



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

DATE: May 17, 2023

TO: City of San Diego Planning Commission

FROM: Martha Blake, Supervising Project Manager, Development Services Department

SUBJECT: Item 2 ICU (Rady) – Project No. 697308 – Corrections/Modifications to Hearing Documents

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A number of corrections or modifications to the hearing documents are being provided and should be incorporated into the record and acknowledged for any decision. The revisions are show in strikeout/underline format below.

**REPORT**

Project Description p. 3:

- "...and a new ~~35,000~~33,500-square-foot "Connector Building"..."
- "Reimbursement Agreement" should be a "Participation Agreement"

**PERMIT RESOLUTION/FINDINGS**

In addition to correcting typos, the modifications to the findings are to clarify that no vines are proposed, but there will be landscape screening of the retaining wall; the existing, approved generator plant did impact MHPA lands, but the proposed Central Utility Plant does not; and to delete the reference to a driveway along Frost Street that was to be located closer than three feet to a property line as the driveway was modified to avoid any encroachment to the neighboring property.

Page 2: "...in deeds recorded on August 21, ~~1697~~ 1967, as Files..."

Page 3 under Finding A.1.: ".....and a new ~~35,000~~33,500-square-foot "Connector Building"..."

Page 5 under Finding A.2. :

- Paragraph 1:
  - "...public pathways as needed throughout the project"

- “Where retaining walls exceed the maximum allowed height through a deviation, ~~hanging vines and other~~ landscaping will provide a visual relief of the wall-effect from the right-of-way.”
- Paragraph 2:
  - “...upgraded as needed to current standards, and prior mitigation measures approved for the utility plant generator facility...”
- Paragraph 3:
  - Deleted in its entirety

Page 6 under Finding A.2.:

- “...which will be enforced through plan review and ~~building~~ inspections completed by the ~~City’s building~~ appropriate inspectors from either the City Development Services Department or the State of California Department of Health Care Access and Information (HCAI).”

Page 8 under Finding B.3.:

- “This additional building height deviation is necessary to ~~avoid expanding the building’s footprint into environmentally sensitive lands and helps~~ facilitate the continued provision of high-quality and intensive pediatric health care.”
- “The utility plant will consolidate ~~all other~~ utility infrastructure...”
- “The Intensive Care Unit (ICU/ESP) building...”

Page 9 under Finding B.3:

- Paragraph beginning with “Allow one proposed driveway along Frost Street...” deleted in its entirety

## PERMIT

Page 2 in the Table:

- Primary sign area is 550 square feet, not 500 square feet

## AIRPORT REQUIREMENTS

- Condition 16 (modified) - Project shall be restricted to ensure any structure heights do not penetrate Part 77 Navigable Airspace without FAA approval within its boundaries, including temporary cranes and equipment erected during construction activities. Notices of Proposed Construction or Alteration (Form 7460-1) shall be filed with the FAA and Notices of Determination to ensure no objects related to the project present hazards to air navigation shall be filed.

## ENGINEERING REQUIREMENTS

- Condition 20 (modified) - The Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 11 feet on Frost Street and 5 feet ~~along~~ on the south ~~north~~ side of Birmingham Drive between the property line and the ROW defining the cul-de-sac satisfactory to the City Engineer.

- Condition 21 (modified) - The Owner/permittee shall provide a four-foot pedestrian access easement/sidewalk along Children's Way and a five-foot pedestrian access easement on the north south side of Birmingham Drive between the existing City easement and the ROW line defining the cul-de-sac satisfactory to the City Engineer.
- Condition 24 (corrected) - The Owner/Permittee shall construct one ~~two~~ 30-foot driveway, ~~and~~ one 26-foot driveway, and one 20-foot driveway on Frost Street and one ~~20~~ 22-foot driveway on the Birmingham Drive Way cul-de-sac, all per current City standards to the satisfaction of the City Engineer.

#### TRANSPORTATION REQUIREMENTS

- Condition 47 (corrected) - Prior to issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal of two (2) ~~(4)~~ existing two-way driveways and construction of one (1) two-way 26-foot wide driveway, one (1) one-way 20-foot wide driveway, and one (1) two-way 30-foot wide driveway adjacent to the site on Frost Street, all per current City standards, as shown on Exhibit A, satisfactory to the City Engineer.

#### PUBLIC UTILITIES DEPARTMENT REQUIREMENTS

- Condition 55 (modified) - Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be above ground on private property and in line with the service ~~and immediately adjacent to the right-of-way~~. Location of BFPDs shall be reviewed and approved during the ministerial review.
- Condition 57 (new) - The Owner/Permittee may enter into a Reimbursement Agreement with the City of San Diego for the replacement of the existing 15" VC sewer main per Condition 56 above.
- Adding Condition 57 results in the renumbering of what were Conditions 57 through 61 as Conditions 58 through 62.