

PLANNING COMMISSION STAFF REPORT



September 14, 2022

ITEM TITLE

Design Review for a 108,205 square-foot concrete tilt-up industrial building on a 7.51-acre site in the PA-3 Zone of the Otay River Business Park (ORBP) Specific Plan.

Location: 2855 Faivre Street.

Environmental Notice:

The project was adequately covered in a previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS15-0005/MPA15-0022) for the ORBP Specific Plan.

Recommended Action

Conduct a public hearing and adopt a resolution approving Design Review Permit No. DR21-0009 for the construction of a one-story, 108,205 square-foot industrial building.

SUMMARY

The project proposes the construction of a one-story, 108,205 square-foot concrete tilt-up industrial building (the "Project") on a 7.51-acre site (Parcel 1) located on the south side of the intersection where Seventh Street terminates at Faivre Street within the ORBP (Attachment 1, Locator Map). The proposed use will consist of a combination of office, manufacturing and warehouse uses as allowed within the provisions of the ORBP Specific Plan.

ENVIRONMENTAL REVIEW

The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in the previous Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (IS15-0005/MPA15-0022) for the ORBP Specific Plan, adopted by the City Council on May 6, 2018. No further environmental review is required.

HOUSING IMPACT STATEMENT

The proposed Project is located within the ORBP PA-3 Zone, which is an industrial land use designation, which does not allow housing. Therefore, no housing is proposed as part of this Project.

DISCUSSION

On June 25, 2021, Otoy River Business Park Development, LLC (the “Applicant”), submitted an application for a Design Review (DR) permit to construct a one-story industrial building located at 2855 Faivre Street (the “Project Site”).

The 7.51-acre Project Site is within the southwestern portion of the City. The Project Site is a flat, vacant lot that has been previously graded. The site is comprised of two previous lots (Lots 10 and 11) which were subsequently merged into the current 7.51 acre site known as “Parcel 1” within the ORBP.

The Project is in compliance with the City of Chula Vista’s General Plan and Title 19 of the Chula Vista Municipal Code (CVMC). The Project will provide loading docks at the rear of the building to minimize visibility from the adjacent streets. The Project will also provide parking and landscaped areas in conjunction with the building design. Parking has been provided based upon the anticipated mix of tenant uses. Site amenities include associated parking and landscaping as well as an outdoor amenity area for employees. (Attachment 2, Project Plans). Additional landscaping has been placed along the perimeter of the site and around the parking lot areas.

The surrounding land uses are follows:

Table 1 –Surrounding Land Uses

<u>General Plan</u>	<u>Zoning</u>	<u>Current Land Use</u>
South: Open Space	PA-4-Floodway & Habitat Area	Vacant/Floodway
North: Limited Industrial	PA-2-Transitional Area	Existing industrial/warehouse
East: Limited Industrial	PA-3- Business Center	Vacant
West: Limited Industrial	PA-2- Transitional Area	Vacant

Compliance with Development Standards

The Project meets all applicable parking, setback, and building height requirements, as provided in the below table:

Table 2 – Development Standards Table

Assessor’s Parcel Numbers:	629-040-37, 629-040-38
Current Zoning:	Business Center (PA-3)
General Plan Designation:	Limited Industrial (IL)
Lot Area:	327,136 square-feet (7.51 acres)
PARKING REQUIRED: <u>Commercial: 1 space per 300 square-feet = 16 spaces</u>	PARKING PROPOSED: Accessible Van Spaces: 1 space Accessible Spaces: 5 spaces

<u>Manufacturing: 1 space per 800 square-feet = 56 spaces</u> <u>Warehouse: 1 space per 1,000 square-feet = 58 spaces</u> Total: 130 spaces	Carpool/Zero Emission Spaces: 10 spaces Electric Vehicle (EV) Spaces: 9 spaces EV (ADA): 2 Spaces Standard Parking Spaces: 104 Total: 131 spaces
Open Space Required: Not Applicable	Open Space Proposed: Not Applicable
SETBACKS/HEIGHT REQUIRED: Front: 10 feet (building and parking) Side: 5 feet Rear: 5 feet Height: 45 feet	SETBACKS/HEIGHT PROPOSED: Front: 82 feet (building) 12 feet (parking) Side: 62 feet & 45 feet Rear: 81 feet Height: 42 feet

Design Review

In accordance with CVMC Section 19.14.582(A) and Chapter 5 of the ORBP Specific Plan, DR approval is required for the Project. The following describes the Project's consistency with the Design Guidelines of the ORBP Specific Plan.

Building Massing and Scale

Variations in roof heights and forms will provide interest in character and various shadows. Wall planes have been staggered to help draw attention to entries and architectural features. Each building entry was designed to be an inviting space with low overhangs and colorful features for visual cues. Because of the modern design colorful 'pop outs' with concrete reveals help emphasize entry areas as well. These types of features are in compliance with Chapter 5.3 of the ORBP Specific Plan:

5.3(B)(1): *Heights and wall planes should be staggered to create shadows that break up large expanses of the façade; and*

5.3(B)(2): *Use varied roof forms, mass, shape, or materials to create variations in building facades.*

The building was designed to be similar in style, color and finishes to existing buildings in the development so that the "campus feel" could be created for the entire ORBP.

