

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED:

February 5, 2015

REPORT NO. PC-15-011

ATTENTION:

Planning Commission, Agenda of February 12, 2015

SUBJECT:

AURORA SAN DIEGO HOSPITAL - PROJECT NO. 310797

PROCESS FOUR

REFERENCE:

CONDITIONAL USE PERMIT NO. 86-0963

OWNER/

CALIFORNIA MENTAL HEALTH CARE NETWORK SAN

DIEGO - LLC.

APPLICANT:

JENNIFER TIMMONS, HMC ARCHITECTS

SUMMARY

<u>Issue(s)</u>: Should the Planning Commission approve a modification to an existing hospital between Innovation Drive and Carmel Mountain Road in the IH-2-1 and CN-1-2 zones within the Carmel Mountain Ranch Planning area?

Staff Recommendation(s):

 APPROVE Planned Development Permit (PDP) No. 1410541, Conditional Use Permit (CUP) No. 1094212 and an amendment to Conditional Use Permit No. 86-0963.

<u>Community Planning Group Recommendation</u>: On January 8, 2014, the Carmel Mountain Ranch Community Committee voted 9-0-0 to recommend approval of this project with no conditions (Attachment 10).

<u>Environmental Review</u>: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 7, 2015, and the opportunity to appeal that determination ended January 22, 2015 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the

processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is located at 11878 Avenue of Industry, between Innovation Drive and Carmel Mountain Road (Attachment 1), in the IH-2-1 and CN-1-2 zones within the Carmel Mountain Ranch Community Planning area. Additionally, the following overlay zones apply: The Airport Land Use Compatibility Overlay Zone for the Marine Corp Air Station (MCAS) Miramar and the Airport Influence Area the MCAS Miramar Review Area 2.

The project site was originally developed as an 80-bed psychiatric hospital of approximately 61,000-square feet on 7.4-acres undeveloped land under Conditional Use Permit No. 86-0963 on March 31, 1987. The modification is located on the IH-2-1 portion of the property. Surrounding development includes the Carmel Mountain Rehabilitation and Health Center to the south, Staybridge Suites to the southwest and office and light industrial uses to the north and to the east.

DISCUSSION

Project Description:

The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot one story building for support services (Attachment 8). The project will result in twenty-one (21) new additional beds for a total of 101 patient beds. The community plan designates the site for institutional use and hospital uses are allowed with a Conditional Use Permit (CUP), Process 4 (Attachment 2).

The project will occur in two phases as follows: Phase 1 - A new 4,665-square foot, one story hospital building (outpatient services) resulting in 21 additional patient beds for a total of 101 patient beds. Phase 2 - Once the outpatient services are moved to the new building, the existing 4,239-square foot, one-story building formerly the outpatient wing will be remodeled for support services to the new adjacent hospital building. A total of 171 off-street parking spaces will be maintained.

The psychiatric hospital would accommodate a total of 101 patient beds after the modification. This facility, though licensed as a psychiatric hospital, operates more like an intermediate care facility. The proposed addition is necessary to accommodate the increased demand for psychiatric treatment and support within the San Diego Community including but not limited to our active duty military servicemen and women.

Community Plan/General Plan Analysis:

The project site is designated as Institutional Use in the Carmel Mountain Ranch Community

Plan and a hospital use is allowed with a CUP. In addition, the project is consistent with the Public Facilities and Services Element of the Carmel Mountain Ranch Community Plan, which allows for the establishment of services appropriate to community needs in timeliness, accessibility, quantity and kind. The project proposes hospital related structures and components and would therefore be compatible with the existing Community and General Plan land use designation.

Project-Related Issues:

Front Yard setback deviation

The project includes a request for a deviation to the front yard setback. The IH-2-1 zone requires a 20-foot front yard setback, however; the project as designed, would result in a front yard setback of 17.75-feet. Signature Healthcare, in combination with Aurora Behavioral Health, has recognized the need to expand their Acute Psychiatric Hospital by adding a new Nursing Unit to provide the surrounding community and San Diego County with an additional 21-bed for those struggling with mental health issues. This remodel and expansion of the facility will also help serve the ever-growing population of retiring veterans and returning active-duty military men and women from Iraq and Afghanistan.

Although the requested deviation may seem insignificant, the project would suffer a great hardship without it. The deviation would provide additional clearance to the walls and this is necessary to ensure the safety, health and welfare of the patients and staff. Also, aesthetically, this would impact the project significantly. As the project is located, (with the deviation) ugly and austere fire barrier walls (that are windowless, tall masses) have been avoided. This and other measures needed to protect the building from safety concerns would not only take substantial and costly construction methods to alleviate, but also affect the exterior appearance of the building and the space plan/operations of the unit. Rigid adherence to the setback requirement could have such an impact that it would affect the plausibility of the project.

The project complements the unobtrusive, low profile, human-scale entrance. We chose to design a single-story addition in a vacant, weeded, and forgotten area of the lot near the front entrance, rather than a looming, over-bearing 2nd story addition that would restrict neighbor's views and day-lighting as well as interfere with the small-scale, residential feel of the cul-de-sac. The addition was designed to seamlessly integrate and complement the existing building by using the same color palette, materials, and scale. The applicant mimicked the building's solution of hiding roof-top equipment with low-profile parapets and an interesting canted screen. In order to create an aesthetic appeal, the applicant offset the most visible elevations with undulating planes and landscaping to complement the building's shape. The building addition was located precisely and specifically to encourage a private and tranquil outdoor space for the patients, while also shielding casual on-lookers and visitors from unfortunate glimpses into the sometimes difficult process of regaining mental health. The project was designed to sit as far from the road as possible to provide a luxurious separation between public and private for lush landscaping and pleasurable strolls around the grounds. Therefore, the deviation to the front yard setback would result in a more desirable project that addresses both health and safety concerns and in a design that is aesthetically pleasing to the neighborhood context.

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 5) and draft conditions of approval (Attachment 6). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVE

- 1. Approve Planned Development Permit (PDP) No. 1410541 and Conditional Use Permit (CUP) No. 1094212 and an amendment to Conditional Use Permit No. 86-0963, with modifications.
- 2. Deny Planned Development Permit (PDP) No. 1410541 and Conditional Use Permit (CUP) No. 1094212 and an amendment to Conditional Use Permit No. 86-0963, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake Assistant Deputy Director Development Services Department Simon Tse

Development Project Manager
Development Services Department

VACCHI:SWT

Attachments:

- 1. Aerial Photograph
- 2. Carmel Mountain Ranch Community Plan Land Use Map
- 3. Project Location Map
- 4. Project Data Sheet
- 5. Draft Permit Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Environmental Exemption
- 8. Project Plans
- 9. Project Site Photos
- 10. Carmel Mountain Ranch Community Committee Meeting Minutes
- 11. Ownership Disclosure Statement
- 12. Project Chronology
- 13. Notice of Planning Commission



CORNERSTONE PROPERTY MANAGEMENT

January 16, 2015

Verizon Wireless Southern California Network 15505 Sand Canyon Avenue, Building D-1 Irvine, CA 92618

RE: Abandoned Sprint/Nextel Facility at 3406 College Avenue, San Diego, CA 92115

Verizon Wireless,

Please allow this letter to serve as notice that ownership, Ultimate Capital, LLC, has received notice from Sprint/Nextel that they have abandoned their wireless facility at 3406 College Avenue in the City of San Diego. Ownership is no longer receiving rent payments and the wireless provider has removed all their antennas and equipment from the rooftop and the shelter.

Ownership is working with Verizon Wireless to allow VZW assume the abandoned facility and to acquire all required permits.

The letter's purpose is to inform the City of San Diego that the facility is abandoned. It does not suggest that Ultimate Capital, LLC will or shall be required to sign any Agreement with VZW.

Sincerely,

Cornerstone Property Management

Donna L. Nelson

Agent for Ultimate Capital, LLC

Property Manager



Aerial Photo

<u>Aurora San Diego Hospital - Project No. 310797</u> 11878 Avenue of Industry, San Diego, 92128





Community Land Use Map (Carmel Mountain Ranch)

<u>Aurora San Diego Hospital - Project No. 310797</u> 11878 Avenue of Industry, San Diego, 92128

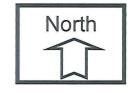


ATTACHMENT 2



Project Location Map

<u>Aurora San Diego Hospital - Project No. 310797</u> 11878 Avenue of Industry, San Diego, 92128



PROJECT DATA SHEET						
PROJECT NAME:		Aurora San Diego Hospital				
PROJECT DESCRIPTION:		The project proposes to remodel an existing 4,239-square foot one story building with new interior finishes to match the new addition and the construction of a new 4,665-square foot one story building with patient and isolation rooms.				
COMMUNITY PLAN AREA:		Carmel Mountain Ranch				
DISCRETIONARY ACTIONS:		Planned Development Permit & Conditional Use Permit				
COMMUNITY PLAN LAND USE DESIGNATION:		Institutional				
(IH-2-1) ZONING INFORMATION:						
Current:			Proposed:			
Height Limit:		None	None			
Front Setback:		20-feet	17.75-feet			
Side Setback:		15-feet	No change			
Rear Setback:		15-feet	No change			
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE		EXISTING LAND USE			
NORTH:	IH-2-1		Industrial			
SOUTH:	IH-2-1/IL-3-1		Commercial/Institutional			
EAST:	RM-2-5/AR-1-1		Residential			
WEST:	CN-1-2		Institutional			
DEVIATIONS OR VARIANCES REQUESTED:	The project proposes a 17-foot 9-inch front yard setback where a minimum of 20-feet is required.					
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 8, 2014, the Carmel Mountain Rancho Community Committee voted 9-0-0 to recommend approval of this project with no conditions (Attachment 10).					

PLANNING COMMISSION PLANNED DEVELOPMENT PERMIT NO. 1410541 CONDITIONAL USE PERMIT NO. 1094212 AURORA SAN DIEGO HOSPITAL PROJECT NO. 310797 AMENDMENT TO CONDITIONAL USE PERMIT NO. 86-0963

WHEREAS, CALIFORNIA MENTAL HEALTH CARE NETWORK SAN DIEGO - LLC.

Owner/Permittee, filed an application with the City of San Diego to amend Conditional Use Permit No. 86-0963 to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot one story building as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1410541 and Conditional Use Permit No. 1094212, on portions of a 7.4 acre site;

WHEREAS, the project site is located at 11878 Avenue of Industry in the IH-2-1 and the CN-1-2 zones of the Carmel Mountain Ranch Community Plan;

WHEREAS, the project site is legally described as Lot 7 of Rancho Carmel Unit No. 2, in the City of San Diego, Country of San Diego, State of California, according to Map thereof No. 10382, filed in the Office of the Country Recorder of San Diego County, April 29, 1982;

WHEREAS, on February 12, 2015, the PLANNING COMMISSION of the City of San Diego considered Planned Development Permit No. 1410541, Conditional Use Permit No. 1094212 and an amendment to Conditional Use Permit No. 86-0963 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 7, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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 February 12, 2015.

FINDINGS:

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan;

The 7.4-acre site is located at 11878 Avenue of Industry, between Innovation Drive and Carmel Mountain Road, in the IH-2-1 and the CN-1-2 zones within the Carmel Mountain Ranch

Community Plan (CMRCP). The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to an existing hospital. The hospital remodel will result in 21 new additional beds for a total of 101 patient beds. The community plan designates the site for institutional use and hospital uses are allowed within the zone with a Conditional Use Permit (CUP), Process 4.

The project will be constructed in two phases. Phase one includes a new 4,665-square foot, one story hospital building (outpatient services) resulting in 21 additional patient beds for a total of 101 patient beds. Once the outpatient services are moved to the new building, phase two will occur, which involves remodeling the existing 4,239-square foot one-story building, formerly the outpatient wing, for support services to the new adjacent hospital building. A total of 171 off-street parking spaces will be maintained.

