

CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION

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DOCKET

11-AFC-1

DATE APR 06 2012

RECD. APR 06 2012



**Siting, Transmission, and
Environmental Protection Division**

FILE: 11-AFC-01

PROJECT TITLE: Pio Pico Energy Center Project

| | | | |
|------------------------------------|---|--|---------------|
| <input type="checkbox"/> Telephone | <u>Email</u> | <input type="checkbox"/> Meeting Location: | |
| NAME: | Candace M. Hill | DATE 04/6/12 | TIME: 10:05am |
| WITH: | Ashley Gungle, Land Use/Environmental Planner, County of San Diego Department of Planning and Land Use | | |
| SUBJECT: | Otay Mesa Business Park Specific Plan Development Standards | | |

Hi Candace,

Sorry for the late response.

In looking at the parking regulations in the East Otay Mesa Specific Plan, it appears that the calculation was based on 2,400 square foot warehouse and 2,600 square foot control/administration building. For the 2,400 square foot warehouse (see "storage and warehouse uses" below), 1 space would be required per 1,000 square feet of GFA for a total of 2 spaces plus one additional space as noted. For the 2,600 square foot control/administration building (see "support office" below), 4 spaces would be required per 1,000 square feet of GFA for a total of 8 spaces. The two spaces, plus one additional space, plus the eight spaces would total 11 spaces total.

Hope this answers the question. I will be in and out of meetings today but can make myself available for a call this afternoon if needed.

Thanks,

Ashley



| TABLE 3.2-1 Site Planning Standards | |
|--|---|
| All Land Use Designations | |
| PARKING | |
| Number Required <i>Also see Multiple Uses below.</i> | Storage and Warehouse Uses: <ul style="list-style-type: none"> 1 space per 1,000 square feet of gross floor area (SF/GFA) plus 1 space for each vehicle used in conjunction with the use. 1 bicycle space for every 10 parking spaces, but not less than 3 spaces |
| | Industrial Uses: <ul style="list-style-type: none"> Up to 100,000 gross square feet 2.5 parking spaces per 1,000 SF/GFA plus 1 space for each vehicle used in conjunction with the use. 100,000 gross square feet or more 2 parking spaces per 1,000 SF/GFA plus 1 space for each vehicle used in conjunction with the use. 1 bicycle space for every 10 parking spaces |
| | Support Office / Commercial Uses: <ul style="list-style-type: none"> 25,000 gross square feet or less: 4 parking spaces per 1,000 SF/GFA Greater than 25,000 gross square feet: 3.3 parking spaces per 1,000 SF/GFA 1 bicycle space for every 10 parking spaces When more than 10 percent of the gross floor area of a support commercial use is devoted to eating and drinking establishments, the parking requirements are as follows: 10-25 percent: 10 parking spaces per 1,000 SF/GFA Over 25 percent: 12 parking spaces per 1,000 SF/GFA |

-----Original Message-----

From: Candace Hill [mailto:CHill@energy.ca.gov]
 Sent: Wednesday, April 04, 2012 2:17 PM
 To: Gungle, Ashley
 Subject: Question - Pio Pico

Hello Ashley -

Could you please give me a call when you have a minute to discuss parking spaces? In inserting the equation for parking in my document -5,000 (square feet)/1,000 (per the Specific Plan) = 5 x 2.5 (per the Specific Plan) = 12.5 parking spaces versus the 11 spaces we had discussed.

Thank you for your assistance.

Candace
 (916) 653-1643

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|--|------------------------------|
| cc: Project File Kevin Bell, Staff Counsel | Signed: |
| | Name: Candace M. Hill |