normally associated with such offices. The Mission Valley Community Plan (MVCP) designates the proposed project site for Office or Commercial Recreation.

The site is developed with a two story office building over a one story parking structure which contains 74 off street parking spaces and was approved under Planned Commercial Development (PCD) Permit No. 84-0433 on September 5, 1984, (Attachment 6) when the property was zoned CA and C1-A. The building permit for the development was issued on May 22, 1985, Building Permit No. A36325, and received a Certificate of Occupancy (COO) on February 11, 1987. The property was rezoned to MV-CO-CV with the adoption of the Mission Valley Planned District on July 9, 1990, and was incorporated within the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan with the adoption of the program in March 1997. However, the project site is not located within the Multi-Habitat Planning Area (MHPA). The project deviates from current landscaping, parking, and may deviate from other development regulations; however, the project has previously conforming rights to be maintained pursuant to Chapter 12, Article 7, Division 1 of the Land Development Code (LDC).

## **DISCUSSION**

### **Project Description:**

The project proposes a Map Waiver to waive the requirements for a Tentative Map and Parcel Map to create 49 commercial condominium ownerships from an existing 22,000 square foot commercial office building on a 1.257-acre site (Attachment 8). This subdivision also requires a Site Development Permit (SDP) in accordance with a Process Four to amend PCD Permit No. 84-0433 for development on a premise containing Environmentally Sensitive Lands (ESL). The southern 1/3 of the property (approximately 100 feet) contains Steep Hillside and the southern 10-percent of the property contains Sensitive Biological Resources (Diegan Coastal Sage Scrub). An open space easement was established on the southern 100 feet of the premise that contains the ESL (PCD Condition No. 8) and was recorded on the Rio Land Subdivision Map No. 8245. The project proposes no new development other than to create commercial condominium ownerships.

Section 125.0410 of the LDC requires that a Tentative Map be processed for the subdivision of land; however, a subdivider may request a waiver of the Tentative Map and Parcel Map requirements pursuant to LDC Section 125.0120. The LDC Section 125.0120(b) defines

condominium projects as the construction of a condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer.

The project proposes no new development other than to create commercial condominium ownerships; therefore, staff has determined the proposed amendment and map waiver conforms to the applicable requirements of the State's Subdivision Map Act Section 66428 and the LDC. A condition of the Map Waiver requires the applicant to record a Certificate of Compliance, allowing the 49 commercial condominium interests.

Undergrounding:

The project site is located, within Council District Six and the City's Undergrounding Master Plan designates the site within the Camino Del Rio South Block 60S (Attachment 9). The undergrounding of utilities within this block was started on July 17, 2005, with an ending date scheduled for June 29, 2009. However, all of the utilities fronting the project site and to the building have already been undergrounded. The applicant would be required to underground any proposed public utility systems and service facilities within the subdivision per Condition No. 9 of the draft Map Waiver resolution (Attachment 10).

Conclusion:

Staff has reviewed the request for a Map Waiver to waive the requirements for a Tentative Map and Parcel Map, and amendment of PCD Permit No. 84-0433 for the subdivision of a 1.257-acre site to create 49 commercial condominium ownerships from an existing 22,000 square foot commercial office building. Staff has determined that the development complies with the development regulations of the LDC regulating Tentative Maps and Parcel Maps, the MV-CO-CV Zone of the Mission Valley Planned District, the Mission Valley Community Plan, the Progress Guide and General Plan, and believes the required findings can be approved. Therefore, staff recommends that the Planning Commission acknowledge the Environmental Exemption, and approve Site Development Permit No. 525399, and Map Waiver No. 412077.

ALTERNATIVES

1. **APPROVE** Site Development Permit No. 525399, and Map Waiver No. 412077, with modifications.
2. **DENY** Site Development Permit No. 525399, and Map Waiver No. 412077, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Program Manager  
Development Services Department



Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

WESTLAKE/JAP

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map and MSCP Map
4. Community Plan Land Use Map
5. Federal Aviation Administration Part 77 Map
6. Planned Commercial Development Permit No. 84-0433
7. Project Data Sheet
8. Project Plans (Reduced)
9. City's Undergrounding Master Plan - Block 6OS
10. Draft Map Waiver Resolution with Conditions
11. Draft Site Development Permit Resolution with Findings
12. Draft Site Development Permit with Conditions
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology