



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 10, 2009 **REPORT NO. PC-09-071**

ATTENTION: Planning Commission, Agenda of September 17, 2009

SUBJECT: SCRIPPS MEMORIAL HOSPITAL CUP - PROJECT NO. 127567.
PROCESS 4.

**OWNER/
APPLICANT:** Scripps Health, a California nonprofit Public Benefit corporation.

SUMMARY

Issue(s) - Should the Planning Commission approve an expansion of the Scripps Memorial Hospital on a 40.71 acre site at 9888 Genesee Avenue within the University Community Plan area?

Staff Recommendation:

1. **Certify** Mitigated Negative Declaration 127567, and Adopt the Mitigation Monitoring and Reporting Program; and
2. **Approve** Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845.

Community Planning Group Recommendation: The University Community Planning Board action was not available at the time of printing this report and will be provided at the Planning Commission hearing.

Environmental Review - A Mitigated Negative Declaration No. 127567 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and would be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded 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 mixture of hospital, medical office, and research and development uses. The site is currently developed with that mixture of uses and the proposed Planned Development Permit and Conditional Use Permit to relocate and consolidate some of the uses into common structures 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 Scripps Memorial Hospital La Jolla is located within the Torrey Pines subarea of the University Community Plan. The University Community Plan designates the site and areas to the west, south and east as public Facilities/Institutional and the area to the north as Industrial (Attachment 1). The hospital property is bounded on the west by Interstate 5, Genesee Avenue on the north and east, and Voigt Drive on the south (Attachment 2). North of the project site and north of Genesee Avenue are industrial and office buildings, east of the site and east of Genesee Avenue are also industrial and office uses. South of the site is a portion of the UCSD complex. West and across Interstate 5 is also the UCSD complex. The proposed development is located within the Scripps Memorial Hospital – La Jolla campus located at 9888 Genesee Avenue (Attachment 3). Properties to the west, south and east are zoned RS-1-14 and to the north and northeast are zoned IP-1-1. The site is composed of four parcels. Three parcels are zoned RS-1-14 and one is zoned CO-1-2.

The existing hospital campus was constructed over three decades beginning in the 1960's. Building began in 1962 and the most recent construction began in 2005. The total floor area presently developed on the site is 945,982 square feet. The maximum combined floor area allowed by the two zones would be 1,122,018 square feet. The existing hospital provides 451 patient beds.

DISCUSSION

Project Description

The proposed project would demolish 21,513 square feet contained in two buildings and construct 814,580 square feet to be contained in four buildings on the 40.71 acre Scripps Memorial Hospital – La Jolla Campus site (Attachment 4). The 814,580 square feet would be dispersed between two 325,000 square foot hospital towers, two corridors which total 6,500 square feet, one 139,080 square foot medical office building and a 19,000 square foot central energy plant. A maximum of 389 hospital beds would be allowed on the hospital campus. Each of the two 325,000 square foot hospital towers would provide a maximum of 168 hospital beds. The remaining fifty-three beds would be divided between two other locations on the campus. Twenty-seven beds would remain in the existing hospital tower and twenty-six beds would remain in the Alcohol Treatment Center. These remaining existing hospital rooms would be converted from double and triple occupancy to single occupancy patient rooms. The project is proposed to be developed in seven distinct phases. The proposed project requires a Conditional Use Permit (CUP) to allow a hospital on residentially zoned land, a Planned Development Permit (PDP) to allow a deviation from the height restrictions of the RS-1-14 Zone and a Variance to

allow a deviation from the maximum floor area ratio of the RS-1-14 Zone. The proposed permits would amend a previously approved Conditional Use Permit and Planned Development Permit.

The two proposed 325,000 square foot hospital towers would be connected to existing buildings by two corridors. The combined square footage of these two proposed corridors would be 6,500 feet. The proposed towers would have exteriors of brick veneer, curtain wall glazing, and metal panels. The project would also include the construction of a 139,080 square foot, six-story medical office building. The medical office building would have 58,900 square feet for medical offices, 45,000 square feet for ancillary outpatient uses, 12,000 square feet for ancillary retail uses and 23,180 square feet for mechanical uses. The exterior of the building would be cement plaster, brick veneer, and tinted and spandrel glass. The project would include the addition of a 19,000 square foot central energy plant to serve the new hospital towers. The plant would provide central heating, air conditioning and emergency diesel-generated back-up electrical power to the new hospital towers. Computer simulations of the proposed campus and buildings are included as Attachment 5.

Floor Area Ratio

The 40.71 acre Scripps Memorial Hospital – La Jolla Campus site is composed of four legal parcels. Three of the parcels are zoned RS-1-14 and have a maximum floor area ratio (FAR) of 0.60, the fourth parcel is zoned CO-1-2 with a maximum FAR of 1.50. Based upon the cumulative area of the three RS-1-14 zoned parcels and the proposed building floor area, a Variance is required to allow a FAR of 0.97. The proposed development on the CO-1-2 zoned parcel would result in a FAR of 0.29 where 1.50 is allowed. The University Community Plan allows an intensity of development that cannot be achieved on the site without exceeding the floor area ratio limitation of the RS-1-14 Zone. Should the variance be approved the FAR would remain below 1.0 which is lower than the 1.75 FAR allowed on adjacent property to the west or the 2.0 FAR allowed on properties nearby in the community.

Maximum Building Height

Three of the four parcels which comprise the site are zoned RS-1-14 and buildings are restricted to a height of no more than thirty-five feet. The Conditional Use Permits approved for the campus over the years have allowed buildings up to 136 feet in height. The proposed hospital towers would be 165 feet and the medical office building would be 105 feet in height. The heights of the proposed buildings would be harmonious within the context of the existing campus. The University Community Plan allows an intensity of development that cannot be achieved on the site without exceeding the height limitation of the RS-1-14 Zone. Other existing buildings on the property range in height from one and two stories to eight and nine stories. Without a deviation to allow an increase in the building height on these parcels the RS-1-14 Zone maximum building height limit of thirty-five feet would preclude the development of a hospital on these parcels and the land use goals of the University Community Plan would not be realized. The deviation to allow the proposed buildings to exceed the height limit of the RS-1-14 Zone regulations is appropriate for these parcels and would result in a more desirable project in that the goals of the community plan would be realized and vital community services would be provided to the population.

Access, Average Daily Trips, Parking and Grading

Presently access to the site is provided from Genesee Avenue and Voigt Drive. Access to the site would not change as a result of the proposed project.

For the purposes of determining the anticipated traffic generated by the proposed project the number of hospital beds and the resulting amount of non-hospital building square footage is analyzed. When analyzing the average daily trips (ADT) generated by the hospital buildings the number of patient beds is the basis of the ADT calculation, when analyzing the ADT generated by the other non-hospital buildings the square footage and uses within the buildings are considered. The ADT rates are established by the City of San Diego Trip Generation Manual prepared by Transportation Planning. The proposed project would reduce the total number of patient beds from 451 to 389, or sixty-two beds, and demolish 59,631 square feet of non-hospital building square feet. Currently there are 451 hospital beds on the campus, 363 in the existing towers and 88 in the existing Alcoholism Treatment Center. Three hundred thirty-six beds would be moved from the existing towers to the proposed new towers. All patient rooms in the new hospital towers would be single-bed rooms. Patient rooms in the existing hospital towers would be reconfigured from multiple-bed rooms to single-bed rooms. Twenty-seven beds would remain in the existing hospital tower and twenty-six beds would remain in the Alcohol Treatment Center. In terms of traffic generation, the proposed project would result in approximately 109 fewer ADT than the existing campus. For additional detailed information relating to the ADT analysis, see Attachment 6.

The project proposes to provide 3,594 automobile parking spaces on the site to supply the parking needs for the campus. Of the 3,594 parking spaces 236 spaces would conform to the Americans with Disabilities Act criteria as accessible spaces and would be designated for persons with disabilities, 219 spaces would be reserved for carpools, 95 motorcycle and 29 bicycle spaces would be provided on site. The project proposes to exceed the 3,489 required parking spaces.

The site work in preparation for construction of the buildings and other structures would require grading 14.4 acres or 35.4 percent of the site. The earthwork estimate predicts approximately 34,100 cubic yards of excavation at a maximum depth twenty-one feet, 9,200 cubic yards of embankment at a maximum depth of twelve feet, and approximately 24,900 cubic yards of earthwork exported. The maximum height of excavated slopes would be thirty-six feet. The project proposes no embankment slopes. The site work would require five retaining walls. The combined total length of all retaining walls would be 1,100 feet.

Community Plan Analysis

The City of San Diego's General Plan provides a general goal for Healthcare Services and Facilities which seeks to provide services and facilities that are easily accessible and meets the needs of all residents. The General Plan recommends careful planning in the siting and expanding of healthcare services and facilities with consideration for the City's growth strategy and how to meet the healthcare needs of a growing population in a manner that increases accessibility, reduces vehicle trips, and provides for educational, employment, and training opportunities.

The Scripps Memorial Hospital Campus is conveniently located at the intersection of Interstate 5 and Genesee Avenue and provides both local and regional auto access. The Super Loop Rapid

Bus Transit project, which recently began operating in the University community, and the proposed Mid-Coast Light Rail Transit (Trolley) route would provide expanded transit accessibility to the hospital. Public transportation would be provided by one of two LRT stations located on the UCSD campus with a connection to the Super Loop route which has a stop at the hospital site. As such, the proposal would provide new facilities utilizing the most recent healthcare technologies in an area with great vehicular and transit accessibility in conformance with the General Plan's goal of providing healthcare services and facilities that are easily accessible and meet the needs of all residents.

The project site is designated Hospital by the University Community Plan (UCP). The Development Intensity Element of the UCP establishes guidelines for intensity of development within the community. The Element divides the community into subareas, identifies the allowed use 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 within the community. The project site is located in subarea 4 of the Development Intensity Table and allows a mixture of hospital, medical office, and research and development uses. The Planned Development Permit and Conditional Use Permit would allow construction of new hospital towers, a medical office building and accessory buildings in conformance with the intensity assigned to subarea 4, and would not result in an increase in the number of previously permitted hospital beds or medical office square footage. This is possible as several older structures on the project site have been, or would be demolished to allow construction of the new structures. As such, the proposal would not adversely affect the allowed uses and intensities identified in the UCP.

The proposed project is located within the Torrey Pines Subarea of the Urban Design Element in the UCP. One of the design objectives in this subarea is to insure that the massing of structures and design details of new buildings contribute to a visually coherent streetscape. To achieve this, the UCP recommends designing structures to create smooth transitions in form, height and scale between adjacent buildings and by using major variations in the planes of wall surfaces, angled or recessed walls and pronounced architectural elements and techniques to avoid boxy, square buildings. The new hospital towers and medical office building would utilize a variety of materials, colors and architectural detail to create visually pleasing buildings. The Medical Office building would be located adjacent to a newly built parking structure and existing Ximed Medical Office which are all relatively the same height and located on the top of the slope next to Interstate 5. Although the proposed hospital towers are relatively tall and require a deviation for height, they are in close proximity to the existing hospital tower of roughly the same height and would include parkway landscaping to buffer the building from Genesee Avenue. The design of the hospital towers and use of varying materials and colors would also avoid creating a boxy square building visible from the public right-of-way.

Environmental Analysis

City staff conducted an Initial Study which determined the proposed project could have a significant environmental effect. Subsequent revisions in the proposed project design would create the specific mitigation identified in Section V of the Mitigated Negative Declaration. The revised project would now avoid or mitigate potentially significant environmental effects identified by earlier staff analysis. A Mitigation, Monitoring, and Reporting Program, as specified in Mitigated Negative Declaration No. 127567, would be required to address the potential impacts resulting from the implementation of the project. Mitigation would be required

in the following areas: Paleontological Resources and Public Utilities (Solid Waste). No other mitigation would be required to reduce impacts as a direct result of the project.

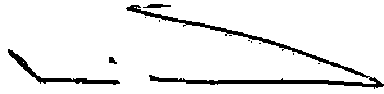
Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed development (Attachments 7 and 8) and draft conditions of approval (Attachment 9). Staff is recommending the Planning Commission approve the project as proposed.

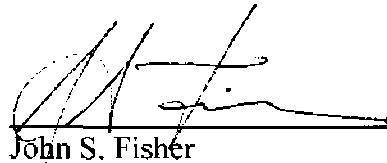
ALTERNATIVES

1. **Approve** Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845, **with modifications.**
2. **Deny** Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

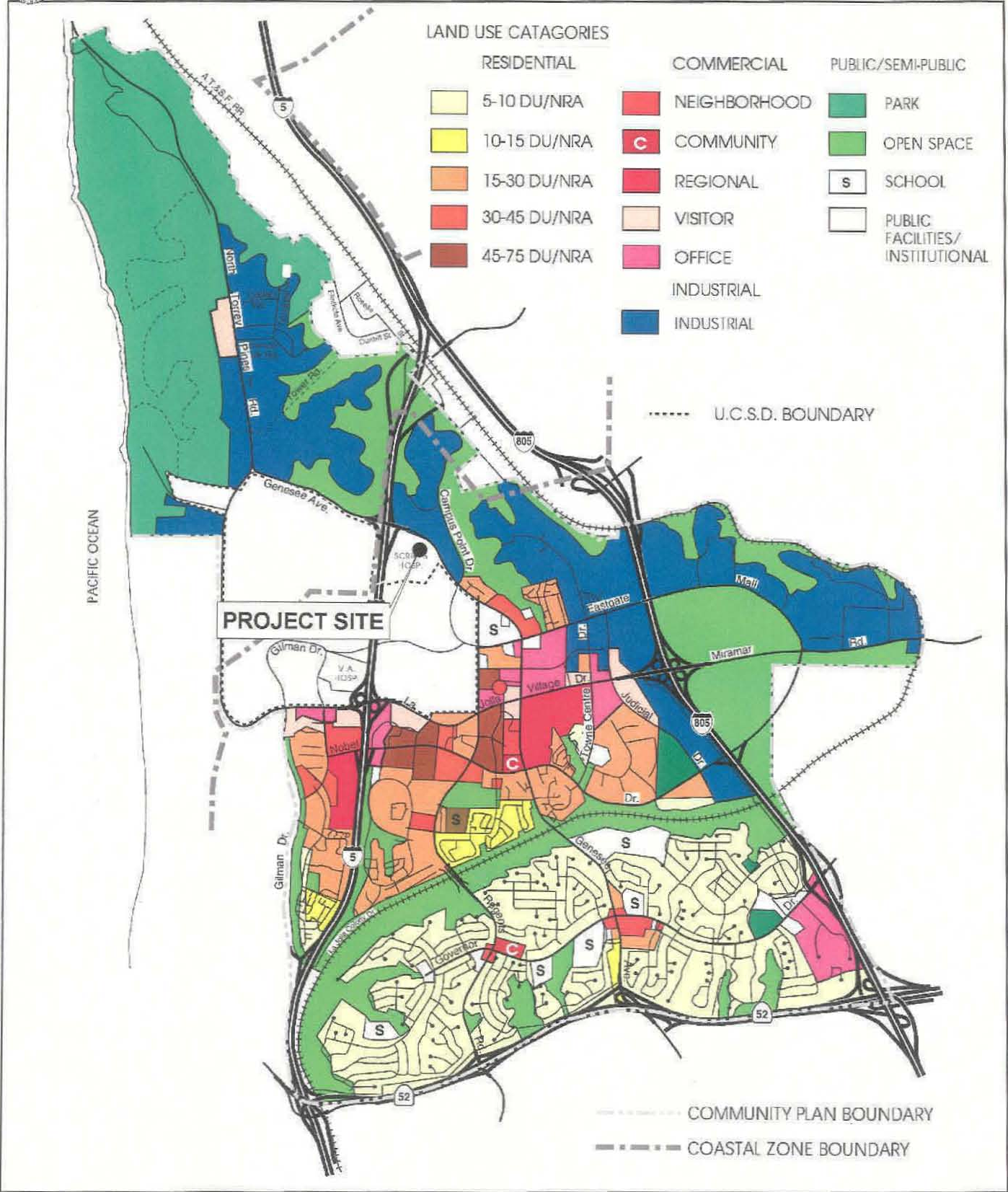


John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON:JSF

Attachments:

1. University Community Plan Land Use Map
2. Aerial Photograph
3. Project Vicinity Map
4. Proposed Site/Landscape Plan
5. Computer Simulations of Proposed Campus and Buildings
6. ADT analysis
7. Draft Resolution
8. Draft CEQA Resolution
9. Draft Conditional Use Permit/Planned Development Permit/Variance
10. Project Plans (under separate cover)
11. Ownership Disclosure Statement
12. Project Chronology
13. Project Data Sheet



Figure

1989 - LAND USE PLAN

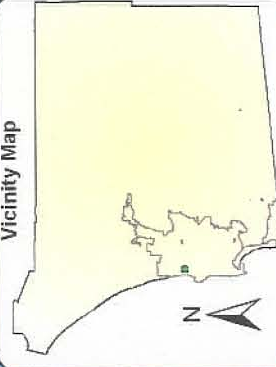
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~ Roads



1 inch = 618 feet

Vicinity Map



SanGIS

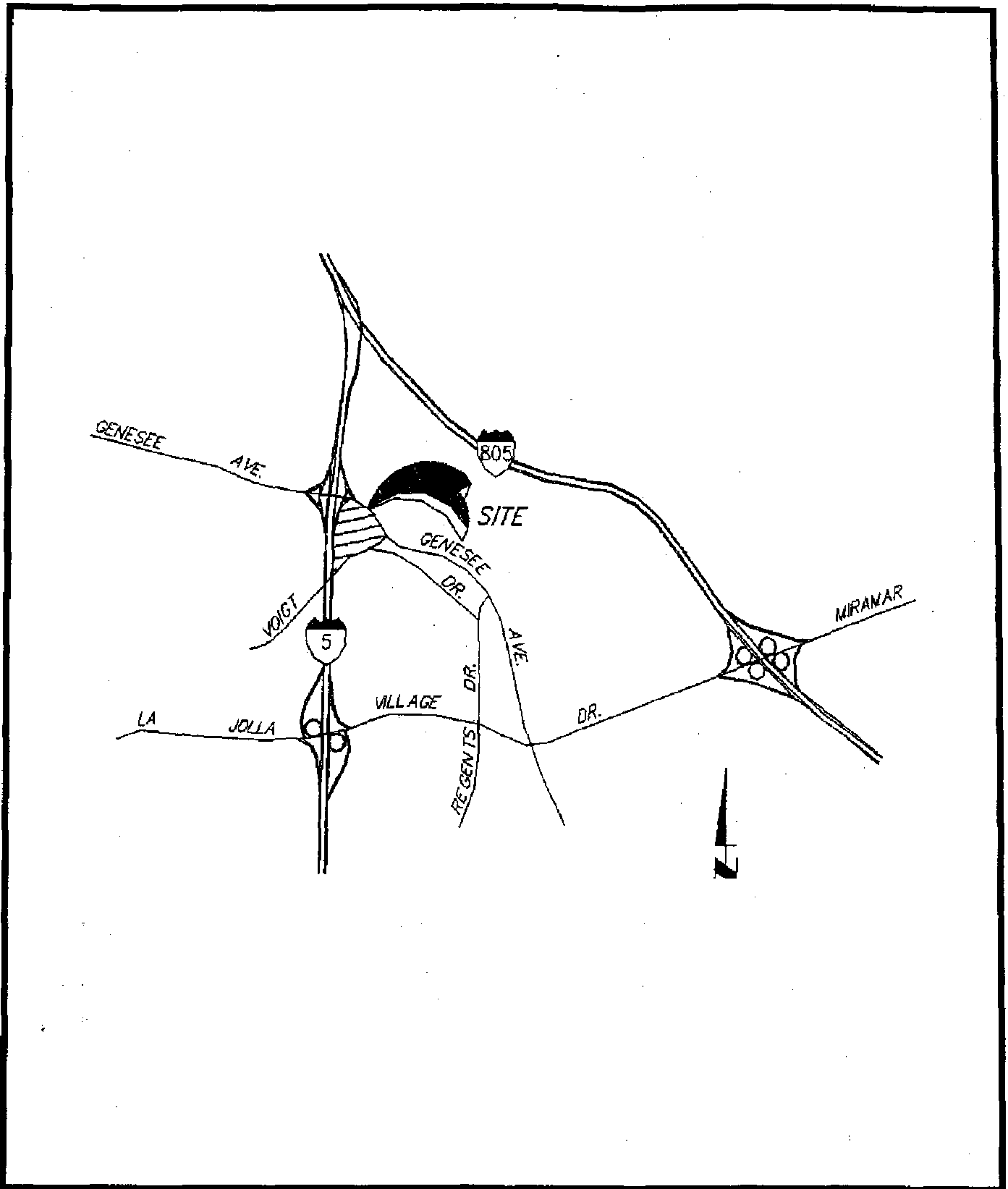
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Plot Date: 07/21/09





Vicinity Map

Scripps Memorial Hospital / Project No. 127567

City of San Diego – Development Services Department













Smith Group
Scripps

S H I M A H A R A
Illustration
310.450.9612 | www.shimahara.net

View1_A01
10.16.08



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**SCRIPPS MEMORIAL HOSPITAL
LA JOLLA CAMPUS**

University City Planning Group Meeting
July 14, 2009

Traffic Worksheet

Trip Generation Table

Attachment 1 shows the proposed project in Table A, the Demolished Buildings in Table B, and the net new trips comparison in Table C.

	Average Daily Traffic	AM Peak Hour	PM Peak Hour
Proposed Project	2,324	160	231
Demolished Buildings	2,433	185	244
NET NEW TRIPS	(109)	(25)	(13)

As shown in Table C of **Attachment 1**, the net amount of new trips is a reduction in trips from present uses on-site. Therefore, the proposed project would have no traffic impacts which would not require any mitigation or traffic study.

**SCRIPPS MEMORIAL HOSPITAL
LA JOLLA CAMPUS**

University City Planning Group Meeting
July 14, 2009

Traffic Worksheet

No Net Increase in Beds

Existing Beds on Campus = 451 (Existing Tower + McDonald)

Beds in Existing Tower	363	Beds in Existing McDonald	88
<u>- beds moved to New Tower</u>	<u>336</u>	<u>- beds removed from McDonald</u>	<u>62</u>
Beds remaining in Existing Tower	27	Beds remaining in McDonald	26

Total Proposed Beds on Campus 389
(Existing Tower + New Tower + McDonald)
(27 + 336 + 26)

ATTACHMENT 1

(Cumulative Rates)

La Jolla Scripps Memorial Hospital Trip Generation

Proposed Project (Table A)

Use	Amount	Trip ¹	ADT	AM PEAK HOUR					PM PEAK HOUR				
				% ¹	#	In/Out ¹	In	Out	% ¹	#	In/Out ¹	In	Out
Retail ²	12,000 SF	20 /KSF	240	3	7	6 : 4	4	3	9	22	5 : 5	11	11
Medical Office	58,900 SF	20 /KSF	1,178	6	71	8 : 2	57	14	10	118	3 : 7	35	82
Hospital Ancillary	45,000 SF	20 /KSF	900	9	81	7 : 3	57	24	10	90	3 : 7	27	63
Central Energy Plant ³	16,500 SF	2 /*	6	12	1	1 : 2	0	1	12	1	2 : 8	0	1
Total			2,324		160		118	42		231		73	157

NOTE:¹ Trip Generation Manual based on the City of San Diego Land Development Code, 2003² Retail is similar to Hospital Ancillary containing gift shops, dry cleaners, and coffee shop for employees and visitors on campus.³ 3 new employees

KSF = 1,000 square feet

* = Trip Rate based on Employees

Central Energy Plant AM/PM peak hour % and in/out ratio is based on Industrial/Business Park

Demolished Buildings / Traffic To Be Removed (Table B)

Use	Amount	Trip ¹	ADT	AM PEAK HOUR					PM PEAK HOUR				
				% ¹	#	In/Out	In	Out	% ¹	#	In/Out ¹	In	Out
Foundation Bldg. (H.R.)	2,951 SF	20 /KSF	59	9	5	7 : 3	4	1	10	6	3 : 7	2	4
Hospital	62 beds	20 /bed	1,240	9	112	7 : 3	78	34	10	124	3 : 7	37	86
Medical Arts Bldgs. 1 & 2	46,280 SF	20 /KSF	926	6	56	8 : 2	44	12	10	93	3 : 7	28	65
Burtec Bldg.	10,400 SF	20 /KSF	208	6	12	8 : 2	10	2	10	21	3 : 7	6	15
Total			2,433		185		136	49		244		73	170

ATTACHMENT 1

La Jolla Scripps Memorial Hospital Trip Generation

Net Trips (Proposed - Demolished) - (Table C)

Use	ADT	AM Peak Hour			PM Peak Hour		
		#	In	Out	#	In	Out
Proposed	2,324	160	118	42	231	73	157
Demolished	2,433	185	136	49	244	73	170
▽	(109)	(25)	(18)	(7)	(13)	0	(13)

PLANNING COMMISSION RESOLUTION NO. PC-09-XXX
CONDITIONAL USE PERMIT NO. 438292, PLANNED DEVELOPMENT PERMIT NO. 438945 and
VARIANCE NO. 653845
Amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611
SCRIPPS MEMORIAL HOSPITAL CUP PROJECT NO. 127567

WHEREAS, SCRIPPS HEALTH, a California nonprofit Public Benefit corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to amend Conditional Use Permit No. 291185 and Planned Development Permit No. 383611 to construct two 325,000 square foot hospital towers with two connecting corridors with a combined total equal to 6,500 square feet, one 139,080 square foot medical office building and a 19,000 square foot central energy plant (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 438292, 438945 and 653845), on portions of a 40.71 acre site;

WHEREAS, the project site is located at 9888 Genesee Avenue in the RS-1-14, CO-1-2, Campus Parking Impact, Airport Influence, Community Plan Implementation Overlay "A" Zones within the University Community Plan;

WHEREAS, the project site is legally described as Parcels 1, 2, 3 and 4 of Parcel Map No. 16242, filed October 4, 1990, in the Office of the County Recorder, Parcels 2, 3 and 4 of Parcel Map No. 11644, filed September 25, 1981, in the Office of the County Recorder, Lot 1 of Carson Lewis Subdivision, according to Map thereof No. 7830, filed December 24, 1973, in the Office of the County Recorder, Parcel 3 of Parcel Map No. 10260, filed July 21, 1980, in the Office of the County Recorder;

WHEREAS, on V13 - DATE, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated V19 - DATE.

FINDINGS:

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The hospital predates the University Community Plan and is identified as "Scripps Hospital" on Generalized Land Use Plan, Figure 4, of the University Community Plan. The hospital site is also identified as Subarea 4 in the Land Use and Development Intensity Table, Table 3, of the University Community Plan. The proposed modifications are consistent with the intensity levels set forth in Table 3 and all other objectives of the University Community Plan as those objectives relate to the proposed project design and use of the site for hospital purposes.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The proposed development will assist in the assurance of available and continued health care service to the growing population and will provide a vital role in improving public health, safety and welfare. The proposed development will provide public benefits which would not have occurred otherwise. The proposed development will construct necessary sewer and water facilities to serve the development; will enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP's] maintenance; will comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. The development will also provide for the health, safety, and welfare of the patients and hospital staff by constructing all buildings in accordance with current construction standards and codes. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The hospital campus has been developed over many years pursuant to a conditional use permit which has been amended as the development of the campus has been modified. The proposed development complies with all other relevant regulations of the Land Development Code. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845. Development of the property will meet all other requirements of these regulations. Concept plans for the project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project. In these ways the proposed development will comply with the applicable and relevant regulations of the Land Development Code, as allowed through the approval of a Planned Development Permit and Variance.

4. The proposed use is appropriate at the proposed location. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The site is located in close proximity to Interstate 5 and is central to the north coastal area of the city thereby positioning the hospital to maximize convenient health care services to the public. The first of the existing hospital towers was built on the site in 1962. The University Community Plan designates the site and areas to the west, south and east as public facilities/institutional and the area to the north as industrial. Furthermore the community plan anticipates the development of these parcels as medical facilities serving the needs of the community and immediate region. Continued expansion of the hospital use as described in the Community Plan is appropriate in this location.

Planned Development Permit - Section 126.0604

- 1. The proposed development will not adversely affect the applicable land use plan.** The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. Refer to Conditional Use Permit Finding number one, above.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare.** The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The development will comply with all applicable health and safety regulations. Refer to Conditional Use Permit Finding number two, above.
- 3. The proposed development will comply with the regulations of the Land Development Code.** The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The hospital campus has been developed over many years pursuant to a conditional use permit which has been amended as the development of the campus has been modified. Refer to Conditional Use Permit Finding number three, above.
- 4. The proposed development, when considered as a whole, will be beneficial to the community.** The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The proposed development will allow the applicant to provide health care services to the community in a more efficient manner, meeting current health care standards and public expectations. No new beds will be added, but the rooms will be single bed rooms consistent with patient's expectations and current health care standards. In addition, the development is necessary to meet the requirements of SB 1953 for seismic retrofitting of hospitals. The proposed additional medical office space will assure physicians will be on the hospital campus for the convenience of patients and physicians alike. The centralization of medical services on a campus gives the patients access to a wide variety of services without the need to travel from place to place. Physician access from their offices to the hospital assures that mandated timeframes for seeing patients in emergencies can also be met. The central energy plant will upgrade and improve energy use throughout the campus while also conforming to stringent energy standards.
- 5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.** The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. Three of the four parcels which comprise the site are zoned RS-1-14 and are therefore restricted in height to no more than thirty-five feet. The conditional use permits approved for the campus over the years have allowed building up to 136 feet. The proposed hospital towers will be 165 feet and the medical office building will be 105 feet. The heights of the proposed buildings will be harmonious within the context of the existing campus. Without the deviation in height, the project objectives of providing enhanced and improved health care services would not be met. The University Community Plan allows an intensity of development

that cannot be achieved on the site without exceeding the height limitation of the RS-1-14 zone. The deviation to allow the heights of the buildings as proposed will be consistent with other existing buildings in the immediate area and allowed on other properties nearby in the community. Without a deviation to allow increased building height at these parcels the limitation of the RS-1-14 Zone to limit building height to thirty-five feet would preclude the development of a hospital at these parcels and the land use goals of the University Community Plan will not be realized. The deviation to allow the buildings height to exceed that of the RS-1-14 Zone regulations is appropriate for these parcels and will result in a more desirable project in that the goals of the community plan will be realized and vital community services will be provided to the population.

Variances - Section 126.0805

(a) There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after adoption of the applicable zone regulations. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. A variance from the floor area ratio limit of the RS-1-14 Zone is required for the proposed project. The RS-1-14 Zone limits floor area ratio to 0.6. The proposed project will have a floor area ratio of 0.97 on the three parcels zoned RS-1-14 and a floor area ratio of 0.29 on the one parcel zoned CO-1-2. The development of a hospital is allowed in the RS-1-14 Zone with a conditional use permit and the specific hospital use for this site is identified in the University Community Plan. The development of a hospital at this site is unique to these premises. The use of land specifically for a hospital in the community is unique, is not the result actions of the applicant subsequent to the adoption of the RS-1-14 Zone regulations and is not designated generally in the University Community Plan at other RS-1-14 Zoned properties. The site is surrounded by commercial and institutional development governed by zoning regulations that allow a floor area ratio far in excess of 0.6.

(b) The circumstances or conditions are such that the strict application of the regulations of the Land Development code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The University Community Plan allows an intensity of development that cannot be achieved on the site without exceeding the floor area ratio limitation of the RS-1-14 zone. Even with the variance the floor area ratio remains below 1.0 which is lower than the 1.75 FAR allowed on adjacent property to the west or the 2.0 FAR allowed on properties nearby in the community. The University Community Plan designates the site and areas to the west, south and east as public facilities/institutional and the area to the north as industrial. Furthermore the community plan anticipates the development of these parcels as medical facilities serving the needs of the community and immediate region. Approval of the requested variance will allow the owner of the parcels to realize a reasonable use of the site as outlined in the land use policies of the University Community Plan. Although the community plan would permit an even greater amount of

development at these parcels the proposed variance is the minimum necessary to permit a reasonable use of the land or premises.

(c) The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. Given the existing pattern of development on the campus with buildings ranging in height up to 136 feet development in excess of 0.6 is in harmony with the existing campus development. The floor area ratio limitations are in part useful to control bulk and scale of development. The project will be consistent with the bulk and scale as established on the existing campus and with other properties in the vicinity. The development will also provide for the health, safety, and welfare of the patients and hospital staff by constructing all buildings in accordance with current construction standards and codes. All structures constructed will be reviewed by professional staff for compliance with all relevant and applicable seismic, building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

(d) The granting of the variance will not adversely affect the applicable land use plan. The applicant proposes to modify the existing hospital campus with the demolition of two existing structures, the addition of a medical office building, two hospital towers with two connecting corridors and a central energy plant. The use of the site and the intensity of development are consistent with the University City Community Plan as set forth in Table 3. Approval of the requested variance will allow the owner of the parcels to realize the reasonable use of the site as outlined in the land use policies of the University Community Plan. The development intensities assumed in the transportation analysis during preparation of the University Community Plan anticipate the proposed development as measured by the allowed square footage and maximum number of hospital beds. In conclusion, as the proposed development does not exceed the development intensities assumed in the University Community Plan the proposed buildings and number of hospital beds granting the variance will not adversely affect the University Community Plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 438292, 438945 and 653845, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager

Development Services

Adopted on: V27 - DATE OF APPROVAL

Job Order No. 427680

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on April 26, 2007, SCRIPPS HEALTH, a California nonprofit Public Benefit corporation submitted an application to Development Services Department for a Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845, amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611;

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on _____, 2009; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 127567; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it be, and it is hereby certified, that Mitigated Negative Declaration No. 127567, in connection with the Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845, amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.), as amended, and the State Guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: _____
John S. Fisher
Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 427680

CONDITIONAL USE PERMIT NO. 438292,
PLANNED DEVELOPMENT PERMIT NO. 438945 and VARIANCE NO. 653845
Amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611
SCRIPPS MEMORIAL HOSPITAL CUP PROJECT NO. 127567 [MMRP]
Planning Commission

This Conditional Use Permit No. 438292, Planned Development Permit No. 438945 and Variance No. 653845, amending Conditional Use Permit No. 291185 and Planned Development Permit No. 383611, is granted by the Planning Commission of the City of San Diego to SCRIPPS HEALTH, a California nonprofit Public Benefit corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301, 126.0601 and 126.0801. The 40.71 acre site is located at 9888 Genesee Avenue in the RS-1-14 and CO-1-2 Zones, Campus Parking Impact, Airport Influence, Community Plan Implementation Overlay "A" Zones within the University Community Plan. The project site is legally described as Parcels 1 to 4 of Parcel Map No. 16242, filed October 4, 1990, in the Office of the County Recorder, Parcels 2, 3 and 4 of Parcel Map No. 11644, filed September 25, 1981, in the Office of the County Recorder, Lot 1 of Carson Lewis Subdivision, according to Map thereof No. 7830, filed December 24, 1973, in the Office of the County Recorder, Parcel 3 of Parcel Map No. 10260, filed July 21, 1980, in the Office of the County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a 18,562 square foot building and a 2,951 square foot building and construct two 325,000 square foot hospital towers with two connecting corridors with a combined total equal to 6,500 square feet, one 139,080 square foot medical office building and a 19,000 square foot central energy plant, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Demolition of two buildings and construction of construct two 325,000 square foot hospital towers with two connecting corridors with a combined total equal to 6,500

square feet, one 139,080 square foot medical office building and a 19,000 square foot central energy plant;

- b. Allow one deviation; the hospital towers shall be allowed a height of 165 feet and the medical office building shall be allowed a height of 105 feet;
- c. Allow one variance; the maximum floor area ratio on the combined parcels zoned RS-1-14 may be exceeded to allow a floor area ratio of 0.97.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit is required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to

control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 127567, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 127567, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

**Paleontological
Public Utilities (Solid Waste)**

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

GEOLOGY REQUIREMENTS:

16. Prior to issuance of any grading permit, the Owner/Permittee shall provide an updated geotechnical report, satisfactory to the Development Services Department. Prior to issuance of any grading permit, the geotechnical consultant must review, sign and stamp the grading plans. A Final As-Built Report is required within 15 days of completion of grading operations.

17. Prior to issuance of any building permits, the Owner/Permittee shall provide additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations, satisfactory to the Development Services Department.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

20. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

23. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

24. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of engineering permit for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

26. Prior to issuance of engineering permit for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

28. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

29. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. All trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual; Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

31. If any required landscape, including existing or new plantings, hardscape, landscape features, or other improvements, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents, to the satisfaction of the Development Services Department, within 30 days of damage or prior to a Certificate of Occupancy.

32. Prior to issuance of construction permits for grading, the Owner/Permittee shall ensure all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species which may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

33. No fewer than 3,594 parking spaces (3,489 required), including 236 accessible spaces of which a minimum of 30 spaces are van accessible, 219 carpool parking spaces (213 required), 95 motorcycle spaces (70 required), and 29 bicycle spaces with rack(s) (25 required) are required, as shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC

and shall not be converted for any other use unless otherwise authorized by the Development Services Department. All new on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

34. No more than 389 hospital beds shall be allowed on the hospital campus.

35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

36. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

38. The Owner/Permittee shall provide the minimum required parking spaces during the construction phasing of this project as shown on the approved Exhibit "A," satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

39. All proposed public sewer facilities shall be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.

40. All proposed private sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

41. All on-site wastewater facilities shall be private.

42. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

43. All proposed public water facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

44. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any vehicular use area and the removal of all unused services, within the rights-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer. If a three inch or larger meter is required for this project, the Owner/Permittee shall construct the new meter and backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Director of Public Utilities.

