



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 9, 2007 **REPORT NO.** PC-07-155

ATTENTION: Planning Commission, Agenda of November 15, 2007

SUBJECT: **NATIONAL UNIVERSITY BUILDING D**
PROJECT NO. 124223. PROCESS 4

**OWNER/
APPLICANT:** National University (Attachment 7)

SUMMARY

Issue - Should the Planning Commission approve construction of a 14,100-square foot, two-story academic building for National University at 3570 Aero Drive in the Kearny Mesa Community Plan area?

Staff Recommendations:

1. **Certify** Negative Declaration No. 124223; and
2. **Approve** Planned Development Permit No. 425728, an amendment to Planned Development Permit No. 30992, and Conditional Use Permit No. 424404, an amendment to Conditional Use Permit No. 309920.

Community Planning Group Recommendation - On June 20, 2007, the Kearny Mesa Community Planning Group voted 14:0:0 to approve the project as proposed with no conditions (Attachment 4).

Environmental Review - Negative Declaration No. 124223 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement – The Kearny Mesa Community Plan designates the site for industrial and business park uses. The proposed project is for the construction of a 170,000 square foot, two-story academic building; therefore the project will have no impact on the supply of housing in San Diego.

BACKGROUND

The proposed project is located on National University's campus located at 3580 Aero Court, south of Aero Drive (Attachment 1). The site is zoned IP-2-1 (Industrial Park) and is designated for industrial and business park uses in the Kearny Mesa Community Plan (Attachment 2). The 4.31 acre project site is relatively flat and currently developed with a 23,000-square-foot, one-story academic building; a dive-tank facility; an equipment work-yard; surface off-street parking; landscaping and associated improvements. Access to the site can be taken from two driveways along Aero Court.

The surrounding land uses include: the Sheraton Four Points Hotel and Montgomery Field Municipal Airport to the north; Kelco Research and Development Park to the east; a mixed-use (commercial and residential) development to the south; and Children's Hospital to the west.

The project site is located within the San Diego County Airport Authority's jurisdiction, but not located within an identified Airport Influence Area (AIA), Airport Environs Overlay Zone (AEOZ), Airport Noise Contour Overlay Zone, or Airport Accident Potential Overlay Zone. Nor is the site located within a biologically sensitive resources area, within or adjacent to the City of San Diego Multi-Habitat Planning Area (MHPA) or identified open space. No cultural resources (archaeological or historical) are known to exist on or near the developed project site.

The site was originally governed by Conditional Use Permit (CUP) No. 400-PC that was approved in November 1973, and allowed the conversion of the existing one-story, 23,000-square foot structure (originally a research and development facility) into classrooms and offices for Cabrillo Pacific University, a vocational school. CUP No. 400-PC allowed a maximum enrollment of 750 students, required a minimum of 253 off-street parking spaces, and classroom instructions to be conducted between the hours of 6:00 AM to 10:00 PM. National University acquired the property and has since been operating as an educational facility in conformance with this permit.

In 1983 and 1984, National University applied for and the Planning Commission approved a Conditional Use Permit (CUP No. 83-0099) to amend CUP No. 400-PC and an Extension of Time (EOT) to extend the CUP for an additional 36 months (CUP No. 83-0099.1). These previous amendments to CUP No. 400-PC included the construction of a new 54,000 square-foot building and parking lot. However, construction of the new building never occurred and CUP No. 83-099.1 expired.

On August 31, 2006, the Planning Commission approved CUP No. 309920 and PDP No. 309921 to amend CUP No. 400-PC to allow the demolition of the existing 23,000-square foot, one-story academic building and construction of the following three new separate structures: a two-story, 39,100-square-foot academic building (Building A); a 117,300- square-foot, two-level parking structure (Building B); and a two-story, 7,300-square foot annex building (Building C) with reduced setbacks. The three structures are currently under construction. Deviations were necessary to approve the reduced setbacks; therefore a Planned Development Permit was required and a Conditional Use Permit was required to permit the school use.

DISCUSSION

Project Description

National University's current proposal is to amend CUP No. 309920 and PDP No. 309921 to construct a new 14,100-square-foot, two-story academic building known as Building D. Building D would consist of laboratory spaces for students, an office and storage room (Attachment 3). The proposed project requires an amendment to both the CUP and PDP, however deviations are not required for this project (Attachment 8). Access would be provided off of Aero Court. Parking would be provided for 366 vehicles. Landscaping would be in conformance with the City's Landscape Development regulations.

Community Plan Analysis

The Kearny Mesa Community Plan designates the project site as industrial and business park. The subject parcel is located along the south side of Aero Drive, at 3580 Aero Court, between Kearny Villa Road and Aero Court. The surrounding land uses include: the Sheraton Four Points Hotel and Montgomery Field Municipal Airport to the north; Kelco Research and Development Park to the east; a mixed-use (commercial and residential) development to the south; and Children's Hospital to the west.

