



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 21, 2004 REPORT NO. HO-04-097

ATTENTION: Hearing Officer

SUBJECT: VETERINARY SPECIALTY HOSPITAL
PTS PROJECT NUMBER: 6853

LOCATION: 10435 Sorrento Valley Road

APPLICANT: Veterinary Specialty Hospital

SUMMARY

Requested Action - Should the Hearing Officer approve Site Development Permit No. 119878 and Coastal Development Permit No. 11469 to allow for the construction and the operation of a specialty veterinary hospital?

Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration No. 6853 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit No. 119878 and Coastal Development Permit No. 11469.

Community Planning Group Recommendation – The Torrey Pines Community Planning Group voted 12:0:0 to recommend approval of the project at their June 2003 meeting, with four specific concerns. See the Discussion section of the report.

Environmental Review - A Mitigated Negative Declaration No. 6853 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 will be implemented and reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

BACKGROUND

The project site is located within the Torrey Pines Community Planning Area and is addressed as 10435 Sorrento Valley Road. The 1.9 acre site is south of Sorrento Valley Boulevard and west of Interstate 805 within the IL-3-1 zone and the Coastal zone. The site is currently undeveloped. The majority of the site has been previously disturbed. The site is gently sloping predominantly to the northwest while at the western boundary the site slopes steeply down to Sorrento Valley Road. The steep slope was the result of excavation created for the construction of the road. Portions of the western and northern boundaries are landscaped, and a concrete brow ditch runs across the top of the existing cut slope along the western boundary. No other improvements exist on the site.

The surrounding area is developed with commercial uses to the north and west. Sorrento Valley Road and the Santa Fe railroad right-of-way are west of the site; Interstate 805 is northeast of the project site; and City-owned open space is located south of the project site. The Coastal Development Permit is required as the site is located within the City's jurisdiction of the Coastal Overlay Zone.

The project site supports 0.32 acres of disturbed Diegan coastal sage scrub, 1.56 acres of disturbed habitat, and 0.05 acres of developed land. The Site Development Permit is required in accordance with the Environmentally Sensitive Lands regulations. No sensitive species occur on the site. The project is not within the Multi-Habitat Planning Area. Elevations on the site range from approximately 60 feet above mean sea level (msl) at the western boundary to approximately 105 feet msl at the eastern property line.

DISCUSSION

Community Plan Analysis

The proposed Veterinary Specialty Hospital is consistent with the land use designation of the Torrey Pines Community Plan. The community plan designates the site for industrial development. The IL-3-1 zone is the current land use zone on the site and implements the land use plan. In addition to being consistent with the community plan land use designation and zoning, the proposed project provides outdoor seating/eating areas, bicycle racks, lockers and Torrey Pine trees in conformance with the community plan's recommendations.

The proposed project is in conformance with Miramar's Comprehensive Land Use Plan (CLUP). The project site lies within Accident Potential Zone 2 (APZ 2) of the CLUP; the proposed facility is a compatible use within APZ 2.

Project Description

The proposed project, if approved, would allow for the construction and operation of a 26,281 square foot, two-story above basement, Veterinary Specialty Hospital; 8,260 cubic yards of earthwork; 91 parking spaces including four spaces designated for disabled persons. The proposed project would share a driveway located on the adjacent property to the west. The proposed project would also provide five parking spaces for use by this adjacent property. The basement floor is approximately 9,065 square feet. The basement floor would be used to provide examination rooms, waiting rooms, treatment rooms, equipment rooms, two elevators, and a reception area. The first floor is approximately 10,835 square feet and contains the UC Davis treatment rooms, UC Davis exam rooms, UC Davis offices, surgery rooms, recovery rooms, feline ward, canine ward, two elevators, and two bathrooms. The second floor, approximately 6,461 square feet, consists of UC Davis offices, additional staff offices, four bathrooms, and an exterior hydrotherapy pool. Approximately 90% of the site would be graded with the most northerly remainder of the property remaining undisturbed by development.

The Veterinary Specialty Hospital is designed to be a leader in veterinary medicine and the application of technology. The facility would house the most advanced equipment and provide for the provision of the most advanced veterinary professional services. The proposed building is designed to meet the high demands associated with this type of specialty practice. Reflecting a professional, corporate image, the building's façade has been wrapped with large expanses of storefront glazing and clear anodized aluminum panels which are contrasted by earth-tone colored stucco panels and colored cement block accents. The building's three levels, walkout basement, ground floor, and upper level, are fitted into the sloping site to accommodate pedestrian access on two levels. The design also screens the necessary large radiological equipment.

Grading for the proposed project would consist of 4,140 cubic yards of excavation, 4,140 cubic yards of embankment and there would be no import or export of material from the site. The maximum embankment and excavation slopes would be 20 feet at a slope ratio of two feet horizontally for every one-foot of vertical change. There would be five retaining walls used in the construction of the project with a maximum height of seven and one half feet. All retaining walls are consistent with the current Land Development Code requirements.

The proposed project is subject to the City's Standard Permanent Storm Water Best Management Practices (BMPs) and would be required to comply with all requirements of the State Water Resources Control Board Order No. 99-08, Municipal Storm Water Permit Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. A Storm Water Pollution Prevention Plan and a Monitoring Program Plan would also be implemented concurrently with the commencement of grading activities.

The proposed Veterinary Specialty Hospital is a permitted use within the IL-3-1 zone, which allows for "Veterinary Clinics & Animal Hospitals." The height and bulk of the proposed facility complies with the requirements of the IL-3-1 zone. The underlying zone has no height limit and the maximum floor area ratio (FAR) is 2.0. The project proposes a maximum building height of 46-feet and a FAR of 0.25. The proposed project complies with all required setbacks.

A significant portion of the site would be developed with landscaping. Of the 1.9-acre site, approximately forty-four percent, or 0.83 acres, would be landscaped or left undisturbed. Plant species used in the proposed design include Torrey Pines, Fern Pine, Stone Pine, Canary Island Pine, Floss Silk Tree, Hong Kong Orchid Tree, Purple Leaf Plum, Chinese Flame Tree, Queen and King Palms, Brisbane Box, Indian Laurel Fig, evergreen slope trees, small, medium, and large accent shrubs, medium height shrubs, groundcover, and lawn areas. Brisbane Box and Chinese Flame Trees are proposed along Sorrento Valley Road. Screening shrubs are proposed along the north, east, and west property lines with low shrubs placed along the outside walls of the proposed facility. A combination of groundcover, lawn areas, and hardscape are proposed along the building with palms placed throughout the space between the building and the parking areas.

The proposed Veterinary Specialty Hospital receives patients only by secondary or tertiary referral. Specialized equipment used in the hospital includes MRI, CT scanner, linear accelerator for radiation therapy, hemodialysis for treatment of kidney disease or failure, fluoroscopy, ultrasound, endoscopy, laparoscopy, and other specialized equipment necessary for the practice of veterinary medicine. Procedures performed at the proposed hospital would include brain surgery, spinal surgery, total hip replacement, pacemaker placement, MRI, CT scans, chemotherapy, and others. These are highly specialized procedures, most of which are not available elsewhere in the county. There would be approximately 80 full time employees, divided over multiple shifts, 24 hours per day, seven days per week.

Community Planning Group Concerns

The Torrey Pines Community Planning Group voted 12:0:0 to recommend approval of the project at their June 2003 meeting. In their letter, dated June 19, 2003, the group outlined four concerns in addition to their recommendation to approve the project. These concerns are:

1. Parking shall be screened from view from both Sorrento Valley Road and Interstate 805 corridors. This will likely require relocation of trash enclosure to create a wider planting buffer along the I-805 viewshed and adequate plantings along Sorrento Valley Road.

The applicant has revised the plans since the community group took their vote and mailed their letter. Among several other issues resolved by the revisions, landscaping viewed from these rights-of-way has been increased. The landscape materials proposed by the project meet all City requirements as defined by the Land Development Code. City staff has determined the proposed Landscape Development Plan is consistent with the screening criteria of the current regulations.

2. The parking requirements applied to this project appear to exceed that which is appropriate for this use. If less parking is required then Board requests that the corresponding surface area be utilized for planting areas.

The parking for the proposed use is based on the requirements of the Land Development Code. The owner of the property has an existing agreement with the adjacent property owner to share five spaces with the neighboring site. The minimum number of parking spaces is 84. The

applicant is proposing to provide 91 spaces. The proposed landscape development plan would provide the area and amount of landscaping required by the current City regulations.

3. Board is concerned about light impacts to surrounding areas and requests that only shielded fixtures, a maximum of 14-feet in height be used.

The draft permit for the proposed project includes a condition which requires the submittal of a photometric analysis of the proposed lighting prior to the issuance of the building permit. The condition further requires the outdoor lighting system to be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located. A night inspection is required to assure the night lighting levels do not exceed three footcandles at the property line and eight footcandles anywhere within the site. With the specific requirements of the condition, staff is satisfied the project will not create adverse impacts to the neighborhood from night lighting. Staff has not indicated a height limit of the lighting standards or poles as there are no adopted regulations limiting the height of the poles.

4. Signs shall be integrated into architecture and shall relate to the architectural style and color of the underlying buildings.

Monument signs are proposed to be constructed at the project entrance and building mounted signs indicated on the buildings would be integral with the architecture of the elevations. Staff has added a condition to the draft permit to require the integration of the signs with the architectural theme of the development.

Conclusion

All issues identified by City staff through the review of the proposed project have been resolved in accordance with City Policies and regulations. No variances are required to approve the proposed project. City staff is recommending certification of the Mitigated Negative Declaration No. 6853, adoption of the Mitigation Monitoring and Reporting Program; and approval of Site Development Permit No. 119878 and Coastal Development Permit No. 11469. Findings required to approve the project are presented in the draft resolution.

ALTERNATIVE

1. Approve Site Development Permit No. 119878 and Coastal Development Permit No. 11469, with modifications.
2. Deny Site Development Permit No. 119878 and Coastal Development Permit No. 11469, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

John S. Fisher, Development Project Manager

Attachments:

1. Draft Permit with Conditions
2. Draft Resolution with Findings
3. Copy of Project Plans (forwarded to HO)
4. Copy of Environmental Document (forwarded to HO)

Job Order Number 42-1453

Document1
rev 04/19/04 dcj