45. Prior to the issuance of any certificates of occupancy, all public water facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on
[date and resolution number] .

Permit Type/PTS Approval No.: CUP No. 438292,
PDP No. 438945 and Variance No. 653845

Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

SCRIPPS HEALTH,
a California nonprofit Public Benefit corporation
Owner/Permittee

By _____

SCRIPPS HEALTH,
a California nonprofit Public Benefit corporation
Owner/Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Scripps Memorial Hospital

Project Plans; Sheets 1-32

(available under separate cover)



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title: Scripps Memorial Hospital Master Plan
 Project No. For City Use Only: 127567
 Project Address: 9888 Genesee Avenue

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No: Signature: Date:	Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No: Signature: Date:
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Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No: Signature: Date:	Name of Individual (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No: Signature: Date:
---	---

Project Title: Scripps Memorial Hospital Master Plan	Project No. (For City Use Only)
--	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 95-1684089
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Scripps Health

Owner Tenant/Lessee


Street Address:
4275 Campus Point Court

City/State/Zip:
San Diego, CA 92121

Phone No: Fax No:
(858) 678-7226 (858) 678-7231

Name of Corporate Officer/Partner (type or print):
Richard Sheridan

Title (type or print):
Secretary

Signature:  Date: 2-26-07

Corporate/Partnership Name (type or print):
Scripps Health

Owner Tenant/Lessee

Street Address:
4275 Campus Point Court

City/State/Zip:
San Diego, CA 92121

Phone No: Fax No:
(858) 678-7226 (858) 678-7231

Name of Corporate Officer/Partner (type or print):
Chris Van Gorder

Title (type or print):
President and CEO

Signature: Date:

Corporate/Partnership Name (type or print):
Scripps Health

Owner Tenant/Lessee

Street Address:
4275 Campus Point Court

City/State/Zip:
San Diego, CA 92121

Phone No: Fax No:
(858) 678-7226 (858) 678-7231

Name of Corporate Officer/Partner (type or print):
Jeff Bowman

Title (type or print):
Chairman

Signature: Date:

Corporate/Partnership Name (type or print):
Scripps Health

Owner Tenant/Lessee

Street Address:
4275 Campus Point Court

City/State/Zip:
San Diego, CA 92121

Phone No: Fax No:
(858) 678-7226 (858) 678-7231

Name of Corporate Officer/Partner (type or print):
Richard Rothberger

Title (type or print):
Treasurer and CFO

Signature: Date:

Corporate/Partnership Name (type or print):
Scripps Health

Owner Tenant/Lessee

Street Address:
4275 Campus Point Court

City/State/Zip:
San Diego, CA 92121

Phone No: Fax No:
(858) 678-7226 (858) 678-7231

Name of Corporate Officer/Partner (type or print):
Richard Vortmann

Title (type or print):
Vice Chairman

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

DEVELOPMENT SERVICES
Project Chronology
Scripps Memorial Hospital - PTS# 127567

Date	Action	Description	City Review Time	Applicant Response
04/26/07	First Submittal	Project Deemed Complete		
06/13/07	First Assessment Letter		34 days	
01/07/08	Second Submittal			148 days
02/29/08	Second Review Complete		39 days	
04/28/08	Third Submittal			20 days
05/28/08	Third Review Complete		48 days	
12/15/08	Fourth Submittal			143 days
02/09/09	Fourth Review Complete		40 days	
02/26/09	Fifth Submittal			13 days
03/23/09	Fifth Review Complete		17 days	
04/27/09	Sixth Submittal			25 days
05/18/09	Sixth Review Complete		15 days	
05/29/09	Seventh Submittal			9 days
06/01/09	Seventh Review Complete		1 day	
06/18/09	Eighth Submittal			13 days
06/25/09	Eighth Review Complete		5 days	
06/25/09	Issues Complete			
09/17/09	Public Hearing		60 days	
TOTAL STAFF TIME			259 days	
TOTAL APPLICANT TIME				371 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	21 months	

Note: All days are tabulated as working business days.

PROJECT DATA SHEET

PROJECT NAME:	Project No. 127567 – Scripps Memorial Hospital	
PROJECT DESCRIPTION:	Proposed expansion of existing hospital campus.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Planned Development Permit, Conditional Use Permit, Variance	
COMMUNITY PLAN LAND USE DESIGNATION:	Hospital	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-14 CO-1-2 HEIGHT LIMIT: 35 feet 60 feet LOT SIZE: 5,000 s.f. min. 5,000 s.f. min. FLOOR AREA RATIO: 0.60 max. 1.5 max. FRONT SETBACK: 15 feet 10 feet SIDE SETBACK: 4 feet 10 feet STREETSIDE SETBACK: 10 feet 10 feet REAR SETBACK: 10 feet 10 feet PARKING: Based upon use and intensity, see draft permit.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; IP-1-1	Industrial and Office
SOUTH:	Public Facilities & Institutional; RS-1-14	University
EAST:	Industrial; IP-1-1	Industrial and Office
WEST:	Public Facilities & Institutional; RS-1-14	Interstate, University
DEVIATIONS OR VARIANCES REQUESTED:	Variance requested for FAR of premises exceeding maximum allowed in underlying RS-1-14 zone.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	Not available at the time of printing this report.	