

DATE ISSUED: May 19, 2005

REPORT NO. PC-05-153

ATTENTION: Planning Commission, Agenda of May 26, 2005

SUBJECT: PETCO HEADQUARTERS, PROJECT NO. 47630

OWNER/

APPLICANT: Petco Animal Supplies Inc. (Attachment No. 10)

SUMMARY

Issue(s): Should the Planning Commission recommend approval of Easement Vacation No. 219692 and Site Development Permit No. 139480 to vacate an existing easement, to construct a 394,670 square-foot four level parking garage, and 189,700 square-foot office building?

Staff Recommendation:

1. Recommend to City Council to **CERTIFY** Mitigated Negative Declaration No. 47630 and
2. Recommend to City Council to **APPROVE** Easement Vacation No. 219692 and Site Development Permit No. 139480

Community Planning Group Recommendation: On March 21, 2005 the Mira Mesa Community Planning Group unanimously voted to recommend approval of the project without conditions.

Environmental Review: A Mitigated Negative Declaration No. 47630 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and would be implemented which would reduce any potential impacts identified within the environmental review process to below a level of significance.

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 with this action.

Housing Impact Statement: The subject property is designated for Light Industrial use in the Mira Mesa Community Plan. The project proposes the addition of a new office building and parking garage on site currently developed with two office buildings. There is no impact to housing since the community plan does not designate the site for residential use and no residential development is proposed with this project.

BACKGROUND

The proposed project is located at 8925 and 8945 Rehco Road in the IL-2-1 zone and the Airport Environs Overlay Zone (AEOZ) within the Mira Mesa Community Plan. The site is located north of Carroll Road and east of Carroll Park Drive.

The site is currently developed with two office buildings. Each of these office buildings is two stories and is 45,846 square feet, combining for a total of 91,692 square-feet (Attachment 5). These buildings were constructed in 1985 and did not require any discretionary permits at the time. The site also contains 405 parking spaces provided on existing surface lots. The site is approximately 12.197 acres in size. The developed area, on the southeast portion of the site, is generally level in topography and makes up about 5.8 acres of the site. The remaining portion of the lot slopes down from the developed area. These slopes run from a highpoint on the developed area down to the western property line at Rehco Road and then from the developed area to the northern property line. The majority of these slopes are manufactured with a portion of the slopes being natural. This remaining portion of the site is undeveloped and contains vegetation which is described in more detail within the Environmental Analysis section of the report. Access to the site is at the southern end of the property off Rehco Road.

The parcels surrounding the property on the north, south, east, and west sides are also zoned IL-2-1 and are currently developed with business park uses.

On September 9, 2004 the applicant submitted an application for a Site Development Permit to construct a 394,670 square-foot four level parking garage and 189,700 square-foot office building. It was later decided through subsequent reviews of the project that an easement vacation for an existing twelve inch waterline would be required in order to construct the office building in the preferred location.

DISCUSSION

Project Description:

The project proposes an Easement Vacation and a Site Development Permit (SDP) to abandon an existing waterline easement and to construct a 394,670 square-foot four level parking garage and

189,700 square-foot six story office building for Petco Headquarters on a 12.197 acre site. There are currently two office buildings on site and these would remain on the site and continue to be used. The Easement Vacation is located on the site and is currently used for a line solely for the subject property. The waterline is twelve-inches in diameter and is to accommodate maintenance of underground water facilities serving the subject property. The project is proposing construction within the area where the easement is located and therefore the existing waterline would be relocated. The SDP is required for development because environmentally sensitive lands, specifically biological resources, are located on the subject property.

The site currently contains 405 surface level parking spaces and the development of project would result in the removal of these spaces. The four level parking garage would provide 866 parking spaces and there would be an additional 366 spaces provided on surface lots. Additionally, there would be 26 handicapped spaces and 5 van spaces provided on the site for a total of 1,263 spaces. This would be over the required amount of 929 spaces. The parking garage would be a pre-cast concrete structure with a reveal pattern and a gray concrete finish color and would have a maximum height of 32.5 feet.

The office building would be six stories and would have a limestone veneer, reflective glass, beige stone, and tinted glass exterior. The balconies and canopies on the buildings would have a metal trim. The building would have a standing seam roof and would have a maximum height of 98.5 feet.

The project is proposing the construction of 7 retaining walls, with four of those walls being plantable retaining walls. The retaining walls would have a maximum height of 12 feet and a maximum length of 2,050 feet. The project is also proposing the construction of a trash enclosure, a mechanical equipment enclosure, and a terraced turf amphitheater with a tensile structure and two proposed fountains. Additionally the project would result in grading of 97,000 cubic yards of cut and 6,000 cubic yards of fill for a net export of 91,000 cubic yards. The maximum depth of cut on the site would be 33 feet and the maximum height of fill would 20 feet.

All onsite drainage would be collected by a series of connected drains and then directed into the City's storm drain system. The proposed project landscaping has been reviewed by City Landscape staff and would comply with all applicable City of San Diego landscaped ordinances and standards.

The project is located in the Airport Environs Overlay Zone (AEOZ) and within an area designated for light industrial within the Mira Mesa Community Plan. The project as proposed is consistent with these designations and policies for these zones. The subject property is also located within the 65-70 dB Community Noise Equivalent Level contours and is consistent with the land use compatibility guidelines for Miramar operations. The site is located in the IL-2-1 zone which allows for a mix of light industrial and office uses with limited commercial.

Community Plan Analysis:

The subject property is located within the Mira Mesa Community Plan area and is designated for “Light Industrial” use. The “Light Industrial” designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The project proposes the addition of a six-story office building and four-level parking garage on a site currently developed with two, 2 story, office buildings. The proposed project is intended to accommodate company headquarters for Petco. The project would incorporate the two existing office buildings as part of the development. The Petco Company will be consolidating offices currently at other locations, and siting their corporate headquarters on the subject property. The Progress Guide and General Plan acknowledges the need to accommodate corporate headquarters within industrial areas. The proposed development is in conformance with the land use policies and design criteria of the Mira Mesa Community Plan and the Progress Guide and General Plan.

The subject parcel is surrounded on the north, south, east, and west by property designated for “Light Industrial” use and developed with business park uses. For development in industrial areas, the community plan recommends that buildings have shadow relief where pop-outs, offsetting planes, overhangs and recessed doorways are used to provide visual interest. The community plan also states that no single treatment of a building wall should exceed 50 linear feet without some form of architectural variation. The proposed building’s mass is broken up with the use of glass, limestone veneer and metal canopies and balconies.

The community plan development criteria for new industrial development also recommends that the basic landscape theme introduce a new element, such as a new plant form or material, every 100 feet to provide visual interest at the street level. The Landscape Concept Plan provides large screening trees, accent trees, and medium and large shrubs to add interest to the streetscape and enhance the pedestrian experience along Recho Road. In addition, the shrub and ground cover plantings at the streetscape will be patterned to provide accent plant material at 100-foot intervals.

The community plan also requires that all new development in industrial areas provide bicycle lockers and shower facilities for employees. Bicycle parking, bicycle lockers and showers will be provided as part of the development. The provision of bicycle lockers and showers are permit conditions. Also in accordance with the community plan, signs shall be posted indicating the availability of bicycle parking facilities.

The subject property is also located within the Airport Overlay Designation of the community plan. This overlay is intended to ensure that development of properties that are subject to high noise levels and accident potential from aircraft operations at the Marine Corps Air Station Miramar are reviewed for conformance with MCAS Miramar’s Comprehensive Land Use Plan (CLUP). The subject property is located within the 65-70 CNEL noise contour area. Within the 65-70 CNEL, office buildings are conditionally compatible uses and are required to attenuate the indoor noise level to CNEL 50. A structural acoustical analysis was prepared for the project to ensure that the proposed construction provides the necessary noise attenuation to ensure that

interior noise levels did not exceed 50 db. Wall and glass standards are required as part of the construction to ensure that the interior noise levels do not exceed CNEL 50.

The proposed project is in conformance with the Mira Mesa Community Plan and the Progress Guide and General Plan's land use policies. The proposed corporate headquarters have been designed to incorporate the community plan recommendations for development in industrial areas, including noise attenuation, landscaping, and building design.

Environmental Analysis:

The City of San Diego conducted an Initial Study and determined that the proposed project could have a significant affect in the following areas: biological resources, noise, paleontological resources, and traffic/circulation. Subsequent revisions to the project have incorporated mitigation into the project. The project, as revised now avoids or mitigates the potentially significant environmental effects previously identified. Mitigated Negative Declaration No. 47630 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA).

A biological survey and report for the proposed project was conducted by Merkel and Associates. The report found that the site is occupied by Non-native Vegetation, Eucalyptus Woodland, Urban/Developed Lands, Diegan Coastal Sage Scrub, and Southern Maritime Chaparral. The project would impact 1.46 acres of Diegan Coastal Sage Scrub and 2.20 acres of Southern Maritime Chaparral. These impacts would be mitigated to the satisfaction of the City Manager through off site preservation of upland habitats in conformance with the City's Environmental Sensitive Lands Ordinance. No plant or wildlife species listed as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) or the California Department of Fish and Game (CDFG) are known to occur on-site. Implementation of the proposed project would not adversely affect and nesting raptors.

A site specific noise technical report was prepared to assess potential impacts to the project. The project would require wall and glass standards to reduce impacts from MCAS Miramar operations to below a level of significance. Per Title 24 interior analysis would be required prior to issuance of building permits. Additionally the project would be constructed in accordance with the City's noise ordinance. Compliance with this ordinance would avoid significant construction noise impacts.

