



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** April 19, 2007 **REPORT NO. PC-07-069**

**ATTENTION:** Planning Commission, Agenda of April 26, 2007

**SUBJECT:** SHARP HOSPITAL PARKING FACILITY NO. 3; PROJECT NO 116107  
PROCESS FOUR

**REFERENCE:** Conditional Use Permit No. 86-0456;  
Conditional Use Permit Amendment No. 87-0076;  
Conditional Use Permit Amendment No. 88-0253;  
Conditional Use Permit Amendment No. 88-1297;  
Conditional Use and Planned Development Permit No. 41-0408;  
Conditional Use Permit Amendment No. 11504; and  
Planned Development Permit Amendment No. 11505

**OWNER/  
APPLICANT:** Sharp Healthcare Corporation, Owner  
Richard Miller, MetroPlan, LLC, Applicant

**SUMMARY**

**Issue(s):** Should the Planning Commission approve amendments to an existing Conditional Use Permit and Planned Development Permit to allow the construction of a five-level, 994-space parking structure with reduced setbacks and modified building articulation on the existing Sharp Memorial Hospital Campus?

**Staff Recommendation:**

1. **CERTIFY** Mitigated Negative Declaration (MND) No. 116107 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Conditional Use Permit (CUP) No. 392017 and Planned Development Permit (PDP) No. 392018, amending CUP No. 11504 and PDP No. 11505.

**Community Planning Group Recommendation:** On February 15, 2007, the Serra Mesa Community Planning Group voted unanimously (9-0-0) to recommend approval of the project with no recommended conditions.

**Environmental Review:** Mitigated Negative Declaration, Project No. 116107, has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

**Fiscal Impact Statement:** None associated with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** None associated with this action.

**Housing Impact Statement:** The proposed project is located on a site designated as Health-Institutional Complex use as identified in the Serra Mesa Community Plan. The project proposes to construct a five-level parking structure and provide 994 parking spaces. The result is no net impact on the housing capacity or inventory in Serra Mesa.

## **BACKGROUND**

The 2.7-acre project site is located at 8025 Birmingham Drive, between Interstate 805 and State Route 163, on the south side of Birmingham Drive and north of Birmingham Way, within the existing 36.7-acre Sharp Memorial Hospital campus (Attachment 3). The site is located within the CO-1-2 Zone, which allows for commercial and office uses. The Serra Mesa Community Plan designates the site, as well as the larger 127-acre Health-Institution Complex of which this project is part, for "Institutional" uses. The Complex includes the existing Sharp Memorial Hospital, Mary Birch treatment and rehabilitation centers, Children's Hospital and various medical offices and educational facilities.

The basically level project site is currently developed with surface parking spaces, a landscaped lawn area at the southwest corner of the site and a temporary office trailer located towards the center of the site which contains a cardiac rehabilitation unit (Attachment 1). The structures immediately adjacent to the site include medical offices and hospital facilities.

The operation of a hospital requires a Conditional Use Permit (CUP), as described in the *Separately Regulated Uses* section of the Municipal Code, Section 141.0413. An amendment to the existing Sharp Hospital CUP is required to allow for the construction of the proposed parking structure. No expansion of hospital facilities is included in this proposal. The design of the parking structure requires the approval of two deviations from the CO-1-2 Zone development regulations, one for the street yard setback and one for the amount of building articulation. Such deviations are allowed with the approval of a Planned Development Permit (PDP), therefore, an amendment to the existing Sharp PDP is also required.

## DISCUSSION

### Project Description:

Approval of the project would allow the construction of a five-level parking structure with approximately 994 parking spaces. Construction of the parking structure would require the removal of 179 surface parking spaces. Approximately 18 surface parking spaces would remain immediately west of the proposed parking structure, resulting in a net gain of approximately 833 parking spaces. This area to the west would also include the addition of 20 motorcycle and 20 bicycle parking spaces. Access to the new parking structure would be available from both Birmingham Drive and Birmingham Way. The temporary office trailer located towards the center of the project site would be removed and the cardiac rehabilitation unit that currently occupies the trailer would be relocated into an existing building.