The proposal would not adversely affect the Public Facilities and Services Element of the Carmel Mountain Ranch Community Plan, which allows for establishment of services appropriate to community needs in timeliness, accessibility, quantity and kind. In addition, the site is designated as Institutional and Public and Semi Public Facilities in the General Plan's Land Use Element (City of San Diego 2008). The Institutional and Public and Semi-Public Facilities land use designation provides for uses which offer public and semi-public services to the community, which includes hospital uses. The project proposes hospital-related structures and components and would therefore be compatible with the existing General Plan land use designation and will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The 7.4-acre site is located at 11878 Avenue of Industry, between Innovation Drive and Carmel Mountain Road, in the IH-2-1 and the CN-1-2 zones within the Carmel Mountain Ranch Community Plan (CMRCP). The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to an existing hospital. The hospital remodel will result in 21 new additional beds for a total of 101 patient beds.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) on January 7, 2015. The Project would be required to obtain building permits through the Office of State Health and Planning (OSHPD) for the hospital-related structures and components. This state office reviews, permits, and inspects all hospital construction for compliance with all applicable federal and state building, mechanical, electrical, and fire code requirements. The building permit for the grading and public improvements shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, and fire code requirements, and development regulations.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development

conditions in effect for the subject property as described in Planned Development Permit No. 1410541 and Conditional Use Permit No. 1094212, and other regulations and guidelines pertaining to the subject property per the Land Development Code. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to an existing hospital. The hospital remodel will result in 21 new additional beds for a total of 101 patient beds. The project will be constructed in two phases. Phase one includes a new 4,665-square foot, one story hospital building (outpatient services) resulting in 21 additional patient beds for a total of 101 patient beds. Once the outpatient services are moved to the new building, phase two will occur and involves remodeling the existing 4,239-square foot ones-story building, formerly the outpatient wing, for support services to the new adjacent hospital building. A total of 171 off-street parking spaces will be maintained.

The project includes a request for a deviation to the front yard setback. The IH-2-1 zone requires a 20-foot front yard setback, however; the project as designed, would result in a front yard setback of 17.75-feet. Signature Healthcare, in combination with Aurora Behavioral Health, has recognized the need to expand their Acute Psychiatric Hospital by adding a new Nursing Unit to provide the surrounding community and San Diego County with an additional 21-bed for those struggling with mental health issues. This remodel and expansion of the facility will also help serve the ever-growing population of retiring veterans and returning active-duty military men and women from Iraq and Afghanistan.

Although the requested deviation may seem insignificant, the project would suffer a great hardship without it. The deviation would provide additional clearance to the walls and this is necessary to ensure the safety, health and welfare of the patients and staff. Also, aesthetically, this would impact the project significantly. As the project is located, (with the deviation) ugly and austere fire barrier walls (that are windowless, tall masses) have been avoided. This and other measures needed to protect the building from safety concerns would not only take substantial and costly construction methods to alleviate, but also affect the exterior appearance of the building and the space plan/operations of the unit. Rigid adherence to the setback requirement could have such an impact that it would affect the plausibility of the project.

The project complements the unobtrusive, low profile, human-scale entrance. The applicant chose to design a single-story addition in a vacant, weeded, and forgotten area of the lot near the front entrance, rather than a looming, over-bearing 2nd story addition that would restrict neighbor's views and day-lighting as well as interfere with the small-scale, residential feel of the cul-de-sac. The addition was designed to seamlessly integrate and complement the existing building by using the same color palette, materials, and scale. The applicant mimicked the building's solution of hiding roof-top equipment with low-profile parapets and an interesting

canted screen. In order to create an aesthetic appeal, the applicant offset the most visible elevations with undulating planes and landscaping to complement the building's shape. The building addition was located precisely and specifically to encourage a private and tranquil outdoor space for the patients, while also shielding casual on-lookers and visitors from unfortunate glimpses into the sometimes difficult process of regaining mental health. The project was designed to sit as far from the road as possible to provide a luxurious separation between public and private for lush landscaping and pleasurable strolls around the grounds. Therefore, the deviation to the front yard setback would result in a more desirable project that addresses both health and safety concerns and in a design that is aesthetically pleasing to the neighborhood context.

Conditional Use Permit Approval - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan;

The 7.4-acre site is located at 11878 Avenue of Industry, between Innovation Drive and Carmel Mountain Road, in the IH-2-1 and the CN-1-2 zones within the Carmel Mountain Ranch Community Plan (CMRCP). The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to an existing hospital. The hospital remodel will result in 21 new additional beds for a total of 101 patient beds. The community plan designates the site for institutional use and hospital uses are allowed within the zone with a Conditional Use Permit (CUP), Process 4.

The project will be constructed in two phases. Phase one includes a new 4,665-square foot, one story hospital building (outpatient services) resulting in 21 additional patient beds for a total of 101 patient beds. Once the outpatient services are moved to the new building, phase two will occur, which involves remodeling the existing 4,239-square foot one-story building, formerly the outpatient wing, for support services to the new adjacent hospital building. A total of 171 off-street parking spaces will be maintained.

The proposal would not adversely affect the Public Facilities and Services Element of the Carmel Mountain Ranch Community Plan, which allows for establishment of services appropriate to community needs in timeliness, accessibility, quantity and kind. In addition, the site is designated as Institutional and Public and Semi Public Facilities in the General Plan's Land Use Element (City of San Diego 2008). The Institutional and Public and Semi-Public Facilities land use designation provides for uses which offer public and semi-public services to the community, which includes hospital uses. The project proposes hospital-related structures and components and would therefore be compatible with the existing General Plan land use designation and will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The 7.4-acre site is located at 11878 Avenue of Industry, between Innovation Drive and Carmel Mountain Road, in the IH-2-1 and the CN-1-2 zones within the Carmel Mountain Ranch Community Plan (CMRCP). The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to

an existing hospital. The hospital remodel will result in 21 new additional beds for a total of 101 patient beds.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) on January 7, 2015. The Project would be required to obtain building permits through the Office of State Health and Planning (OSHPD) for the hospital-related structures and components. This state office reviews, permits, and inspects all hospital construction for compliance with all applicable federal and state building, mechanical, electrical, and fire code requirements. The building permit for the grading and public improvements shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, and fire code requirements, and development regulations.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Planned Development Permit No. 1410541 and Conditional Use Permit No. 1094212, and other regulations and guidelines pertaining to the subject property per the Land Development Code. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

The project proposes to construct a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to an existing hospital. The hospital remodel will result in 21 new additional beds for a total of 101 patient beds. The project will be constructed in two phases. Phase one includes a new 4,665-square foot, one story hospital building (outpatient services) resulting in 21 additional patient beds for a total of 101 patient beds. Once the outpatient services are moved to the new building, phase two will occur and involves remodeling the existing 4,239-square foot ones-story building, formerly the outpatient wing, for support services to the new adjacent hospital building. A total of 171 off-street parking spaces will be maintained.

The project includes a request for a deviation to the front yard setback. The IH-2-1 zone requires a 20-foot front yard setback, however; the project as designed, would result in a front yard setback of 17.75-feet. Signature Healthcare, in combination with Aurora Behavioral Health, has recognized the need to expand their Acute Psychiatric Hospital by adding a new Nursing Unit to provide the surrounding community and San Diego County with an additional 21-bed for those struggling with mental health issues. This remodel and expansion of the facility will also help serve the ever-growing population of retiring veterans and returning active-duty military men and women from Iraq and Afghanistan.

Although the requested deviation may seem insignificant, the project would suffer a great hardship without it. The deviation would provide additional clearance to the walls and this is necessary to ensure the safety, health and welfare of the patients and staff. Also, aesthetically,

this would impact the project significantly. As the project is located, (with the deviation) ugly and austere fire barrier walls (that are windowless, tall masses) have been avoided. This and other measures needed to protect the building from safety concerns would not only take substantial and costly construction methods to alleviate, but also affect the exterior appearance of the building and the space plan/operations of the unit. Rigid adherence to the setback requirement could have such an impact that it would affect the plausibility of the project.

The project complements the unobtrusive, low profile, human-scale entrance. The applicant chose to design a single-story addition in a vacant, weeded, and forgotten area of the lot near the front entrance, rather than a looming, over-bearing 2nd story addition that would restrict neighbor's views and day-lighting as well as interfere with the small-scale, residential feel of the cul-de-sac. The addition was designed to seamlessly integrate and complement the existing building by using the same color palette, materials, and scale. The applicant mimicked the building's solution of hiding roof-top equipment with low-profile parapets and an interesting canted screen. In order to create an aesthetic appeal, the applicant offset the most visible elevations with undulating planes and landscaping to complement the building's shape. The building addition was located precisely and specifically to encourage a private and tranquil outdoor space for the patients, while also shielding casual on-lookers and visitors from unfortunate glimpses into the sometimes difficult process of regaining mental health. The project was designed to sit as far from the road as possible to provide a luxurious separation between public and private for lush landscaping and pleasurable strolls around the grounds. Therefore, the deviation to the front yard setback would result in a more desirable project that addresses both health and safety concerns and in a design that is aesthetically pleasing to the neighborhood context.

