



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 6, 2005

REPORT NO. HO-05-129

ATTENTION: Hearing Officer

SUBJECT: SKB TENTATIVE MAP, PROJECT NO. 30759, PROCESS 3.

LOCATION: 3750 Convoy Street

APPLICANT: SKB – Kearny Mesa, LLC, Applicant

SUMMARY

Requested Action - Should the Hearing Officer approve a Tentative Map to create two parcels from one- existing 6.419-acre site and a Planned Development Permit to Amend Planned Commercial Development (PCD) Permit No. 91-0304, addressed as 3750 Convoy Street, within the IL-2-1 Zone of the Kearny Mesa Community Plan Area?

Staff Recommendation –

1. APPROVE Tentative Map No. 84006, and Planned Development Permit No. 239144, Amending Planned Commercial Development Permit No. 91-0304.

Community Planning Group Recommendation – On October 19, 2004, the Kearny Mesa Community Planning Group voted 9-2-0 to recommend approval of the application. A copy of this recommendation is included as Attachment --.

Environmental Review – This project is exempt from environmental review pursuant to Article 19, Section 15061(b) (3), General Rule, of the California Environmental Quality Act (CEQA).

BACKGROUND

The 6.419-acre site is addressed as 3750 Convoy Street, located north of Aero Drive, east of Interstate 805, west of State Highway 163 and south of Kearny Mesa Road, in the IL-2-1 (Industrial-Light) Zone within the Kearny Mesa Community Plan Area (Attachment --). The site is presently developed with two, three-story office buildings, and a drive-thru restaurant. A total of 478 off-street parking spaces serve the existing development. The Community Plan designates this site Industrial and Office Park use and the existing uses are consistent with this designation.

Prior Discretionary Actions

On August 7, 1981, the Planning Director approved Planned Commercial Development (PCD) Permit No. 91-0304, which allowed development which included two, three-story office buildings, a restaurant pad and associated off-street parking. No fewer than 478 off-street parking spaces were required to be provided on-site (Attachment ---, Condition No. 4). This Permit amended previously approved PCD Permit Nos. 30-118-0 and 86-0257, which -----
----- . Copies of these Permits are included as Attachments --- through -----.

DISCUSSION

Project Description

The project proposes a Tentative Parcel Map to allow the subdivision of the existing 6.419-acre developed site, into two parcels for purposes of sales or financing. Parcel One comprises 239,457 sq. ft. (5.50-acre) and contains two existing three-story office buildings, associated off-street parking spaces and landscaping. Parcel Two comprises 40,155 sq. ft. (0.92-acre) and contains an existing drive-thru restaurant, associated off-street parking spaces and landscaping. Staff review of the proposal determined that the existing 478 off-street parking spaces provided on-site are adequate to serve these existing uses. This development was approved in 1991 and implemented pursuant to the approved PCD.

A Planned Development Permit (PDP) is required to amend the existing Planned Commercial Development Permit No. 91-0304, to allow subdivision of the single developed parcel into two parcels. Further development of the site would require an amendment to the PDP.

Staff also determined that the 478 off-street parking spaces are required to be permanently maintained on both Parcels One and Two. These parking spaces are required to be maintained through a Shared Parking Agreement to be implemented prior to recordation of any final map. In addition to a Shared Parking Agreement, a Mutual Access Agreement is required to be implemented and recorded in the same manner. These mechanisms will allow continued ingress and egress to each newly created parcel, as well as continued use of required off-street parking spaces serving the development.

Community Plan Consistency

The Kearny Mesa Community Planning Group voted 9-2-0 to recommend approval of the project (Attachment --). Concerns were expressed with regard to the initial design of the subdivision, which proposed Parcel 2 at less than the recommended minimum standard for newly created parcels designated for industrial land use within the Kearny Mesa Community Plan Area. Based on this concern, the Tentative Map was revised. The area of Parcel One was reduced by 14,384 sq. ft. and the area of Parcel Two was increased by the same amount. Staff determined that with this revision, the proposal is consistent with the adopted Kearny Mesa Community Plan.

Conclusion

Staff has reviewed the request for a Tentative Map for the subdivision of the existing approximate six-acre site into two parcels for purposes of sales or financing, and the companion Planned Development Permit to Amend the existing Planned Commercial Development Permit No. 91-0304, and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps.

ALTERNATIVES

1. Approve Tentative Map No. 84006, and Planned Development Permit No. 239144, with modifications.
2. Deny Tentative Map No. 84006, and Planned Development Permit No. 239144, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

William C. Tripp
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map/Site Plan
6. Draft Map Conditions and Subdivision Resolution
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Recorded Permit(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology