



Design Review Subcommittee (DRSC)

Meeting Date: October 14, 2015

PLANNER: John Ciampa, Associate Planner

SUBJECT: **Minor Architectural Permit 15-281, SDG&E Outdoor Storage Racks,**
a request to install new outdoor storage racks for the equipment yard of the San Diego Gas and Electric utility yard. The project is located at 662 Camino De Los Mares in the Public (P) zoning designation.

BACKGROUND:

Project Description

The San Diego Gas and Electric (SDG&E) property located at 662 Camino De Los Mares has been operating as a public utility with an administrative office, storage yard, and warehouse since the 1960s. The applicant, SDG&E, is proposing outdoor storage racks in the equipment yard area of the site. The equipment racks are proposed to be two levels with a height of 12.5 feet, and racks would be used to increase storage capacity for transformers on site.

Why is DRSC Review Required?

The Zoning Ordinance Section 17.16.100, requires a Minor Architectural Permit (MAP) for new accessory structures on a non-residential site. The purpose and intent of the MAP is to provide for architectural review of certain classes of development projects to ensure compliance with the General Plan and the City's Design Guidelines. The purpose of DRSC review is to ensure that new accessory structures comply with the General Plan Urban Design Element and the City's Design Guidelines.

Site Data

The proposed project is located on a 5.85 acre site that functions as administration offices and a utility yard for SDG&E. The site is improved with three buildings that make up the administrative services and garage/warehousing. The property is bordered by a mix of uses that include: senior housing, Fire Station, residential, and the I-5 freeway.

ANALYSIS:

The proposed open framed storage racks would be located along the west and south property lines. The two racks are proposed to be 90 and 204 feet long, and hold two rows of transformers and stand 12.5 feet tall. The shorter rack segment would be located along the west property line that is adjacent to the senior housing development,

San Clemente Villas. The racks on the west elevation would be partially screened by the carports on the San Clemente Villas property and the eight foot tall chain-link fence with privacy screens. The 12.5 foot rack height would make the stored equipment visible from the upper floors of the San Clemente Villas; however the racks will have limited visibility from Camino De Los Mares, as depicted in the visual simulations provided on sheet AS3-1 of the plans. The proposed racks along the south property line would not be visible from the street or the I-5 freeway; however they would be visible from the upper floors of San Clemente Villas and the houses that sit above the property in the Sea Point community. Zoning Ordinance Sections 17.24.050 and 17.28.240 require the screening of mechanical equipment from public view. Staff's position is that the 90 foot section of storage racks that has some visibility from the street should be screened to comply with the Zoning Ordinance's requirements.

RECOMMENDATIONS:

Staff has the following recommendation to help bring the proposed project into conformance with the Zoning Ordinance.

1. The storage racks that are visible from Camino De Los Mares should be screened from public view. The methods for screening could include but are not limited to landscaping, mesh screening added to the back and sides of the racks, or a back and side panel that would screen the transformers stored on the racks.

Staff seeks DRSC's input and welcomes additional feedback.

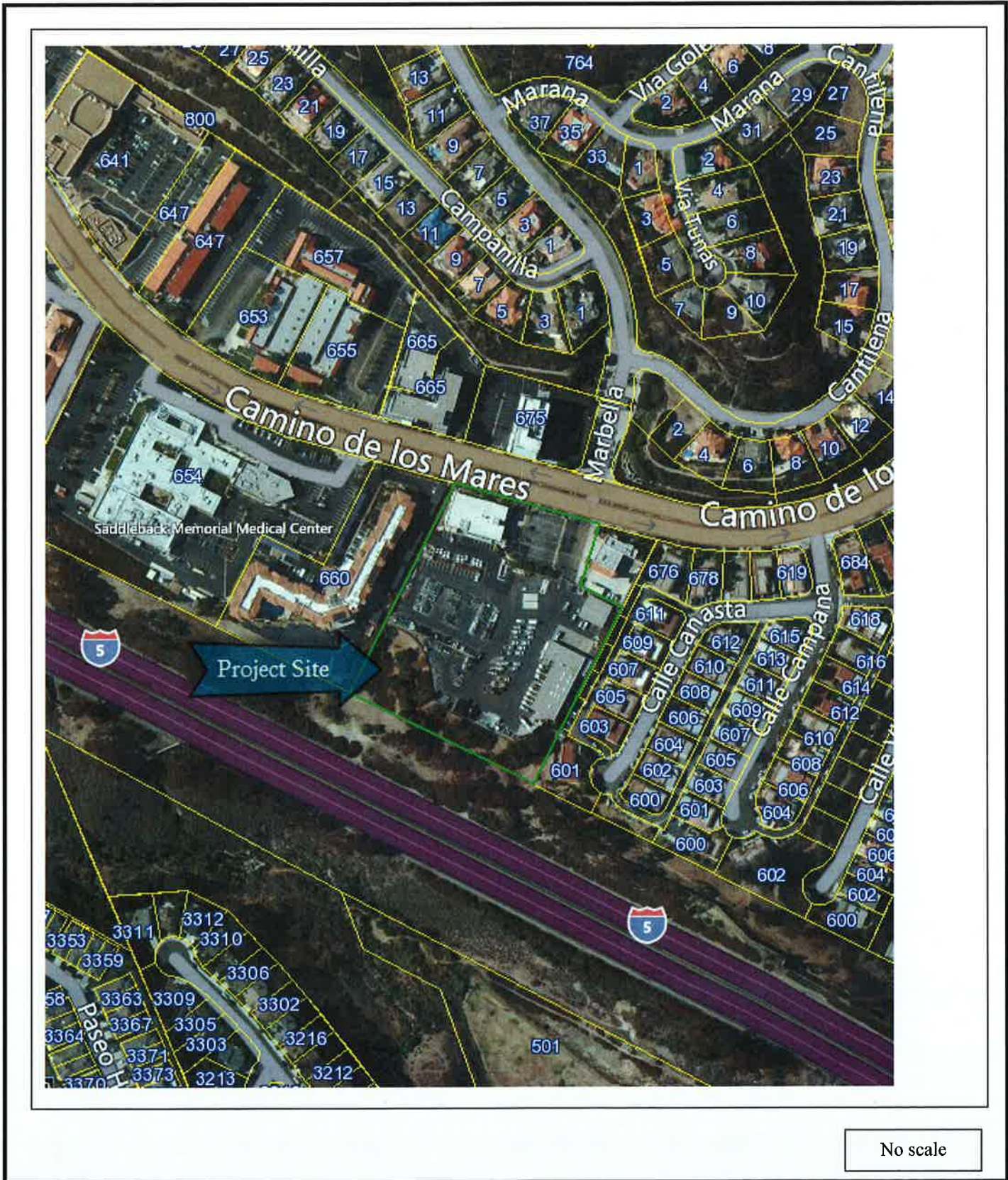
Attachments:

1. Location Map
2. photos
Plans



LOCATION MAP

MAP15-281, SDG&E Storage Racks
662 Camino De Los Mares



No scale

