



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 16, 2008 **REPORT NO.** PC-08-115

ATTENTION: Planning Commission Agenda of October 23, 2008

SUBJECT: SCRIPPS GREEN HOSPITAL CAMPUS - PROJECT NO. 96361
PROCESS 4

REFERENCES: Conditional Use Permit (CUP) No. 86-0262; Coastal Development Permit (CDP)/Hillside Review Permit (HRP)/Planned Industrial Permit (PID) No. 88-0244; CDP/CUP No. 92-0501; and CDP No. 92-0506

**OWNER/
APPLICANT:** Scripps Health (Attachment 10)

SUMMARY

Issue(s):

1. Should the Planning Commission approve the consolidation of several prior discretionary permits for the Scripps Green Hospital Campus?
2. Should the Planning Commission approve a new 125,007 square foot outpatient cancer treatment and research center, and a new four level, 797 space parking structure for employees of the Scripps Green Hospital Campus?

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration (MND) No. 96361 and **ADOPT** the Mitigation, Monitoring and Reporting Program ((MMRP); and
2. **APPROVE** permit amendments to consolidate Conditional Use Permit (CUP) No. 86-0262; Coastal Development Permit (CDP)/Hillside Review Permit (HRP)/Planned Industrial Development Permit (PID) No. 88-0244; CDP/CUP No. 92-0501; and CDP No. 92-0506; and

3. **APPROVE** Planned Development Permit (PDP) No. 558012; CUP No. 312843; Site Development Permit (SDP) No. 312846; and CDP No. 312847 for a new outpatient cancer treatment and research center, and a new four level, 799 space parking structure for employees of the Scripps Green Hospital Campus?

Community Planning Group Recommendation: On February 13, 2007, the University Community Planning Committee voted 14:0:0 to support the application with a condition that the maximum occupancy of the outpatient cancer treatment and research center is not to exceed 250. This condition has been added to the permit (Attachment 9).

Environmental Review: Mitigated Negative Declaration, Project No. 96361 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program ((MMRP) has been prepared and when implemented will reduce, to a level of insignificance, any potential impacts identified in the environmental review process for Transportation/ Parking; Biological Resources; and Paleontological Resources.

Fiscal Impact Statement: None. 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 would have a neutral impact on housing. The University Community Plan (UCP) designates this site for Industrial development. The Industrial Element of the UCP further identifies this site for Scientific Research Use. The request includes consolidation of previous discretionary permit approvals and the development of a 125,007 square foot Cancer Treatment and Research Center and a 799 space parking structure. This project would not remove or add any housing to the University Community. Therefore, the proposed industrial/scientific research use would not result in an increase or decrease in existing or potential housing units.

BACKGROUND

The 34.7-acre site is located east and west of North Torrey Pines Road at John Jay Hopkins Drive (Attachment 1). The University Community Plan designates the site Industrial and the Industrial Element designates the site Scientific Research (Attachments 2 and 3). The project site is also located within the Community Plan Implementation Overlay-B and Torrey Pines Subarea of the University Community Plan (Attachment 2). The project site is zoned IP-1-1 (Industrial Park) which permits industrial uses and scientific research by right and allows hospital uses with a Conditional Use Permit.

On the west side of North Torrey Pines Road there currently exists a hospital, scientific research and medical facilities, parking, landscaping and associated public improvements. The facilities include: Scripps Green Hospital with 158 licensed beds; Anderson Outpatient Pavilion;

Molecular Biology Building; Immunology Building; MRI Building; Beckman Center; Stein Research Center; and on the east side of North Torrey Pines Road the Gluck Daycare Facility. These facilities are collectively known as the “Scripps Green Hospital Campus.” These facilities were approved under CUP No. 86-0262; CDP/HRP/PID No. 88-0244; CDP/CUP No. 92-0501 and CDP No. 92-0506.

Surrounding land uses consists of developed parcels to the northeast accommodating scientific research facilities, open space to the east, Torrey Pines Business and Research Park to the south, and Torrey Pines Golf Course to the west of the project site. The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA).

DISCUSSION

Project Description:

The project proposes to demolish the existing surface parking lots on Lots 4 and 8, and to construct a three-level Outpatient Cancer Treatment and Research Center (OCTRC) and a four-level employee-only parking structure (Attachment 5). Approval of the proposed project would also consolidate the prior discretionary permits for the Scripps Green Hospital Campus (CUP No. 86-0262; CDP/HRP/PID No. 88-0244; CDP/CUP No. 92-0501 and CDP No. 92-0506).

The proposed OCTRC would be located on Lot 4, and would reconfigure an existing surface parking lot. The OCTRC would be approximately 125,007 square feet; however, a portion of the building would be constructed below grade with 3-8 foot thick reinforced concrete walls and ceilings. Two vehicular access points would be provided along John Jay Hopkins Drive. Pedestrian access to the site would be accessible along John Jay Hopkins Drive and a staircase descending from North Torrey Pines Road near the intersection of North Torrey Pines Road and John Jay Hopkins Drive.

The proposed employee-only parking structure would be located on Lot 8, and would replace an existing surface parking lot. The parking structure would consist of four levels totaling 255,055 square feet. The parking structure would be limited to Scripps employees and would provide a total of approximately 797 parking spaces. One vehicular access point would be provided from Cray Court. Pedestrian access to the parking garage levels would be provided via three staircases located on the northwest, southwest and southeast corners of the proposed parking garage.

Lot 4 currently provides approximately 978 parking spaces. As proposed, Lot 4 would be reconstructed to include the OCTRC and a reconfigured surface parking lot consisting of approximately 520 parking spaces. The project proposal would result in a decrease of 458 parking spaces provided on Lot 4. Lot 8 currently provides approximately 160 parking spaces. The reconstruction of the surface parking lot with a four-level employee parking structure would provide approximately 797 parking spaces, which would result in an increase of 637 parking spaces for a total net gain (both Lots 4 and 8) of approximately 179 parking spaces.

Deviations

A Planned Development Permit (PDP) is requested for a deviation to the San Diego Municipal Code (SDMC), Landscape Regulations. Per SDMC §142.0406(a) [Table 142-04D], Vehicular Use Area (VUA) Requirements, trees are required to be planted within 30 feet of each parking space within parking lot areas and on the roof level of parking structures. The project would not meet the 30-foot planting requirement for both the proposed surface parking lot (Lot 4) and the roof level of the proposed parking structure (Lot 8). In lieu of the requirements set forth in SDMC §142.0406(a), a deviation is requested to provide heavy planting for the surface parking lot within the planter areas surrounding the VUA, which would include large screening trees and shrubs, and to provide a minimum of 50 percent shade cover on the roof level of the parking structure through the use of shade structures and/or trellis structures.

The deviations are supported because by providing larger plantings and trellis structures, the “purpose and intent” of the landscape regulations [LDC 142.0401] to provide 50 percent “shade over pavement” would be achieved.

PID Amendments

Development of the project site is regulated by the La Jolla Pines Technology Centre Design Manual. The following five amendments to PID Permit No. 88-0244, La Jolla Pines Technology Centre Design Manual, are requested.

Lot 4 – Maximum Surface Parking

In order to restrict large expanses of surface parking, the PID limits parking to one space per 500 square feet of gross floor area. As proposed, Lot 4 would be reconstructed to include the OCTRC and a reconfigured surface parking lot consisting of approximately 520 parking spaces, where the PID would limit the spaces to 429. Staff is supportive because the proposed project would significantly decrease the size of the existing parking lot (978 spaces) by 458 surface parking spaces. In addition, the project would provide more convenient parking for patients immediately adjacent to the OCTRC.

Lot 4 – Building Setback

Per the PID, a 50 foot building setback from North Torrey Pines Road is required to be fully landscaped. The project proposes only a 24 foot wide landscape setback area from North Torrey Pines Road, with the remaining 26 feet as a non-landscaped drive/fire lane. Although the provision requiring full landscaping is not met, the OCTRC building itself will be setback 70 feet from North Torrey Pines Road.

Lot 8 - Setbacks

On Lot 8 the PID requires a 25 foot building setback from the interior property line, 15 feet is proposed. In addition, a 50 foot building setback from North Torrey Pines Road is required to be fully landscaped, 25 foot is proposed. Staff supports both these amendments because the new

parking structure would enable employee parking to be consolidated in one single location, and the structure will comply with the current setback requirements of the underlying IP-1-1 zone.