The parking structure would comply with the 60-foot height limit, with a maximum structure height of approximately 58 feet. The applicant is requesting the approval of a deviation to allow a minimum 5.8-foot street side yard setback along Birmingham Way where 10 feet is required by the CO-1-2 Zone regulations. Deviations are allowed in the CO-1-2 Zone with the approval of a PDP, therefore, the project scope includes an amendment to the existing site's PDP. The portion of the parking structure which fronts on Birmingham Way is approximately 186 linear feet long and approximately 148 linear feet of the structure does comply with the required 10-foot setback, with a maximum setback of 60 feet at the southeast corner of the site. The requested deviation would occur at the southwest corner of the site for approximately 38 linear feet and would allow a minimum setback of 5.8 feet from the building to the property line.

City staff is supportive of this deviation because the curvature of Birmingham Way creates a curved street side yard setback line which the majority of the structure complies with. The area of deviation also incorporates two building "step-backs" to further reduce the degree of deviation. Additionally, the area of deviation is approximately 85 feet away from the garage entrance, therefore, the reduced setback would not interfere with automobile or pedestrian visibility.

The applicant is requesting the approval of a second deviation to allow modifications to the building articulation requirements, which require a minimum of six offsetting planes for each façade fronting a public right-of-way. The project as designed would provide four offsetting planes on both the Birmingham Drive and Birmingham Way elevations. Given the overall design and context of the parking structure, City staff is supportive of this deviation.

The parking structure design includes metal trellises on the top level to provide shade, building articulation and visual interest. Extensive landscaping would also be required and would include shade and screening trees, shrubs and the retention of the lawn area located at the southwest corner of the project site, as shown on the landscape plan (Attachment 6).

The parking structure is intended primarily to provide additional employee parking, eliminating the need for offsite employee parking. The parking proposed would be provided in addition to any previously required parking and is not needed to satisfy any current or future project or project conditions.

### **Community Plan Analysis:**

The project site, located at 8025 Birmingham Drive, is designated as Institutional in the Serra Mesa Community Plan. Sharp's Memorial Hospital Campus is one of the facilities identified in the Serra Mesa Health-Institutional Complex discussion within the Employment Center Element.

The objective of the plan is to foster coordinated development of the Serra Mesa Health-Institutional Complex as a regional human care facility. Proposals for the Complex include encouraging Sharp's Hospital to continue providing high priority outpatient, primary care and emergency services, and including off-street parking garages as a condition for future expansion of facilities. The proposal to construct a five-level, 994 space parking structure would implement the objectives of the Serra Mesa Community Plan and would not have an adverse impact.

### **Environmental Analysis:**

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The MND determined that project implementation may result in a significant but mitigable impact to Paleontological Resources due to the grading depths and amounts required to construct the parking structure. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented which would reduce, to a level of insignificance, any potential impacts to Paleontological Resources.

During the course of the environmental review, Staff considered in-depth potential impacts to Geology and Hydrology/Water Quality. No potentially significant impacts were identified and mitigation has been required for these areas. For more detailed information regarding the environmental analysis and potential project impacts, please see the MND, Project No. 116107 that was prepared for this project.

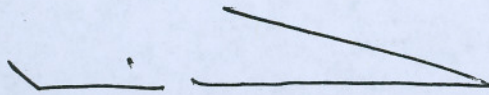
### **Conclusion:**

Staff has reviewed the request for a Conditional Use Permit and Planned Development Permit to amend the existing approvals for the Sharp Memorial Hospital Campus and has determined that the proposed parking structure complies with the applicable sections of the San Diego Municipal Code and conforms with the Serra Mesa Community Plan. Staff is supportive of the proposed street side yard setback and building articulation deviation requests and can make all of the findings required to approve the project. Therefore, staff recommends that the Planning Commission approve the project as proposed by the applicant.

**ALTERNATIVES:**

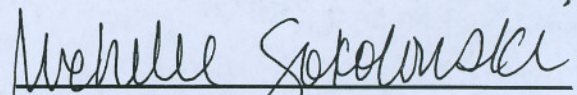
1. **APPROVE** Conditional Use Permit (CUP) No. 392017 and Planned Development Permit (PDP) No. 392018, amending CUP No. 11504 and PDP No. 11505, **with modifications.**
2. **DENY** Conditional Use Permit (CUP) No. 392017 and Planned Development Permit (PDP) No. 392018, amending CUP No. 11504 and PDP No. 11505, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Michelle Sokolowski  
Development Services Department

WESTLAKE/MS

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. CUP No. 11504 and PDP No. 11505
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology