



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 14, 2014      **REPORT NO. PC-14-016**

**ATTENTION:**      **Planning Commission, Agenda of February 20, 2014**

**SUBJECT:**      INTERNATIONAL BUSINESS CENTER - Project No. 308688  
Process 4

**OWNER/**      LIT Industrial L.P., Owner  
**APPLICANT:**      Matt Traino, IDS Real Estate Group, Applicant

### SUMMARY

**Issue(s):** Should the Planning Commission approve an eight lot subdivision on a 38.2-acre site with existing commercial/light industrial park development located at 9375 Customhouse Plaza and 9051 Siempre Viva Road in the Otay Mesa Community Plan?

**Staff Recommendation:** Approve Tentative Parcel Map No. 1085247 and Site Development Permit No. 1085262.

**Community Planning Group Recommendation:** On June 19, 2013, the Otay Mesa Planning Group voted 15-0-0 to recommend approval of the project with no additional conditions (Attachment 12).

**Environmental Review:** The City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(k), Existing Facilities (Attachment 11).

This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 3, 2013, and the opportunity to appeal that determination ended October 16, 2013.

**Fiscal Impact Statement:** All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None

**Housing Impact Statement:** The project proposes the subdivision of an existing commercial/light industrial development for individual ownership opportunities.

## **BACKGROUND**

The project site is located on an existing 38.2-acre, commercial and light industrial park development at 9375 Customhouse Plaza and 9051 Siempre Viva Road (Attachment 1) in the Otay Mesa Development District (OMDD) Industrial Subdistrict Zone within the Otay Mesa Community Plan Area. The project site is currently developed with eight, two-story commercial/industrial buildings (Attachment 2) as follows:

- 9051 Siempre Viva Road – 21,040 square-feet;
- 9163 Siempre Viva Road – 21,040 square-feet;
- 9295 Siempre Viva Road – 21,040 square-feet;
- 9255 Siempre Viva Road – 286,440 square-feet;
- 2675 Customhouse Plaza – 41,839 square-feet;
- 9375 Customhouse Plaza – 21,281 square-feet;
- 9465 Customhouse Plaza – 21,040 square-feet; and
- 9485 Customhouse Plaza – 100,095 square-feet.

The commercial and light industrial park development is entitled by the City of San Diego in 1986 with the approval of the Otay Mesa Development Permit (OMDP) No. 86-0606 (Attachment 4) and in 1987 with the approval of the OMDP No. 87-0180 (Attachment 5). The fully developed and operating site is bounded on the north by open vehicle, truck, and storage container yard facilities, east by a similar light industrial warehouse building and the Otay Mesa Border Crossing Facility, south by the national border between the United States of America and United Mexican States, and west by similar light industrial warehouse buildings. The project is located within the Otay Mesa Community Planning area and has a land use designation of Industrial.

## **DISCUSSION**

### **Project Description:**

The development project proposes to subdivide the existing two parcel lots to create eight separate parcel lots, each with an existing two-story commercial/industrial building. The proposed subdivision would be comprised of:

- Parcel 1, approximately 2.5 acres with the existing 21,040 square-foot building and improvements at 9051 Siempre Viva Road;
- Parcel 2, approximately 2.6 acres with the existing 21,040 square-foot building and improvements at 9163 Siempre Viva Road;
- Parcel 3, approximately 2.5 acres with the existing 21,040 square-foot building and improvements at 9295 Siempre Viva Road;
- Parcel 4, approximately 14.7 acres with the existing 286,440 square-foot building and improvements at 9255 Siempre Viva Road;
- Parcel 5, approximately 3.0 acres with the existing 41,839 square-foot building and



- improvements at 2675 Customhouse Plaza;
- Parcel 6, approximately 2.0 acres with the existing 21,281 square-foot building and improvements at 9375 Customhouse Plaza;
  - Parcel 7, approximately 1.8 acres with the existing 21,040 square-foot building and improvements at 9465 Customhouse Plaza; and
  - Parcel 8, approximately 4.2 acres with the existing 100,095 square-foot building and improvements at 9485 Customhouse Plaza.

Majority of the proposed parcel lots meet the OMDD's minimum Property Development Regulations pursuant to the San Diego Municipal Code (SDMC) sec. 1517.0305 except for Parcel 8 which will not meet the minimum lot width of 100 feet. Parcel 8 is proposed to be a "flag shaped" lot that would allow direct access to the lot from Customhouse Plaza, a street public right-of-way. Parcel 8 would maintain a 100-foot wide street frontage on Customhouse Plaza, but would be narrowed to 50 feet wide for a length of approximately 185 feet along the abutting Parcel 7's eastern lot line until the southeast corner of Parcel 7. Thereafter, the lot width of Parcel 8 would be increased to approximately 660 to 712 feet. Pursuant to SDMC sec. 1517.0202(b)(3), any project which deviates from the regulations of this OMDD Ordinance shall be required to obtain an OMDD Permit, now referred to as a Site Development Permit.

Therefore, the proposed subdivision requires a Process Three, Site Development Permit to amend the commercial/industrial park's OMDP No. 86-0606 and OMDP No. 87-0180 and a Process Four, Tentative Parcel Map to create the eight parcel lots.

#### **Community Plan Analysis:**

The proposed project, to subdivide two exiting lots into eight lots on an approximately 38.2 acre site, is located within the Otay Mesa Community Plan area and has a land use designation of Industrial. The site is further defined within the Otay International Center Precise Plan, and has land use designations of Custom Brokers, Bonded Warehousing, Freight Forwarding, Truck Center Office for Parcel 3 which is to the east of Customhouse Court, and a has a land use designation of General Industrial for Parcel 10 which is west of Customhouse Court.

