



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 28, 2010 REPORT NO. PC-10-067

ATTENTION: Planning Commission
Agenda of August 5, 2010

SUBJECT: Initiation of an Amendment to the General Plan and the University
Community Plan to add medical office square footage to the Scripps
Memorial Hospital Campus.

OWNER/
APPLICANT Scripps Health, a California non-profit Public Benefit Corporation

SUMMARY

Issue - Should the Planning Commission INITIATE an amendment to the General Plan and the University Community Plan to increase the total amount of medical office square footage identified by the Development Intensity Element for the Scripps Memorial Hospital campus to 795,000 square feet? The property is located at 9888 Genesee Avenue.

Staff Recommendation – INITIATE the plan amendment process.

Community Planning Group Recommendation – On July 13, 2010, the University Community Planning Group voted unanimously in favor of initiating an amendment to the University Community Plan. Their recommendation included specific issues to be addressed and will be provided under separate cover.

Environmental Impact - If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Fiscal Impact – Processing costs would be paid by the applicant.

Code Enforcement Impact - None

Housing Impact - None

BACKGROUND

The Scripps Memorial Hospital Campus is located at 9888 Genesee Avenue at the southeast intersection of Interstate 5 and Genesee Avenue (Attachment 1). The University of California at San Diego (UCSD) lies to the west and south of the campus and industrial development lies to the north and east. The University Community Plan (UCP) designates the site 'Institutional – Scripps Hospital.' The Development Intensity Element of the UCP established guidelines for the intensity of development within the community. The element divides the community into subareas and 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. The project site is located in subarea 4 of the Development Intensity Table and allows a mix of hospital, medical office, and research and development uses (Attachment 2). The UCP currently assigns a total of 682 hospital beds, 31,500 square feet of scientific research use and 332,528 square feet of medical office use (Attachment 3). The proposed plan amendment would increase total medical office square footage identified in the community plan to 795,000 square feet.

The campus is currently zoned RS -1-14 which is a single family residential zone. The RS-1-14 zone does not allow hospital, medical office and scientific research uses; however, the Scripps Memorial Hospital Campus predates the current Land Development Code and is therefore considered previously conforming. Because the hospital is planning to expand, a rezone to an appropriate zone which allows the mix of uses on the campus either by right or with a Conditional Use Permit will be required. Conditional Use Permits are required in certain zones to allow uses that may provide essential or desirable community services but could have adverse impacts on the surrounding community if not located, designed, and operated with sensitivity. If the proposed amendment is initiated, the City will work with Scripps Health to select a new zone which better matches the mix of uses on the hospital campus and provides development regulations which would allow full development of the campus either by right or through review and approval of a Conditional Use Permit.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. Community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the community plan, but would not necessitate text or mapping changes to the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The City Planning & Community Investment Department believes that all of the following initiation criteria can be met:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and University Community Plan:**

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 siting and expanding these facilities to take into consideration the City's growth strategy and that can help meet the healthcare needs of a growing population in a manner that increases accessibility, reduces driving trips, and provides for educational, employment, and training opportunities.

The Scripps Memorial Hospital Campus location at the intersection of Interstate 5 and Genesee Avenue provides convenient local and regional auto access. The Super Loop Rapid Bus Transit project which recently began operating in the University Community provides direct access to the campus. Additionally, the recently approved Mid-Coast Light Rail Transit (Trolley) route, once constructed, would provide expanded transit accessibility to the hospital by one of two LRT station locations located on the UCSD campus with connection to the Super Loop route. As such, the proposal will provide new facilities utilizing the most recent technologies in an area with extensive 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 campus 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 detail of new buildings contribute to a visually coherent streetscape. To achieve this, the plan recommends designing structures to create smooth transitions in form, height and scale between adjacent buildings, and using major variations in planes of wall surfaces, angled or recessed walls and pronounced architectural elements and techniques to avoid a boxy, square building. New development that may be approved as a result of this amendment would be reviewed for conformance with the UCP's Urban Design guidelines to ensure a cohesive design plan for the campus and how it addresses adjacent land use.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed amendment would allow additional medical offices and outpatient services at an established hospital campus location with access to multi-modal forms of transit and in close proximity to a large residential population and sub regional employment center.

- (3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The University Community planning area is an urbanized community and all necessary public services are available. If the plan amendment is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

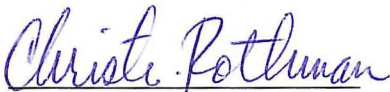
As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, the staff recommends that the amendment to the University Community Plan be initiated.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Traffic generation and circulation
- Incorporation of a Traffic Demand Management program
- Accessibility of transit and integration of transit stations into site design
- Need for additional medical office in the vicinity and future employment projections
- Incorporation of sustainable design features for future development
- Appropriate zone to implement the mix of uses and provide compatible development regulations
- Need for specific design guidelines in UCP