Materials/Colors

Chapter 5.3 of the ORBPSP states:

5.3(C)(1): *Use building materials that are high quality, durable, require low maintenance and complement the building design; and*

5.3(C)(3): *A limited color palette shall be incorporated into the design, with color differentiation used within the overall project to reduce monotony, and avoid*

repetitiveness within the building façade. Colors should be used to articulate entries or other architectural features.

All materials used will be high quality, durable and require low maintenance. The building will consist of concrete tilt-up construction and will be painted in compliance with the ORBP Specific Plan. Painted concrete will withstand all weather conditions and be low maintenance. Metal awnings are also durable and low maintenance.

Circulation and Site Access

In compliance with ORBP Specific Plan Chapter 5.2(A)(4), the proposed site design provides adequate circulation for large semi-truck access for turning and maneuvering throughout the lot. There are a total of three driveways accessing the Project. Any large truck may enter the site utilizing the east or west driveway entrance and exit via either driveway, thus allowing trucks to circulate around the building without requiring them to back up. Truck ingress/egress utilizing these two driveways will not interfere with vehicular access to the site. There is one driveway that is provided central to the Project where vehicles can access the Project without interference to the semi-trucks accessing the rear loading docks. The loading docks are located at the rear of the building facing south so that no additional screening from the public right-of-way is required.

Parking

The proposed project is located south of Faivre Street, within the southern portion of the ORBP Specific Plan. The specific plan requires commercial/industrial projects to provide the following parking ratios:

- 1 space for every 300 square-feet of office space
- 1 space for every 800 square-feet of manufacturing use
- 1 space for every 1,000 square-feet of warehouse use

The Project is being developed as a speculation shell building; therefore, the Applicant has provided parking based upon an anticipated breakdown of uses, consisting of 42% manufacturing use, 54% warehouse use, with an additional 4% as office use. Based upon this anticipated tenant mix, a total of 130 parking spaces would be required. The Project includes a total of 131 spaces to be provided on-site.

In order to avoid the necessity for parking on public streets, prohibited by ORBP Specific Plan Chapter 5.2(A)(1), a condition of approval has been added limiting the Applicant to the parking allocation described above, and any deviations will require administrative review and approval by the Zoning Administrator.

Parking Lot Screening

The main parking area will be located off of Faivre Street and will be screened by heavy landscaping consisting of a combination of hedges and trees pursuant to Chapter 5.2 of the ORBP Specific Plan:

5.2(B)(1): *All parking shall be provided onsite within the lots of the Specific Plan with no street parking on existing or new public streets; and*

5.2(B)(2): *Parking areas shall be screened with a landscape berm, wall, or a solid plant material such as a hedge.*

The amount of parking provided is based upon the applicant's anticipated breakdown of future tenant usage and is consistent with the ORBP Specific Plan

Landscaping

All areas of the Project Site not covered by structures, drives, parking or hardscape will be appropriately landscaped. The Project has been designed so that 20% of the gross site area is covered by landscaping. This coverage is 5% greater than the minimum 15% required by ORBP Specific Plan Chapter 5.4(A)(7). In addition, the parking lot area will have a landscaped area of 13.8%, instead of the minimum 10% required.

Landscaping will consist of a blend of trees, shrubs, and ground cover throughout the site. Trees are provided along the street frontage consistent with the surrounding properties, adjacent to and within the parking areas to provide shading, and along the building frontage. Shrubs will be used to provide screening of parked vehicles from the street. Accent trees and ground cover will be provided near the building entryways as an identification of entrances and to provide some color. All landscaping is designed to be similar to existing buildings to create a campus feel for the development.

Exterior Lighting

In compliance with ORBP Specific Plan Chapter 5.3(F)(1) and (4), exterior lighting will be provided around the building and throughout the site to illuminate the parking areas, loading area, and pedestrian areas. These will all be directed downward and be consistent with the City's lighting policies.

Trash Enclosures & Recycling

Staff has reviewed the project plans and approves of the proposed location and size of the trash enclosures pursuant to ORBP Specific Plan Chapter 5.3(E)(3).

CONCLUSION

Staff is recommending approval of a proposed commercial/industrial project consisting of a single-story building, totaling 108,205 square-feet, with a planned anticipated combination of manufacturing, warehouse, and office uses. The anticipated uses are allowed uses within the PA-3 Zone. The proposal complies with the policies, guidelines and design standards for the ORBP Specific

Plan and CVMC Title 19. Therefore, staff recommends the Planning Commission approve Design Review Permit No. DR21-0009 subject to the conditions listed in the attached Resolution.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the Planning Commission members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18705.2(a)(11), for purposes of the Political Reform Act (Cal. Gov't Code §87100, *et seq.*).

Staff is not independently aware and has not been informed by any Planning Commission member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

FISCAL IMPACT

There are no impacts to the General Fund or Development Services Fund as a result of this action. All processing costs are borne by the Applicant.

ATTACHMENTS

1. Locator Map
2. Project Plans
3. Disclosure Statement
4. Resolution PC 2022-003

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