The proposed expansion of the National University campus would continue to maintain the large setback south of Aero Drive to allow large specimen trees and landscaping to be placed in the setback. This would provide the visual continuity of Aero Drive which is currently characterized by mature eucalyptus trees planted along most of the southerly portion of Aero Drive. The

proposed building façade has a strong fenestration element which improves the visual quality along Aero Drive.

The site is located within the West Aero Drive Land Use Study prepared in 2004. As a result of the study, the Kearny Mesa Community Plan recommends that this area is suitable for future industrial use and that the existence of schools, religious services, makes it attractive for mixed use development in the future. This development would accommodate school uses as well.

The Kearny Mesa Community Plan also recommends that new buildings located along the entries into the community be distinct through attractive entrances which announce Kearny Mesa as a desirable place to work and shop. This project fulfills that recommendation. Therefore, the proposed project and increase in educational space for the National University would implement the Kearny Mesa Community Plan.

Environmental Analysis

The following environmental issues: transportation, water quality/hydrology and geology were considered during the review of the project and determined to be less than significant and a Negative Declaration was prepared for the project.

Transportation

The maximum number of students allowed under the proposed CUP amendment is 650 students, which is the same as allowed under the existing CUP. Since this amendment does not propose an increase in student enrollment, traffic impacts are not anticipated. With respect to parking, according to the approved traffic evaluation for the "National University Aero Court Campus (June 19, 2006)," by Katz, Okitsu and Associates, automobile parking must be provided at a minimum rate of 0.512 spaces per student; hence, a minimum of 333 automobile parking spaces must be provided by this project (650 students x 0.512 spaces/student). Since this project is proposing 366 parking spaces (316 in the parking structure and 50 surface parking spaces), parking impacts are not anticipated. Since transportation/parking impacts are not anticipated, mitigation would not be required.

Water Quality/Hydrology

Water quality is affected by run-off containing soil and contaminants, and by the direct discharge of pollutants (point-source pollution). The proposed development would create new impervious surfaces and introduce substances to the site which could increase the volume of urban runoff into the watershed. Such runoff could contain oils, heavy metals, pesticides, fertilizers, and other non-point source contaminants that could be introduced into the storm water drainage system if not controlled.

In order to determine site specific, Best Management Practices (BMPs) to help control polluted run-off, the applicant was required to submit a Storm Water Requirements Applicability Checklist and water quality technical report for the project. According to the "Water Quality Technical Report" prepared by RBF Consulting (September 10, 2007), the project is connected via storm drain to an unnamed tributary of Murray Canyon Creek which is connected to the San Diego River. The San Diego River is approximately 1.3 miles downstream from the project site. The already developed project site drains northerly. The site, which has existing parking, drains to various storms drain facilities on the adjacent property to the west.

The project would incorporate Site Design, Source Control and Treatment Control BMP's to trap storm runoff onsite for treatment prior to leaving the site as required by the City's Standard Permanent Storm Water BMPs. In addition, the project applicant would be required to comply with all requirements of the State Water Resources Control Board Order No. 99-08, Municipal Storm Water Permit Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. A Storm Water Pollution Prevention Plan and a Monitoring Program Plan would also be implemented concurrently with the commencement of grading activities. Implementation of the aforementioned measures would reduce potential environmental impacts to hydrology/water quality to below a level of significance.

Geology

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure to affect the proposed development. According to the City of San Diego Seismic Safety Study, the project is mapped within Geologic Hazard Category 52 (other level areas, favorable geologic structure, and low risk to development). No faults are known to exist on or near the project site. The project is not considered to represent a significant increase in the exposure of persons to geologic hazards and therefore mitigation would not be required.

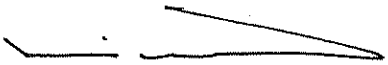
CONCLUSION

Staff has reviewed the request to amend CUP No. 309920 and PDP No. 309921 to construct a two-story 14,100-square foot building, parking and landscaping to expand the university campus and program at 3570 Aero Drive in the IP-2-1 zone of the Kearny Mesa Community Plan area. All issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the development permits (Attachment 6) and draft conditions of approval (Attachment 5). Staff recommends the Planning Commission approve the project as proposed.

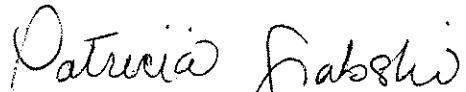
ALTERNATIVES

1. **Approve** Planned Development Permit No. 425728 and Conditional Use Permit No.424404, **with modifications.**
2. **Deny** Planned Development Permit No. 425728 and Conditional Use Permit No.424404, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Development Project Manager
Development Services Department

BOEKAMP/GRABSKI

Attachments:

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