

DATE ISSUED: August 24, 2006

REPORT NO. PC-06-193

ATTENTION: **Planning Commission, Agenda of August 31, 2006**

SUBJECT: GEN-PROBE - PLANNED DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT - PROJECT NO. 57444. PROCESS 4

**OWNER/
APPLICANT:** Gen-Probe, Incorporated
Pete Bussett, Architect

SUMMARY

Issue: Should the Planning Commission approve a request to reduce the minimum parking requirements in order to construct an outdoor sports court facility and a lot-line adjustment on a 36.73-acre site located at 6333 Sequence Drive within the Mira Mesa Community Planning area?

Staff Recommendation: **Approve** Planned Development Permit No. 346312 and Coastal Development Permit No. 168088.

Community Planning Group Recommendation: On July 18, 2005, the Mira Mesa Community Planning Group voted 19-0-0 to approve the proposed project as presented by the applicant with no conditions.

Environmental Review: The Environmental Analysis Section (EAS) has reviewed the proposed project and determined that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with Categorical Exemption 15305: Minor Alterations of Land Use Limitations of the State CEQA Guidelines.

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: The proposed project is subject to the 1992 Mira Mesa Community Plan. The Community Plan designates the subject property as Industrial Park.

The request for a Planned Development Permit to amend PID No. 86-0975 to allow a reduction in minimum parking requirements and to allow outdoor sports courts, and the request for a Coastal Development Permit for a lot line adjustment on a 36.73 acre site, will not result in the creation of additional housing units, nor result in the loss of any existing housing in the Mira Mesa Community.

BACKGROUND

The project is located at 6333 Sequence Drive east of Interstate 805, west of Camino Santa Fe, north of Mira Mesa Boulevard and south of Sorrento Valley Boulevard (Attachment 1). The 36.73 -acre site is within the Mira Mesa Community Plan which designates the parcels for industrial land use (Attachment 2). The site is zoned IL-2-1 and IL-3-1 which permits light industrial land uses in accordance with the City's Land Development Code. The subject property and surrounding area was developed pursuant to Planned Industrial Development (PID) Permit No. 86-0975 which served as a master development permit for the Lusk Mira Mesa Business Park. Building 1 was constructed in 1995 pursuant to PID 86-0975, while Building 2 was recently completed and occupied earlier this year pursuant to a Substantial Conformance Review of the PID. Existing development surrounding the site consists of projects implemented via the original master plan and includes a land use mix of research and development, office, manufacturing and warehouse uses.

DISCUSSION

Project Description:

The project site consists of three existing parcels totaling approximately 36.73 acres developed with two detached buildings totaling approximately 550,800 square-feet of office, manufacturing and warehouse uses (Attachment 3). The site currently contains 1,733 off-street parking spaces as required by Planned Industrial Development Permit No. 86-0975. This application is requesting an amendment to reduce the minimum off-street parking established by the PID to be commensurate with the underlying IL zoning which would facilitate the construction of an outdoor sports court facility. The application is also requesting a Coastal Development Permit to allow for a lot-line adjustment between existing Parcel 2 and Parcel 3 which if approved, would create Parcel 1 and 2 of a new map. The original Parcel 1 would remain unchanged. The lots currently described as Parcel 2 and Parcel 3 were tied together by the development of Building 2 which was constructed over the interior property line.

Planned Development Permit

Parking

The reduction in off-street parking would be necessary to locate the proposed sport court facilities on the property in an area currently designated for off-street parking. However, separate from the issue of locating the sports court, it has also been considered that the parking ratios, as calculated pursuant to the original PID for the various land uses, are much higher than the land uses require by current development code standards and specifically exceed the minimum requirements of the IL Zones. The amendment would allow the required off -street parking

associated with the Gen-Probe operation to comply with the underlying IL Zones rather than the previously approved PID. Development Services staff analyzed the proposed request and determined that the revised parking quantities would conform to and still exceed the amount of off-street parking required by the underlying IL-2-1 and IL-3-1 Zones (1,333 spaces required by the Land Development Code versus 1,661 spaces provided) and that this would be sufficient to serve the uses existing on the site (Attachment 4).

Sport Facility

The project site originally included a tennis court and a sand volley ball court on the north side of Building 1. However, it was necessary to demolish these facilities in order to implement the project's site development plan with the construction of Building 2. This action seeks to reestablish the employee benefit of on-site recreational facilities with the construction of new facilities elsewhere on the property. The Master PID and the Lusk Mira Mesa Business Park Design Guidelines encourage recreational facilities to be provided on site and this request would be consistent with that plan recommendation. The sport court facility would eliminate approximately 70 existing parking spaces however, Development Services staff has determined that the reduction in off-street parking is minimal and the site would remain adequately parked.

Coastal Development Permit

Lot Line Adjustment

As a part of the proposed amendment and development of the site, the project is requesting a lot line adjustment between existing Parcel 2 and Parcel 3 (Attachment 5). The lot line adjustment is considered a mapping action pursuant to the Land Development Code and therefore requires a Coastal Development Permit. The lot line adjustment is being requested because Building 2 was constructed over the shared interior property line of Parcels 2 and 3 which effectively ties the two lots together. Therefore, the lot line adjustment is necessary to separate the two parcels and provide the potential for future independent development or sale of the lots. Development Services staff has analyzed the requested lot line adjustment and determined that the resulting lot configuration would be consistent with the minimum lot size and dimensions of the IL Zoning (40,000 sq. ft.), and the Mira Mesa Community Plan recommendation of 80,000 square feet. The resulting parcels are not substantially different than the original subdivision and each lot would be accessed from dedicated public right-of-way.

Community Plan Analysis:

The proposed project is located within the Sorrento Mesa Industrial sub-area of the Mira Mesa Community Plan. The Community Plan designates the site as Industrial Park. The Industrial Park designation is intended to accommodate research and development, manufacturing and office uses. The Community Plan recommends minimum lot sizes of 80,000 square feet in the industrially designated areas. The intent of the lot size minimum is to preserve adequate industrial lands in parcel configurations which are conducive to desirable industrial uses, and to prevent the subdivision of land into smaller lots that are not conducive to manufacturing uses. The proposed lot line adjustment will result in a lot size for Parcel 3 of 6.082 acres and Parcel 2 of 15.974 acres. These proposed lot sizes comply with the recommendations in the Community Plan for industrial lot size minimums.

The Community Plan contains development criteria for property proposed in the industrially designated areas. Permit conditions to satisfy these criteria include limiting the uses to research and development, office and light manufacturing; limiting the amount of multi-tenant office use; limiting the amount of support facilities; and providing bicycle lockers, parking, and shower facilities for employees.

Critical Project Features to Consider During Substantial Conformance Review

Parking

The proposed reduction of off-street parking commensurate with the underlying zone is supported by limiting the use of the facility to light industrial land uses including office, warehousing, research and development and manufacturing. Any proposed substantial conformance with this permit should not permit further reduction of off-street parking spaces that would not provide the minimum zoning requirement based on the existing and proposed land uses.

Multiple Tenants

Permit conditions restricting the number of multi-user tenants are provided to maintain traffic impacts pursuant to PID 86-0975. Permit conditions have been applied to the development restricting the number of multiple tenants to 50% of the total gross floor area. An individual tenant is defined as any office tenant not occupying over 40,000 square feet of gross floor area and shall be considered as contributing to the aggregate 50% limitation of multi-tenant office.

Landscape

Landscape Plans have been approved to implement the minimum street tree requirements within the public right-of-way and vehicle use areas. Future substantial conformance of this amendment should not reduce the number of trees or landscaped area within the three parcels.

Conclusion:

The application is requesting a Planned Development Permit to reduce off-street parking requirements established by a previous discretionary action to be proportionate with the current IL Zone standards of the Land Development Code. The reduction in parking would permit the construction of a sports court facility on the property which would fulfill a recommendation of the Mira Mesa Community Plan and provide a benefit to employees on the site. Additionally, the application is requesting a Coastal Development Permit to adjust the existing interior property line in order to unencumber the two lots currently tied together with physical encroachment of Building 2. The Mira Mesa Community Planning Group unanimously supports the proposed project with no additional conditions. Both discretionary actions have been determined to be exempt from further environmental review and consistent with the applicable land use plan and underlying zone requirements. Development Services staff has analyzed the proposed reduction in off-street parking, the construction of the sport courts and the lot line adjustment and concluded that the required findings to approve the project can be made (Attachment 7).

ALTERNATIVES:

1. **Approve** Planned Development Permit No. 346312 and Coastal Development Permit No. 168088 with modifications; or
2. **Deny** Planned Development Permit No. 346312 and Coastal Development Permit No. 168088 **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

**Mike Westlake
Program Manager
Development Services Department**

**Patrick Hooper, Project Manager
Development Services Department**

BROUGHTON/JPH

Attachments:

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