The subject property is underlain by geologic formations, which are known to have a high resource potential for paleontological resources. Based on the quantity of grading for the site monitoring of grading activities would be performed by a qualified paleontologist as defined under the City's Paleontological Resource Guidelines along with a requirement for recovery and curation of fossils encountered during excavation.

A traffic report was conducted for the proposed project and it was determined that the project would generate 2,740 weekday trips. As a result the applicant would be required to provide turn

lanes, widening, and restripe of roads in the vicinity of the project. Additionally, the applicant would be required to pay a fair share of \$1,050,000 towards improvements on Carroll Canyon Road, Mira Sorrento Place and their connection to I-805, as well as provide and maintain a Transportation Demand Management Plan.

During the public review period for the comments were received from the California Department of Transportation (Caltrans) and CDFG. Caltrans commented that they needed more information regarding the projects impacts and mitigation proposed for Interstate 805 (I-805) and that any work performed within the Caltrans right-of-way would require an encroachment permit. Staff responded that it is anticipated that City Staff would meet with Caltrans staff to discuss issues surrounding the I-805 connection to Carroll Canyon Road and Mira Sorrento Place and that the Petco Headquarters project does not propose any encroachment in the Caltrans right-of-way. Additionally, comments were received from CDFG which raised the issue that potential impacts to sensitive avian species may result from the proposed project based on the initial mitigation. Staff responded by revising the mitigation to include the provision that a biological monitor should be on-site during initial grading operations to ensure that all sensitive fauna and land to be conserved are not impacted.

Project-Related Issues:

The project as proposed would have a significant impact relating to traffic. A traffic study was prepared for the proposed project. This study found that the project would generate 2,740 weekday trips. As a result of this generation and the potential impacts associated with the project, the proposed project has incorporated mitigation which would reduce these impacts to below a level of significance. This mitigation includes providing turn lanes, widening, and restriping of roads in the vicinity of the project. Additionally, the applicant would be required to pay a fair share of \$1,050,000 towards improvements on Carroll Canyon Road, Mira Sorrento Place and their connection to I-805, as well as provide and maintain and Transportation Demand Management Plan

The proposed Easement Vacation is for an easement for a twelve-inch waterline that is on private land is to accommodate maintenance of underground water facilities serving the project site. The waterline does not provide service to any other site. This easement would be relocated on the site and would provide for any anticipated future uses.

The site contains slopes in excess of 25%. It was determined during the review of the project that the majority of the slopes on the site were manufactured; however some of the slopes are natural. It was also determined that these slopes did not meet the definition of steep slopes within the Municipal Code and therefore did not qualify as Environmentally Sensitive Lands.

The site does contain sensitive biological resources that do qualify as Environmentally Sensitive Lands and therefore a Site Development Permit is required for the proposed project. The project has incorporated mitigation that will bring impacts to biological resources to below a level of significance.

Finally, the project is in conformance with all applicable Land Use Plans and policies which govern the site include the Miramar CLUP and the Mira Mesa Community Plan.

Critical Project Features to Consider During Substantial Conformance Review

- LAND USE: The land use should be consistent with the Miramar CLUP, the Mira Mesa Community Plan, the underlying zone, and the use defined within the permit for the project.
- INTENSITY OF DEVELOPMENT: The development should not exceed the area and square-footages evaluated within MND No. 47630 and the associated technical reports that have been prepared for the project.
- SITE DESIGN: The design should not expand beyond what has been proposed within this report.
- PARKING/CIRCULATION: The parking and circulation requirements should be met by any project modifications.
- ARCHITECTURE: The architecture should closely resemble that on the approved Exhibit A and any guidelines established within the Mira Mesa Community Plan.
- ENVIRONMENTAL DOCUMENTS: The potential impacts should not expand beyond those disclosed within MND No. 47630.
- LANDSCAPING: Landscaping onsite should conform to the conditions within the permit and the guidelines and plant palettes within the Master Plan.

Conclusion:

Staff recommends approval of the proposal as requested. The project is consistent with the Mira Mesa Community Plan, the Miramar CLUP, as well as the underlying zone. The Mira Mesa Community Planning Group unanimously voted to approve the project as proposed. The proposed project has incorporated mitigation to bring all impacts associated with the project to below a level of significance.

ALTERNATIVES

1. **Approve Easement Vacation No. 219692 and Site Development Permit No. 139480, with modifications.**
2. **Deny Easement Vacation No. 219692 and Site Development Permit No. 139480, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

**Marcela Escobar-Eck
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**Michael VanBuskirk
Project Manager
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Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Easement Vacation B-Sheet
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology

Rev 1-24-05 dcj