

DATE ISSUED: January 18, 2007

REPORT NO. PC-07-009

ATTENTION: Planning Commission, Agenda of January 25, 2007

SUBJECT: SCRIPPS MEMORIAL HOSPITAL - PROJECT NO. 90784 PROCESS FOUR

**OWNER/
APPLICANT:** Scripps Health (Attachment 11)

SUMMARY

Issue(s): Should the Planning Commission grant approvals for the construction of an eight-level, above grade, parking structure on an existing developed 39.2-acre property within the University Community Plan Area?

Staff Recommendations:

1. **CERTIFY** Negative Declaration No. 90784;
2. **APPROVE** Planned Development Permit No. 383611 and
3. **APPROVE** Conditional Use Permit No. 291185

Community Planning Group Recommendation: On April 11, 2006, the University Community Planning Group voted 12-1-0 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review: A Negative Declaration No. 90784 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action

Housing Impact Statement: The University Community Plan designates the project site for Hospital use which includes a mix of Hospital, Medical Office, and Research and Development uses. The site is currently developed with that mix of uses and the proposed Planned Development Permit and Conditional Use Permit for an eight-level, above-grade parking structure would not result in the loss or gain of any potential housing units. Therefore, the proposed project would have a neutral effect on housing.

BACKGROUND

The proposed project is located at 9888 Genesee Avenue in the RS-1-14, Parking Impact Overlay and Community Plan Implementation – A Overlay Zones within the University Community Plan (UCP). The UCP designates the project site for Hospital use which includes a mix of hospital, medical office, and research and development uses. The site is currently developed with ten detached buildings and surface parking (Attachment 1). The site is approximately 39.23 acres and is bound by office complexes and office buildings to the north, east and west and a public park to the south. Interstate 5 is located west of the project site (Attachment 2). The site is relatively level in topography with construction activities that have already occurred pursuant to the prior approvals.

The Scripps Memorial Hospital development was originally approved by the Planning Commission on May 26, 1971, under Conditional Use Permit (CUP) No. 292 (Attachment 9). Conditional Use Permit No. 292 and the six amendments to CUP No. 292, occurring April 20, 1978 to the most recent amendment on September 13, 1990, allowed for the development of a wide variety of hospital-related uses as shown in Attachment 14 of this report.

DISCUSSION

Project Description:

The project proposes a Planned Development Permit and Conditional Use Permit to amend Conditional Use Permit No. 292 to construct a 434,101 square foot, 8 eight level, 106 foot high, 1,356 space, detached parking structure located in the northwestern portion of the site where the medical arts buildings were previously located. The two medical arts buildings and the burtec building have been demolished. Table 1 shows the existing parking spaces provided on site by each building on site.

Table 1 – Summary of existing parking provided

Building Name	Existing Parking Spaces	ADA Accessible Spaces Included
Medical Arts	126	11
Engineering	18	-
Doctor/Patient	128	-
McDonald	94	1

Building Name	Existing Parking Spaces	ADA Accessible Spaces Included
Employees	626	9
ER/Physical Therapy	75	75
Ximed Garage	1,022	111
Below grade entry garage	557	59
North of Mericos	16	2
Burtec	44	4
Imaging	7	4
Valent/Patient Adjacent to Ximed	40	-
TOTAL	2,542	276

The total number of parking spaces approved through Conditional Use Permit No. 292 and the six amendments to CUP No. 292 is 3,301 on-site parking spaces. The project site currently provides 2,542 parking spaces. The proposed parking structure will provide a total of 1,356 parking spaces, including 40 ADA accessible spaces. Three existing surface parking lots will be removed from the site due to demolition of the two medical arts buildings and the burtec building. These three lots provided 210 on-site parking spaces. Once the proposed parking structure is constructed, the project site will provide a total of 3,945 parking spaces as provided in Condition No. 23 of the Planned Development Permit and Conditional Use Permit, page 5 of Attachment 7.

The maximum height for the proposed parking structure would be 10 feet. The maximum height for the underlying zone is 35 feet; therefore, a Planned Development Permit is required for this deviation in height. The exteriors of the Parking Structure would be designed with concrete and embedded brick panels with a standard design for above ground parking structures in the area and also in conformity with the existing structures on site. The project would provide 3,945 off street parking spaces within the proposed parking structure, existing surface parking and existing subterranean parking for the entire project site. Access for the project will be from Voigt Drive within the existing driveway. The proposed parking structure would not generate traffic trips as the structure does not add Medical Office, Scientific Research or Hospital Beds above what was approved within the sixth CUP Amendment approved on September 13, 1990. The University Community Plan allows for a total of 18,946 Average Daily Trips (ADTs) for the uses on site. The existing project site contains a total of 18,454 ADTs, which is 492 ADTs below the allocated trips within the land use plan.

