



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: August 10, 2005

REPORT NO. HO 05-153

ATTENTION: Hearing Officer

SUBJECT: REMEC TENTATIVE MAP,
PROJECT NUMBER: 39677

LOCATION: 5775 Roscoe Court

OWNER: CBRE Operating Partnership LP

SUMMARY

Requested Action - Should the Hearing Officer approve a request for a Tentative Map to create two parcels from one existing 6.712 acre site and a Variance for the reduction of the minimum required street frontage at 5775 Roscoe Court?

Staff Recommendation -

1. **APPROVE** Tentative Map No. 112351 and
2. **APPROVE** Variance No. 248943.

Community Planning Group Recommendation – On August 18, 2004, the Kearny Mesa Planning Group voted to approve a Tentative Map and Variance. The motion passed 8-0-0, without conditions.

Environmental Review - This project is exempt from environmental review pursuant to Article 19: Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA).

BACKGROUND

The subject property located at 5775 Roscoe Court is a 6.712 site zoned IL-2-1 in the Airport Environs Overlay zone within the Kearny Mesa Community Plan area. The Community Plan designates the site for Industrial and Business Park use and the existing construction complies with this use.

The property fronts on a cul-de-sac and was previously zoned M1-B. Currently, there are two, single-story buildings on the existing parcel; one has a square footage of 30,477 and the other approximately 34,000. The structures were built in 1984 when the M1-B zone allowed for a street frontage requirement of 45' for lots fronting a curving street. A parcel map (recorded on April, 27, 2004) created two lots, giving one parcel approximately 95' and the other approximately 122' of street frontage..

DISCUSSION

The project application was deemed complete on June 22, 2004.

The applicant proposes to create two parcels from one existing 6.712 acre site. Parcel 1 will be 2.418 acres and Parcel 2 will be 4.294 acres. No construction is proposed at this time.

The applicant also proposes a variance for the reduction of the minimum required street frontage. A variance is required because the minimum required street frontage for both parcels within the IL-2-1 zone is 75 feet. The proposed street frontage is 60 feet. A variance is being requested to provide relief because the parcels are fronted on a cul-de-sac, making it impossible to create the minimum street frontage of 75 feet for each parcel. The proposed street frontage of 60 feet is similar to most other industrial zones. These conditions did not result from any action of the applicant.

Section 125.0410 of the San Diego Municipal Code (SDMC) states that a Tentative Map is required for the subdivision of land. Staff has reviewed the proposed Tentative Map and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Staff has not received any negative communication regarding this proposed project.

CONCLUSION

Staff has reviewed the application for the Tentative Map and Variance and believes that the required findings can be made to support the proposed project. Additionally, the project was reviewed and exempted from the California Environmental Quality Act and Categorically Exempt from further environmental review. Therefore, staff recommends that the Hearing Officer approve both the proposed Tentative Map and Variance.

ALTERNATIVE

1. APPROVE Tentative Map No. 112351, and Variance No. 248943 with modifications.
2. DENY Tentative Map No. 112351, and Variance No. 248943 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

John Cruz, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans (Hearing Officer Only)
6. Draft Tentative Map Resolution
7. Draft Variance Resolution with Findings
8. Draft Variance Permit
9. Project Chronology
10. Community Planning Group Recommendation