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



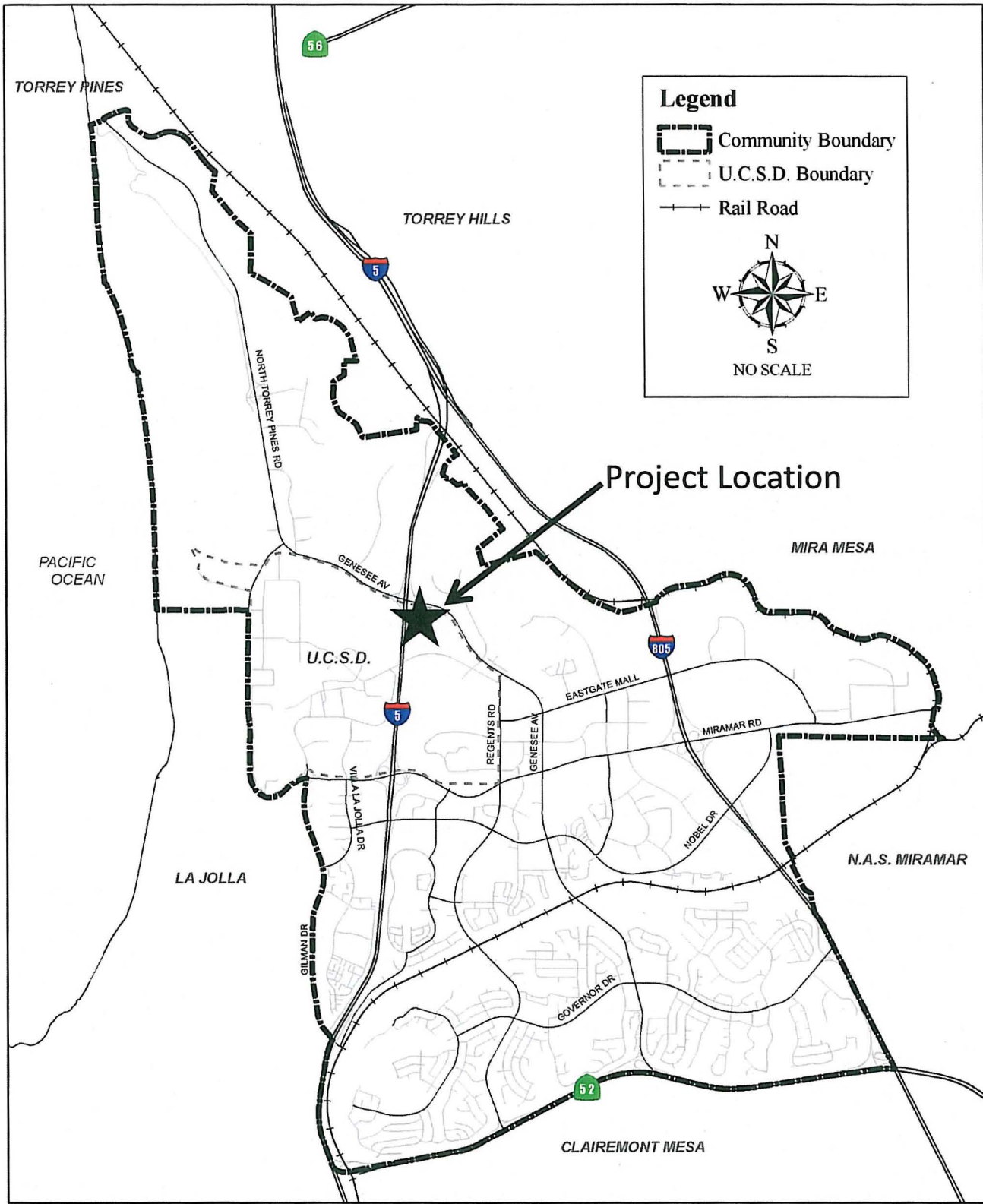
Christine Rothman, AICP
Program Manager
City Planning & Community Investment

Dan Monroe
Senior Planner
City Planning & Community Investment

ROTHMAN/MONROE

Attachments:

1. Project Location Map
2. Development Intensity Subarea Map
3. Development Intensity Table
4. Draft PC Resolution
5. Ownership Disclosure Statement



VICINITY MAP

CITY OF SAN DIEGO • PLANNING DEPARTMENT



THE MAP IS PROVIDED WITH THE WARRANTY OF ANY STATE, FEDERAL, COUNTY OR LOCAL, OR OTHER NOT LIMITED TO THE PUBLIC LIABILITY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright 2010. All Rights Reserved.
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 Map Date: 11/20/10
 Project: Planning Department - Planning Information - Vicinity Map

