

PLANNING COMMISSION STAFF REPORT



December 14, 2022

ITEM TITLE

Design Review for a 97,310-square foot office/warehouse building on a 6.08-acre site in the PA-3 zone of the Otay River Business Park ("ORBP") Specific Plan

Location: 2995 Faivre Street

Environmental Notice:

The Project was adequately covered under 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 DR21-0036 for the construction of a 97,310-square foot office/warehouse building with associated parking on a 6.08-acre site, within the PA-3 zone of the ORBP Specific Plan and located at 2995 Faivre Street.

SUMMARY

The Applicant proposes to construct a 97,310 square-foot office/warehouse building ("Project") on a 6.08-acre site (Parcel 2) on the south side of Faivre Street, between Seventh Street and Fourth Avenue ("Project Site"). The Project Site is within the Otay Ranch Business Park (Attachment 1, Locator Map), and the proposed use will consist of a combination of office and warehouse uses as allowed under the provisions of the ORBP Specific Plan.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act ("CEQA") and determined that the Project was adequately covered in the previous Mitigated Negative Declaration 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 Project Site is located within the PA-3 zone of the ORBP, which has an industrial land use designation that does not allow housing. No housing is proposed as part of this Project.

DISCUSSION

On December 21, 2021, Creative Opportunities QOZB, LP (“Applicant”) submitted an application for a Design Review (“DR”) permit to construct an office/warehouse building at 2995 Faivre Street. The 6.08-acre Project Site is in the southwestern portion of Chula Vista and is a flat, vacant lot that has been previously graded. The site is comprised of one lot (Lot 12), known as “Parcel 2” within the ORBP.

The Project complies 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 along the east side of the building behind a 12-foot screened wall to minimize visibility from the adjacent streets. The Project will also provide parking and landscaped areas complementing the proposed building’s design. The amount of parking provided is based upon the anticipated mix of tenant uses. Site amenities include an outdoor gathering area for employees (Attachment 2, Project Plans). Additional landscaping has been placed along the perimeter of the site and throughout the parking lot areas.

Table 1 – Surrounding Land Uses

	<u>General Plan Designation</u>	<u>Zoning</u>	<u>Current Land Use</u>
South	Open Space	PA-4 (Floodway and Habitat Area)	Vacant/Floodway
North	Limited Industrial	PA-2 (Transitional Area)	Existing industrial/warehouse
East	Open Space	PA-5 (Future Park)	Vacant
West	Limited Industrial	PA-3 (Business Center)	Vacant

Compliance with Development Standards

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

Table 2 – Development Standards

Assessor’s Parcel Number:	629-040-39
Current Zoning:	PA-3 (Business Center)
General Plan Designation:	IL (Limited Industrial)
Lot Area:	6.08 acres
PARKING REQUIRED: Commercial: 1 space per 300 square feet = 33 spaces Warehouse: 1 space per 1,000 square-feet = 88 spaces	PARKING PROPOSED: Accessible van spaces: 2 spaces Accessible spaces: 4 spaces Clean air/vanpool/electric vehicle: 11 spaces Electric vehicle charging spaces: 5 spaces Accessible electric vehicle spaces: 1 space Standard spaces: 97 spaces

Total: 121 spaces	Semi-truck trailer spaces: 35 spaces US Postal Service parking: 1 space Total: 156 spaces, 35 of which are semi-truck trailer spaces. Therefore, 121 vehicle spaces are provided.
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: 16 feet (building), 10 feet (parking) Side: 77 feet and 175 feet Rear: 190 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 form will provide interest in character and varying shadows. Wall planes are staggered to draw attention to entries and architectural features. Each building entry includes a metal awning and transom windows to emphasize those areas. A dark-colored concrete rectangular shape outlines the different tenant spaces to provide interest along the building facade. These features are consistent 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.

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 business park development so that a "campus feel" could be created for the entire ORBP.

Materials/Colors

All materials will be high-quality and durable and require little maintenance. The proposed building consists of concrete tilt-up panels, which will be painted in compliance with the ORBP Specific Plan. Painted concrete is weather-resistant and low-maintenance. Metal awnings are also durable and low-maintenance:

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

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.

Circulation and Site Access

In accordance with ORBP Specific Plan Chapter 5.2(A)(4), the proposed site design provides adequate circulation for large semi-trucks turning and maneuvering throughout the lot. There are two driveways providing access to 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 at these driveways will not interfere with vehicular access to the site. Proposed loading docks are located along the eastern side of the building, with a 12-foot screened wall adjacent to Faivre Street to protect views of the loading dock from the public right-of-way.

Parking

The Project is located south of Faivre Street and within the southern portion of the ORBP Specific Plan. The plan requires commercial/industrial projects to provide parking at the following ratios:

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

The Project is being developed as a speculation shell office/warehouse building; therefore, the Applicant has proposed parking based upon an anticipated breakdown of uses consisting of 90 percent warehouse use and 10 percent as office use. Based upon this anticipated use mix, a total of 121 parking spaces are required. The Project proposes to provide a total of 156 on-site spaces, with 35 of those spaces reserved for semi-truck trailers.

Parking on public streets is prohibited pursuant to ORBP Specific Plan Chapter 5.2(A)(1). Therefore, a condition of approval has been added to this approval limiting the Applicant to the parking allocation described within the project resolution. Any deviations to the on-site parking space allocation will require administrative review and approval by the Zoning Administrator.

Parking Lot Screening

The main parking area will be located off 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.

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

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 18 percent of the gross site area is

covered by landscaping. This coverage is three percent greater than the minimum 15 percent required by ORBP Specific Plan Chapter 5.4(A)(7). The amount of parking lot landscaping also exceeds the minimum required by the ORBP Specific Plan.

Proposed landscaping consists of a blend of trees, shrubs, and ground cover throughout the site. Trees are provided along the street frontage, consistent with the surrounding properties, and are also provided adjacent to and within the parking areas to provide shading, as well as 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 driveway entries and employee patio area along Faivre Street to provide some color. A screening vine will be planted along the proposed 12-foot screened wall. All landscaping is designed to be consistent with existing business park developments to create a campus feel for the area.

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. Lighting will all be directed downward and will 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

The proposal complies with the policies, guidelines, and design standards for the ORBP Specific Plan and CVMC Title 19. Staff recommends that the Planning Commission approve the proposed Project, subject to the conditions provided in the attached resolution.

DECISIONMAKER CONFLICT

Staff has reviewed the property holdings of the Planning Commission members and found no conflicting property holdings within 1,000 feet of the subject property's boundaries. 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 decisionmaker conflict of interest in this matter.

FISCAL IMPACT

There are no fiscal 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. Draft Planning Commission Resolution

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