Neither the Otay Mesa Community Plan nor the Otay International Center Precise Plan address tentative maps or waivers, and as the requested action involves ownership opportunities and does not propose additional development at this time, the proposed project does not adversely affect the goals and objectives of the adopted community plan.

#### **Conclusion:**

City staff have reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff have provided the draft findings to support approval of the proposed development, draft conditions of approval, and draft map resolution and conditions. City staff is recommending the Planning Commissioners approve the project.

**ALTERNATIVES**

1. **Approve** Tentative Parcel Map No. 1085247 and Site Development Permit No. 1085262, with modifications.
2. **Deny** Tentative Parcel Map No. 1085247 and Site Development Permit No. 1085262, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Mike Westlake  
Assistant Deputy Director  
Development Services Department

  
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Tim Daly  
Project Manager  
Development Services Department

WESTLAKE/TPD

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Otay Mesa Development Permit No. 86-0606
5. Otay Mesa Development Permit No. 87-0180
6. Map Exhibit
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Draft Map Resolution with Findings
10. Draft Map Conditions
11. Notice of Exemption
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Data Sheet
15. Project Chronology

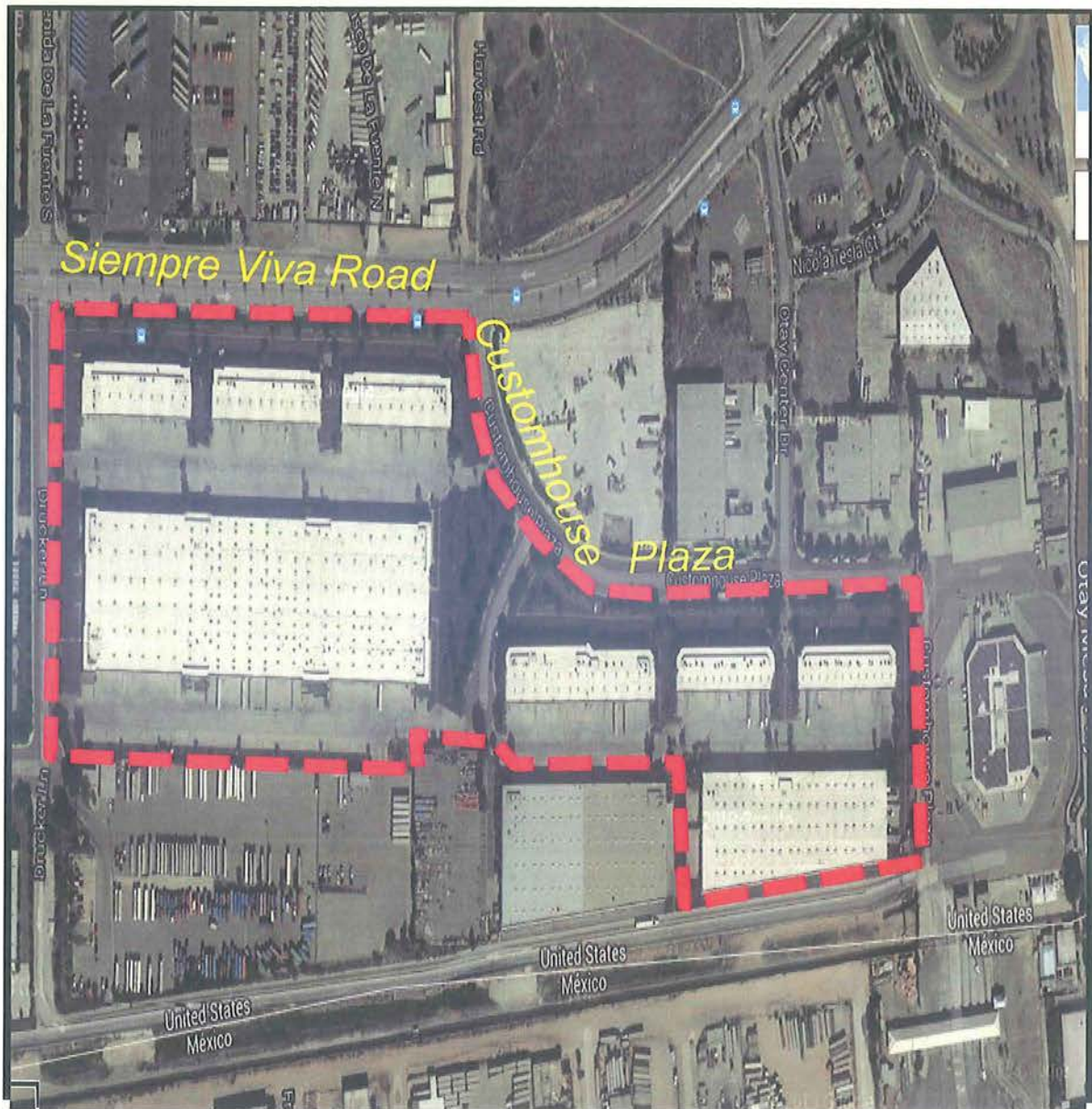




## Project Location

**International Business Center, Project No. 308688  
9051 Siempre Viva Rd. and 9375 Customhouse Plaza**





## Aerial Photo

**International Business Center, Project No. 308688  
9051 Siempre Viva Rd. and 9375 Customhouse Plaza**