Lot 8 – Building Coverage

On Lot 8 the maximum building coverage allowed pursuant to the PID is 40 percent, 71 percent is proposed. The intent of the 40 percent coverage limit was to restrict uses within the Accident Potential Zone (APZ) 2. On July 5, 2007 the Board of the San Diego County Regional Airport Authority determined that the proposed parking structure and the 71 percent lot coverage were compatible with airport uses.

Community Plan Analysis:

The University Community Plan (UCP) designates the project site Industrial. The Industrial Element more specifically designates the site Scientific Research. The Development Intensity Element of the UCP establishes guidelines for the intensity of development in the community. The community was divided into smaller subareas and assigned land uses and development intensities in accordance with the goals of the community plan. An allocation of building square footage or dwelling units per net acre or both is assigned to each subarea in the community and is listed in Table 3 of the Development Intensity Element. The proposed project is located in both subarea 5 (Scripps Clinic) and subarea 9 (Scallop Nuclear - [Gentry]) of Figure 26/Table 3 (Attachment 2). Subarea 5 allocates a total of 320 hospital beds, 567,000 square feet of scientific research use, 404,000 square feet of medical office, and a 52,000 square foot aerobic center on 25.17 gross acres. Subarea 9 allocates 20,000 square feet per acre of scientific research on 56.41 gross acres for the Scallop Nuclear (Gentry) development area.

The proposed project would consolidate prior discretionary permit approvals for the entire Scripps Green Hospital Campus and include new development on Lot 4 and 8 of Parcel Map 15492 which is located in subarea 9. The proposed Cancer Treatment and Research Center on Lot 4 would be consistent with the UCP land use and development intensity for the site and the previous discretionary permit approval. The construction of the parking structure on Lot 8 would not adversely affect the goals and recommendations of the community plan as it would provide the necessary parking for the Scripps Green Hospital Campus. The consolidation of all prior discretionary permit approvals for the entire Scripps Green Hospital Campus would restrict uses and intensities within each subarea consistent with the Development Intensity Element of the UCP, i.e., the 320 allowable hospital beds and 404,000 square feet of medical office uses would be restricted to the west side of the campus which is located in subarea 5 and scientific research uses would be allowed in both subarea 5 and 9.

The project site is located in the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B) and is within the Torrey Pines Subarea of the UCP. CPIOZ-B is applied to sites where zoning is consistent with the land use designation in the community plan, but where special design considerations apply. The areas identified by the UCP for application of CPIOZ-B are those where the development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the UCP or compatible with surrounding development. The discretionary review of these sites will ensure that new

development is consistent with the design guidelines contained in the Urban Design Element of the community plan, MCAS Miramar ALUCP restrictions and that the architecture, grading, lot coverage, height, bulk and orientation of buildings is compatible with surrounding development.

The Urban Design Element divides the community into four major Subareas. The project site is located within the Torrey Pines Subarea. The Urban Design Element identifies several objectives for the Torrey Pines Subarea which include: 1) Protect and take maximum advantage of the Subarea's topography and unique natural vegetation; 2) Minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities; 3) Insure visual and physical access to natural canyons, resource areas and scenic vistas; and 4) Insure that the massing of structures and design details of new buildings contribute to a visually coherent streetscape. The UCP provides numerous recommendations to achieve these objectives and the proposed development on Lots 4 and 8 have been designed to implement these recommendations. The proposed deviations to the San Diego Municipal Code, Landscape Regulations and amendments to PID 88-0244, La Jolla Pines Technology Centre Design Manual, would not adversely affect the design objectives for the Torrey Pines Subarea.

The Economic Prosperity Element of the General Plan identifies the eastern portion of the project site as Prime Industrial Lands. Prime industrial land is comprised of areas designated as an industrial use in the community plan and predominately developed or potentially developable with industrial uses and structures which support base sector industries such as warehousing, heavy or light manufacturing, and research and development uses. Prime industrial lands areas are part of larger areas which provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The proposed Cancer Treatment and Research Center would support and help retain the surrounding scientific research and development uses in the Torrey Pines Subarea.

Environmental Analysis:

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND determined that the project implementation may result in significance, but mitigable impacts to Transportation/Parking; Biological Resources; and Paleontological Resources and are discussed below.

Transportation

In order to assess the potential traffic impacts associated with the proposed project, a Traffic Study entitled, "*Transportation Analysis for Scripps Green Hospital*" was prepared by Urban Systems Associates in November 2007. It was concluded that the proposed project would only result in a significant impact to the John Jay Hopkins Drive street segment between Cray Court and North Torrey Pines Road. To mitigate for the impact to the John Jay Hopkins Drive street segment between Cray Court and North Torrey Pines Road, construction of a minimum 3 foot wide raised center median along John Jay Hopkins Drive from North Torrey Pines to Cray Court would be required. In addition, the project would be required to widen John Jay Hopkins Drive at the intersection of North Torrey Pines Road to provide an exclusive westbound right-turn lane,

and modify the traffic signal at the intersection of North Torrey Pines Road and John Jay Hopkins Drive. Inclusion of these mitigation measures would reduce traffic impacts to the John Jay Hopkins Drive street segment to below a level of significance.

It was also concluded that significant impacts would result to I-5 southbound on/off ramps at Genesee in the PM only and to n Jay Hopkins Drive at Cray Court in the PM. To mitigate for the intersection delays at the I-5 southbound on/off ramps at Genesee, the applicant would be required to provide a fair-share contribution in the amount of \$304,000 toward the planned I-5/Genesee Avenue Interchange Reconstruction Project. The fair-share contribution would help fund the Interchange Reconstruction Project, which would reduce traffic impacts to both intersections to below a level of significance once the Interchange Reconstruction Project is complete. To mitigate for the increased intersection delay, the applicant would be required to enter into a Deferred Improvement Agreement to construct a traffic signal at the intersection of John Jay Hopkins Drive and Cray Court.

Parking

The project would result in temporary parking impacts during the demolition of the existing surface parking lots located on Lot 4 and Lot 8. The Scripps Green Hospital Campus total parking requirement is 2,409 spaces. Approximately 2,739 spaces are currently provided on-site, which results in 330 additional parking spaces. Removal of the surface parking on Lot 8 would temporarily reduce campus parking by approximately 160 parking spaces. A total of 2,579 parking spaces would remain on-site, which would exceed the existing total parking requirement of 2,409 spaces by approximately 176 parking spaces. Therefore, the temporary loss of surface parking on Lot 8 would not be considered a significant impact.

The surface parking lot located on Lot 4 provides the Scripps Green Hospital Campus with approximately 978 parking spaces. A mitigation measure has been included which would prohibit any grading on Lot 4 prior to construction of the proposed employee parking structure (approximately 797 parking spaces) to ensure adequate on-site parking. Therefore, all existing parking on Lot 4 would remain until construction of the employee parking structure is complete.

The replacement of 160 parking spaces with 797 employee parking spaces on Lot 8 would result in a net increase of approximately 637 parking spaces. Development of Lot 4 would result in a temporary loss of 978 parking spaces. With the addition of the parking spaces provided from the employee parking structure, approximately 2,398 parking spaces would be available on the Scripps Green Hospital Campus during construction of the proposed OCTRC on Lot 4. A total of 2,409 parking spaces are required to be maintained on-site at all times. Therefore, the project would result in a temporary deficit of 11 required on-site parking spaces during the construction of Lot 4. The temporary parking deficit of 11 parking spaces would not be considered a significant impact.

Per the City of San Diego Municipal Code (SDMC) Parking Regulations, the proposed OCTRC is required to provide approximately 127 parking spaces. Lot 4 would provide approximately 520 parking spaces in a reconfigured surface parking lot, and would meet all SDMC parking requirements. The addition of 127 required parking spaces to the existing parking requirement of

2,409 parking spaces would result in a new total parking requirement of 2,536 parking spaces. The redevelopment of Lots 4 and 8 would result in a net increase of 179 parking spaces to the existing 2,739 parking spaces on campus for a total of approximately 2,918 parking spaces. The project would meet all SDMC parking requirements.

Paleontological Resources

The project site is underlain by the geologic formation known as Linda Vista Formation. With respect to paleontological fossil resource potential, Linda Vista Formation is assigned a moderate sensitivity rating in all areas where it occurs. According to the City of San Diego Significance Determination Thresholds, projects underlain by moderate sensitivity formations require paleontological monitoring when grading quantities exceed 2,000 cubic yards and have a cut depth greater than 10 feet. The project would require 78,500 cubic yards of cut and a maximum cut depth of approximately 35-37 feet for the excavation of the parking structure, and 100,000 cubic yards of cut and a maximum cut depth of 45-48 feet for the excavation of the OCTRC. Therefore, paleontological monitoring would be required during all grading activities to mitigate for potential impacts to paleontological resources. In the event that paleontological resources are discovered, excavation would be halted or diverted, to allow recovery, evaluation, and recordation of materials.

Biological Resources

The proposed project would result in impacts to 0.37 acre of southern maritime chaparral. Southern maritime chaparral is considered a rare upland habitat with a Tier 1 classification per the City of San Diego Biology Guidelines (2001). Impacts to Tier I habitats are required to be mitigated at a ratio of 1:1 when the impacted habitat is located outside of the MHPA and the location of preservation will occur inside of the MHPA. Therefore, the applicant would be required to mitigate for a total of 0.37 acre. Since less than five acres of sensitive vegetation would be impacted on the project site, impacts could be mitigated through one of two options: (1) monetary compensation or (2) off-site restoration of southern maritime chaparral.

The applicant has chosen to mitigate for impacts to 0.37 acre of southern maritime chaparral through monetary compensation. The amount of compensation required would be determined by the City of San Diego Planning and Development Review Department based on an estimate of the average per acre land cost multiplied by the current mitigation ratio, plus an additional amount for administrative costs. The monies would be deposited in the City of San Diego's Habitat Acquisition Fund (Fund #10571).

The proposed project would also impact approximately 53 wart-stemmed ceanothus plants. The wart-stemmed ceanothus plant is a covered species under the Multiple Species Conservation Program (MSCP), which would require species-specific mitigation per the City of San Diego's Biology Guidelines (2001). Since this sensitive plant species is not considered adequately conserved by the MSCP, translocation or restoration of this species must be provided at the project level. Translocation was not considered a viable option as the project biologist informed

City environmental staff that wart-stemmed ceanothus plants have a low survival rate when translocated. As a result, a restoration plan entitled, *Mitigation Plan for Wart-stemmed Ceanothus on Scripps Green Hospital Lot 8 Parking Structure (February 27, 2008)* was prepared by RECON. Species-specific mitigation for the impacts to wart-stemmed ceanothus would be accomplished by planting individuals of this species at a 2:1 ratio, for a total of 106 wart-stemmed ceanothus individuals. To achieve this goal, 158 wart-stemmed ceanothus plants would be planted on-site within a conservation/covenant of easement to be located between Torrey Pines Road and the west building façade of the proposed parking structure.

In addition to the revegetation of wart-stemmed ceanothus, the restoration plan would include the planting of native plant species such as Black sage (100 plants), Chamise (110 plants), Bushrue (100 plants) and Laurel sumac (12 plants) within the restoration area. All non-native plant species existing within the restoration area would be removed prior to the 120-day plant establishment period outlined in the restoration plan.

Conclusion:

Except for the proposed landscape deviations, the project complies with the University Community Plan and the applicable sections of the San Diego Municipal Code. The deviations are supported because by providing larger plantings and trellis structures, the “purpose and intent” of the landscape regulations [LDC 142.0401] to provide 50 percent “shade over pavement” would be achieved.

In conclusion, staff recommends that the Planning Commission approve the request to amend the prior discretionary permit approvals for Scripps Green Hospital Campus to consolidate them with the discretionary approvals for the new OCTRC and employee-only parking structure.