UNIVERSITY COMMUNITY

PACIFIC OCEAN

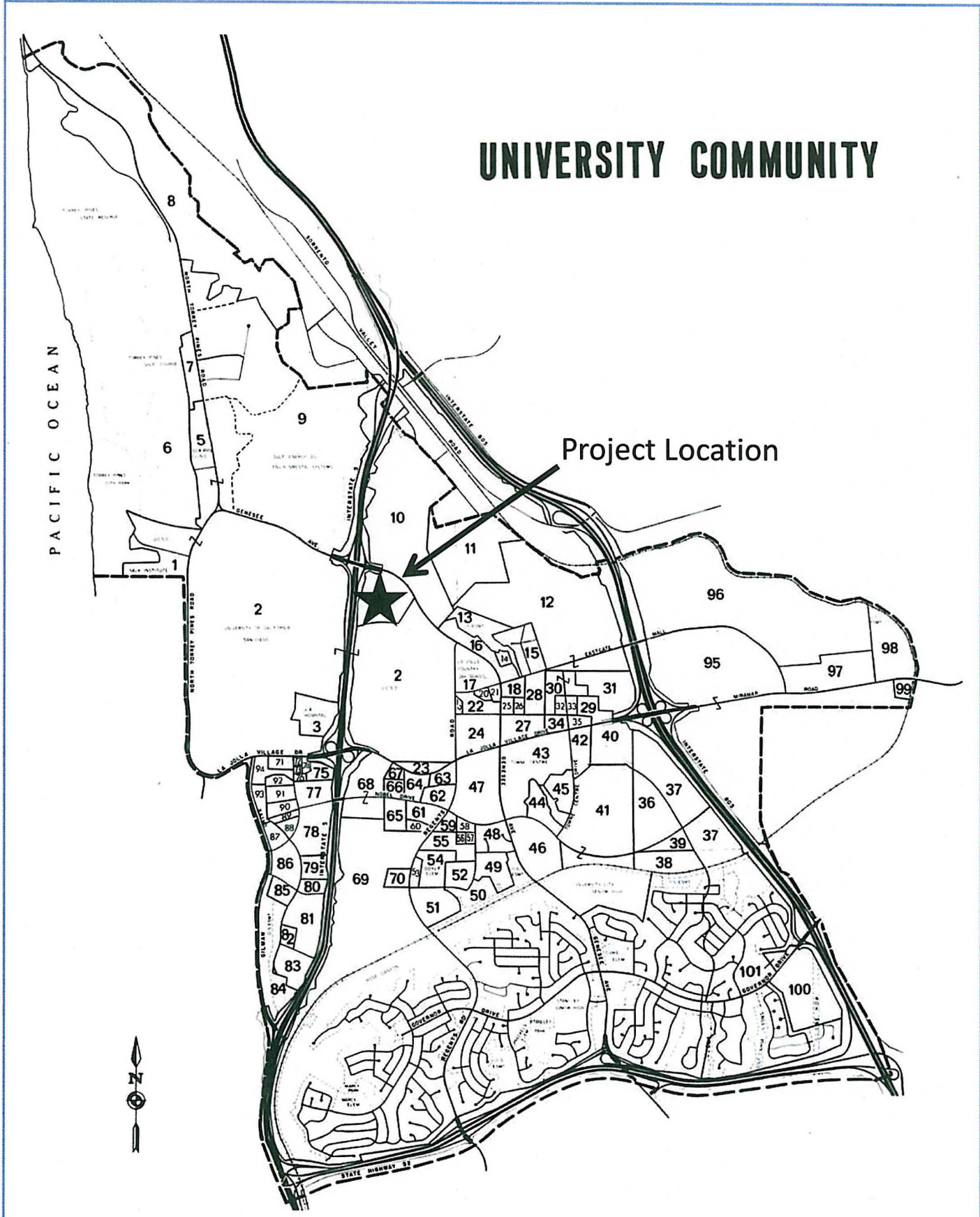
Project Location



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.

PLANNING COMMISSION RESOLUTION NO. ____-PC

INITIATING AN AMENDMENT TO THE GENERAL PLAN
AND THE UNIVERSITY COMMUNITY PLAN

WHEREAS, on August 5, 2010, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the General Plan and the University Community Plan; and

WHEREAS, the proposed amendment would revise the Development Intensity Element to allow the Scripps Memorial Hospital Campus to have additional medical office square footage; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project, and had considered the oral presentations given at the public hearing; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Traffic generation and circulation
- Incorporation of a Traffic Demand Management program

- Accessibility of transit and integration of transit stations into site design
- Need for additional medical office in the vicinity and future employment projections
- Incorporation of sustainable design features for future development
- Appropriate zone to implement the mix of uses and provide compatible development regulations
- Need for specific design guidelines in UCP



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 **Project No. For City Use Only**
 Scripps Memorial - La Jolla Campus Community Plan Amendment

Project Address:
 9888 Genessee Ave, San Diego, CA 92121

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):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Project Title:

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 (checked) Limited Liability -or- General) What State? Corporate Identification No. 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, a CA nonprofit Public Benefit Corp
Owner (checked) Tenant/Lessee
Street Address: 4275 Campus Point Ct
City/State/Zip: San Diego, CA 92121
Phone No: 858-678-7226 Fax No: 858-678-7231
Name of Corporate Officer/Partner (type or print): Richard Sheridan
Title (type or print): General Counsel
Signature: [Signature] Date: 6-14-2010

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:

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:

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