The proposed project will maintain pedestrian access throughout the site. The interior street layout is conducive to pedestrian activity. The proposed project retains the mix of uses the community plan envisioned for the site and the surrounding area.

Community Plan Analysis:

The proposed project is located within the Torrey Pines Subarea of the University Community Plan (UCP). The UCP designates the project site for Hospital use which includes a mix of

hospital, medical office, and research and development uses. The Development Intensity Element of the UCP established guidelines for intensity of development within the community. The element divides the community into subareas and allocates specific building square footage and/or dwelling units per net acre for each subarea. The basis for regulating the intensity of development is the finite capacity of the projected circulation system. The Planned Development Permit and Conditional Use Permit would allow construction of an eight-level, 1,356 space, above-grade parking structure within the southwestern portion of the project site. As no new building square footage is being added to the hospital, medical office, or research and development uses on site, the proposed parking structure would not adversely affect the UCP.

Environmental Analysis:

The City of San Diego conducted an Initial Study and determined that a Negative Declaration (ND) be prepared for the proposed development. City Staff reviewed the following areas within the ND: Geology/Soils, Neighborhood Character/Architecture, and Water Quality.

Geology:

In order to fully assess the project's potential for geologic impacts, *Geologic and Geotechnical Engineering Evaluation, Scripps Memorial Hospital, La Jolla Parking Garage, 9888 Genessee Avenue*, was prepared by Kleinfelder, dated August 14, 2006. A field exploration, consisting of five hollow stem auger borings in addition to the geologic mapping of the site and surrounding slopes, indicated that artificial fill is present in the area of the proposed development and extends approximately 21 feet below grade. Given the data provided within the report regarding potential seismic ground shaking, liquefaction, seismic compression, fault surface rupture, landslides and flooding, a "Notice of Geologic and Geotechnical Conditions", Document No. 2006-0881542, was recorded on December 12, 2006 (Attachment 13). Recording this document with the land mitigates geology impacts.

Neighborhood Character/Architecture:

While the proposed development would exceed the allowable height for the underlying zone, the parking structure would not exceed the height of the existing pattern of development within the project's vicinity. Existing site development includes the Ximed parking structure, which is directly south of the subject parcel, and has an approximate height of 57-feet. Directly south of the Ximed parking structure, approximately 280 feet south of the subject parcel, is the Ximed Clinic. The Ximed Clinic has an approximate height of 121 feet.

Water Quality:

A Water Quality Technical Report was prepared by Latitude 33 Planning and Engineering, dated April 05, 2006. The project is expected to result in the following pollutants: Sediments, Nutrients, Trash and Debris, Oxygen Demanding Substances (including solvents), Oil and grease, pesticides (including solvents), organic compounds and bacteria and viruses.

Permanent Storm Water Best Management Practice's (Site design BMPs and Source control BMPs) and treatment control BMP's would be implemented. The project would implement Site design BMPs through the landscape design. Landscaping is proposed in areas adjacent to rooftop downspouts. Source control BMPs for the proposed parking structure would consist of the following: Material and Trash Storage Area Design; Efficient Irrigation Systems; Low-irrigation

Landscape Design and Trash Management. Proper engineering controls and best management practices as outlined within the Water Quality Report would minimize water runoff and soil erosion during excavation/construction activities.

Therefore, no mitigation measures are required for Geology/Soils, Neighborhood Character/Architecture, and Water Quality for the proposed development.

Conclusion:

The project proposes a Planned Development Permit and Conditional Use Permit to amend Conditional Use Permit No. 292 to construct a 434,101 square foot, 8 eight level, 106 foot high, 1,356 space, detached parking structure located in the northwestern portion of the site. The proposed uses on the site are not changing from the prior amendments to CUP No. 292. The prior approved structures are summarized within Attachment 14 of this report. Overall, the project is increasing on-site parking without adding beds to the hospital or additional square-footage. Additionally, no additional traffic will occur with the proposed development.

Staff recommends approval of the proposal as requested. The project is consistent with the UCP as well as the underlying zone. The University Community Planning Board voted 12-1-0 to approve the project as proposed.

ALTERNATIVES

1. **Approve Planned Development Permit No. 38361 and Conditional Use Permit No. 291185 with modifications .**
2. **Deny Planned Development Permit No. 38361 and Conditional Use Permit No. 291185 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

**Mike Westlake
Program Manager
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Project Manager
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MW/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheet
5. Project Site Plan
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Prior Recorded Conditional Use Permit No. 292 and six amendments to CUP No. 292
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Notice of Geologic and Geotechnical Conditions, Document No. 2006-0881542, recorded December 12, 2006.
14. Development Approved with CUP No. 292 and six amendments to CUP No. 292