ALTERNATIVES:

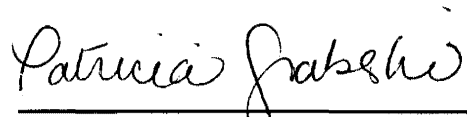
1. **Approve** PDP No. 558012; CUP No. 312843; SDP No. 312846; CDP No. 312847; and amend CUP No. 86-0262; CDP/HRP/PID No. 88-0244; CDP/CUP No. 92-0501; and CDP No. 92-0506 to be consolidated with PDP No. 558012; CUP No. 312843; SDP No. 312846; and CDP No. 312847, with modifications.

2. **Deny** PDP No. 558012; CUP No. 312843; SDP No. 312846; CDP No. 312847 and amend CUP No. 86-0262; CDP/ HRP/PID No. 88-0244; CDPCUP No. 92-0501; and CDP No. 92-0506 to be consolidated with PDP No. 558012; CUP No. 312843; SDP No. 312846; and CDP No. 312847, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Patricia Grabski, AICP
Project Manager
Development Services Department

KGB/PXG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement

PROJECT SITE

TORREY PINES ROAD

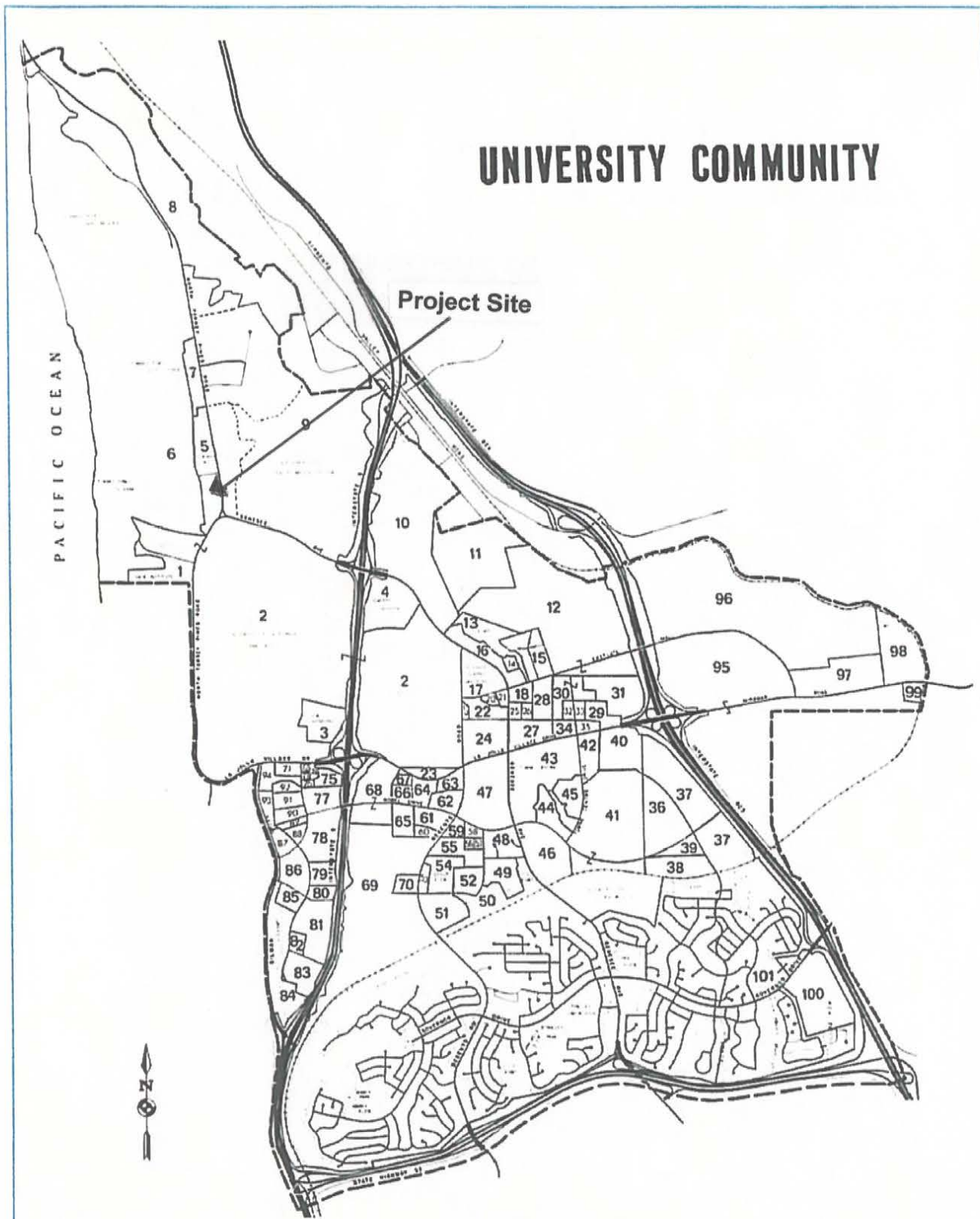
GENESEE AVE

SCIENCE CENTER DRIVE



AERIAL PHOTO





UNIVERSITY COMMUNITY

Project Site

PACIFIC OCEAN

Land Use and Development Intensity Subarea Map
University Community Plan

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FIGURE



