



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: November 2, 2005 REPORT NO. HO 05-203

ATTENTION: Hearing Officer

SUBJECT: PACIFIC COAST OFFICE BUILDING – PROJECT NO. 54384.  
PROCESS 3.

LOCATION: 5300 Block of Scheidler Way (east side), south of Camino del Rio South.

APPLICANT: Robert B. Pollack, Managing Partner and Lola Pollack, Partner – Pacific Coast Assets. LLC (Attachment 9).

### SUMMARY

Requested Action - Should the Hearing Officer approve a request for a Site Development Permit to allow development of an office building on portions of an approximate 5-acre site containing environmentally sensitive lands (ESL), located within the Mission Valley Planned District and Community Plan Area?

#### Staff Recommendation -

1. **CERTIFY** Mitigated Negative Declaration (MND) No. 54384 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Site Development (Mission Valley PDO) Permit No. 158004.

Community Planning Group Recommendation – On September 7, 2005, the Mission Valley Unified planning Organization voted 15-0-0 to recommend approval of the project (Attachment 8).

Environmental Review – MND No. 54384 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A MMRP has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts to biological or paleontological resources, and Land Use/Multiple Species Conservation Program (MSCP).

## BACKGROUND

The project proposes a Site Development Permit (Process 3) to construct an approximately 10,000 sq. ft., two-story office building on a one-acre, northerly portion (zoned MV-CO, Commercial-Office) of a vacant five-acre parcel containing environmentally sensitive lands (ESL), located within the Mission Valley Planned District. The remaining four-acre, southerly portion of the site (zoned RS-1-1, Residential/Single-Family) is located outside of the development area and will be retained in an existing open space easement granted to the City in 1982 (Attachment 11).

The site is located east of the southerly terminus of Scheidler Way (5300 block), south of Camino del Rio South and Interstate Highway 8. The site and surrounding area are within the Mission Valley Planned District and Community Plan Area. The Mission Valley Community Plan designates the site for Commercial-Office land use, and the area within the open space easement (to remain undeveloped), for Open Space land use. The proposed office use and existing open space easement are consistent with these designated land uses.

The property is bordered on the south by open space, the terminus of Scheidler Way on the west, commercial-office uses on the north, and commercial-office uses and open space on the east. Access to the subject property would continue to be from Scheidler Way. Topographically, the property is characterized by north-facing, steeply sloping land. Site elevations in the area of development vary approximately 64-feet, from a high of 200-feet along the southern portion to a low of 136-feet at an existing retaining wall on the north.

The Land Development Code requires approval of a Site Development Permit for development on properties containing environmentally sensitive lands (ESL), and also for properties located within a planned district. The subject property contains environmentally sensitive lands including steep slopes and biological resources, is located within the Mission Valley Planned District and is subject to the Mission Valley Planned District Ordinance. Draft findings for each of the required permits are included in Attachment 7.

## DISCUSSION

### Project Description

The proposed project includes a two-story office building, off-street parking and associated retaining walls. Project plans (Attachment 5) indicate three-levels totaling 9,885 sq. ft. as follows - First Level contains 5,463 sq. ft. of medical office space; and Second Level contains 3,960 sq. ft. of office space. A Lower Level contains 462 sq. ft. of mechanical space. A total of approximately 0.83-acre (17%) of the site will be graded to accommodate the development. Proposed grading includes 6,300 cubic yards of cut to a maximum depth of 23-feet, and 2,600 cubic yards of fill to a maximum depth of ten-feet, with 3,700 cubic yards of earth being exported off-site. Condition No. 20 of the draft Permit (Attachment 6) requires that all exported material be discharged to a legal disposal site.

Three retaining/crib walls totaling 1,865-feet in length and ten-feet in height, will be utilized to retain earth necessary to support the development pad. The pad will accommodate the building and access to required off-street parking spaces located on-site. The retaining/crib walls will be stepped to allow for utilization of landscape treatments. These walls will be a sandstone (tan) color and plantable. A mix of vines, shrubs, and accent shrub plantings are proposed along the perimeter and tops of the walls to minimize visual impacts.

The proposed building will have a maximum height of approximately 39-feet. Vehicular access to the project site is provided from Scheidler Way via a 26-foot-wide driveway. A total of 36, on-site parking spaces will be provided. Of these, 20 spaces are provided at-grade in a tuck-under parking area located along the northern side of the building. The remaining 16 spaces are located on a second-level parking area located on the eastern side of the building. Landscaping and Brush Management Zones will be provided in accordance with Land Development Code requirements. Landscape planting consists of shade, street, and courtyard trees; shrubs; vines; various groundcovers; and a non-invasive hydroseed mix to be planted along the perimeters of the property.

Staff review of the proposed project for compliance with California Environmental Quality Act (CEQA) Guidelines determined that the project could result in impacts to biological and paleontological resources. The project site is located within the City of San Diego's Multiple Species Conservation (MSCP) Subarea. Although the project site is not located within the Multi-Habitat Planning Area (MHPA), an area of MHPA open space exists uphill to the south within the Normal Heights neighborhood. In addition, approximately four-acres of a southerly portion of the subject property located within an existing open-space easement will remain undeveloped in its natural state. The project will comply with the MHPA Land Use Adjacency Guidelines of the City's MSCP Subarea Plan which will ensure that the project does not impact the MHPA. The project footprint does not encroach into the MHPA or the open space easement. Proposed lighting will be directed away from adjacent MHPA and open-space areas, and shielded as necessary. Landscape plantings consist of either native plant species or non-invasive ornamental plant species. Site drainage is directed away from the MHPA. A Mitigation, Monitoring and Reporting Program (MMRP) will be implemented which will reduce potential impacts to below a level of significance.

### Conclusion

Staff has determined that the proposed development is located outside of the existing open space easement which will be retained on-site, that the development complies with applicable Municipal Code and related policy documents, and that the draft findings as noted in Attachment 6 is supportable.

### ALTERNATIVES

1. Approve Site Development Permit No. 158004, with modifications.
2. Deny Site Development Permit No. 158004, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

(ORIGINAL SIGNED)

---

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. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology
11. Open Space Easement (existing)