**TABLE 3
LAND USE AND DEVELOPMENT INTENSITY**

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program

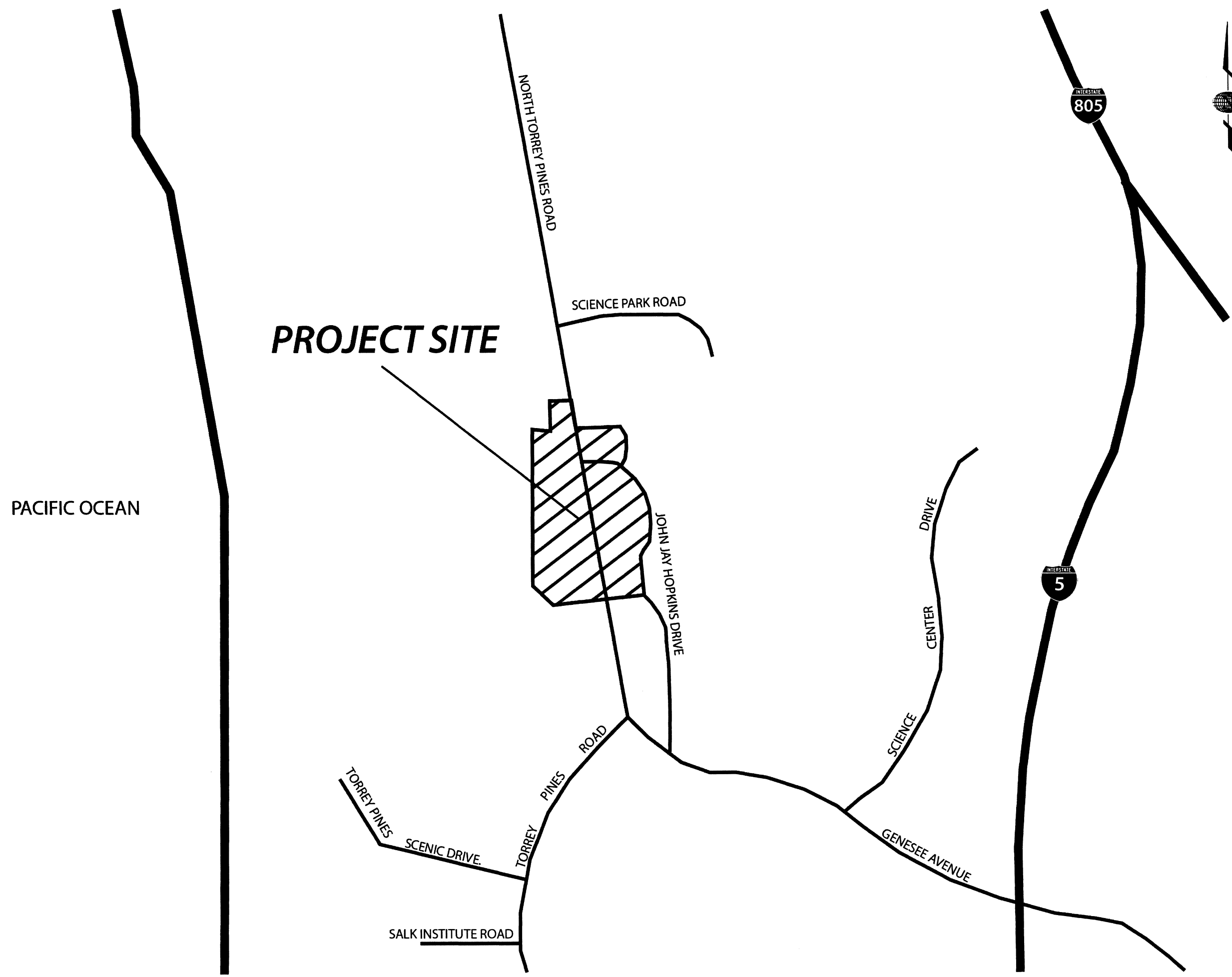
Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices Medical Offices (private)	41.38	682 Beds 31,500 SF - Scientific Research 315,900 SF - Medical Office 16,628 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron Scallop Nuclear (Gentry) Torrey Pines Science Park Signal/Hutton Torrey Pines Business and Research Park La Jolla Cancer Research State Park	303.60 56.41 145.74 25.79 15.89 4.87 14.25	20,000 SF/AC - Scientific Research ⁽²⁾ Existing or approved development, Exceptions: Spin Physics - 550,000 SF Lot 10B (2.7 AC) - 15,500 SF/AC 23,000 SF/AC ⁽²⁾ Scientific Research Open Space
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC - 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) - 18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership City Ownership	55.93 47.48	18,000 SF/AC - Scientific Research ⁽⁴⁾ (Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID)	218.50	2,543,055 SF - Scientific Research

(1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.

(2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master plan.

(3) SAIC and IVAC shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.

(4) This Plan encourages the development of this subarea through a master plan.



PROJECT SITE

PACIFIC OCEAN

NORTH TORREY PINES ROAD

SCIENCE PARK ROAD

JOHN JAY HOPKINS DRIVE

TORREY PINES ROAD

TORREY PINES SCENIC DRIVE

SALK INSTITUTE ROAD

SCIENCE CENTER DRIVE

GENESEE AVENUE

INTERSTATE 805

INTERSTATE 5

PROJECT DATA SHEET

PROJECT NAME:	Project No. 96361 – Scripps Green	
PROJECT DESCRIPTION:	Construction of a 69,314 square-foot Cancer Treatment and Research Center, and a 72,500 square-foot parking structure on an existing 34.7-acre hospital campus.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	PDP, CUP, SDP, and CDP	
COMMUNITY PLAN LAND USE DESIGNATION:	Scientific Research	
	<u>REQUIRED:</u>	<u>PROPOSED:</u>
ZONE:	IP-1-1	No change
DENSITY:	n/a	n/a
HEIGHT LIMIT:	no limit in IP-1-1	40' (complies with Coastal Hgt)
LOT SIZE:	10.71 ac (Lot 4), 2.18 ac (Lot 8)	No change
FLOOR AREA RATIO:	2.0	0.15 (Lot 4), 0.76 (Lot 8)
FRONT SETBACK:	25-feet	70' (Lot 4), 25' (Lot 8)
SIDE SETBACK:	15-feet	430' (Lot 4), 15' (Lot 8)
STREETSIDE SETBACK:	20-feet	25' (Lot 4), 23' (Lot 8)
REAR SETBACK:	25-feet	n/a
PARKING:	2,536 (total campus)	2,918 (total campus)
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	IP-1-1; Scientific Research	Industrial
SOUTH:	IP-1-1; Scientific Res.	Industrial
EAST:	IP-1-1; Scientific Res.	Industrial
WEST:	OP-1-1; Golf Course	Private Recreation
DEVIATIONS OR VARIANCES REQUESTED:	Deviation from the Landscape Regulations VUA Requirements which requires trees to be planted within 30' of each parking space.	
COMMUNITY PLANNING GROUP RECOMMENDATION:		



PROPOSED SITE PLAN



VIEW SOUTH FROM ENTRY DRIVE (JOHN JAY HOPKINS DRIVE)



VIEW NORTHWEST FROM INTERSECTION OF JOHN JAY HOPKINS DR. & CRAY CT.



VIEW NORTH FROM N. TORREY PINES ROAD

PERSPECTIVES
PARKING STRUCTURE