4. The proposed use is appropriate at the proposed location.

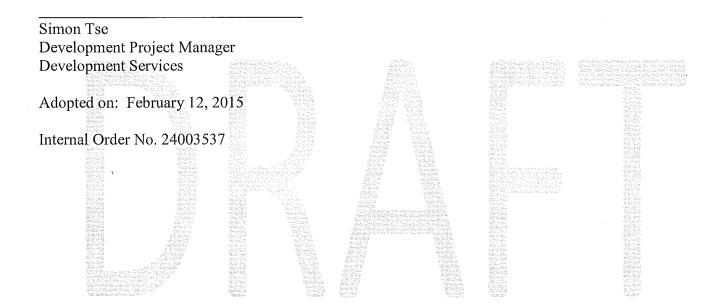
The 7.4-acre site is located at 11878 Avenue of Industry, between Innovation Drive and Carmel Mountain Road, in the IH-2-1 and the CN-1-2 zones within the Carmel Mountain Ranch Community Plan (CMRCP). The project proposes to a new 4,665-square foot one story building with patient and isolation rooms and to remodel an existing 4,239-square foot building to an existing hospital. The remodel will result in 21 new additional beds for a total of 101 patient beds. The community plan designates the site for institutional use and hospital uses are allowed within the zone with a Conditional Use Permit (CUP), Process 4.

The project will be constructed in two phases. Phase one includes a new 4,665-square foot, one story hospital building (outpatient services) resulting in 21 additional patient beds for a total of 101 patient beds. Once the outpatient services are moved to the new building, phase two will occur which involves remodeling the existing 4,239-square foot one-story building, formerly the outpatient wing, for support services to the new adjacent hospital building. A total of 171 off-street parking spaces will be maintained.

Signature Healthcare, in combination with Aurora Behavioral Health, has recognized the need to expand their Acute Psychiatric Hospital by adding a new Nursing Unit to provide the surrounding community and San Diego County with an additional 21-bed for those struggling with mental health issues. This remodel and expansion of the facility will also help serve the evergrowing population of retiring veterans and returning active-duty military men and women from

Iraq and Afghanistan. As a result, the proposed use of a hospital care is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, Planned Development Permit No. 1410541 and Conditional Use Permit No. 1094212, is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1410541 and Conditional Use Permit No. 1094212, a copy of which is attached hereto and made a part hereof.



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

INTERNAL ORDER NUMBER: 24003537

PLANNED DEVELOPMENT PERMIT NO. 1410541
CONDITIONAL USE PERMIT NO. 1094212
AURORA SAN DIEGO HOSPITAL PROJECT NO. 310797
AMENDMENT TO CONDITIONAL USE PERMIT NO. 86-0963
PLANNING COMMISSION

This Planned Development Permit No. 1410541 and Conditional Use Permit No. 1094212 and an amendment to Conditional Use Permit No. 86-0963 is granted by the PLANNING COMMISSION of the City of San Diego to **California Mental Health Care Network - San Diego**, **LLC**, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0601, 131.0501, and 131.0601. The approximate 7.4 acre site is located at 11878 Avenue of Industry in the IH-2-1 and CN-1-2 zones of the Carmel Mountain Ranch Community Plan. The project site is legally described as Lot 7 of Rancho Carmel Unit No. 2, in the City of San Diego, Country of San Diego, State of California, according to Map thereof No. 10382, filed in the Office of the Country Recorder of San Diego County, April 29, 1982.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel an existing psychiatric hospital described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 12, 2015, on file in the Development Services Department.

The project shall include:

- a. An addition to an existing 60,000-square foot psychiatric hospital that consists of the construction of a new 4,665-square foot, one-story building supporting an additional 21 new patient beds (for a total of 101 beds in the hospital);
- b. Remodeling an existing 4,239-square foot, one-story building, formerly the outpatient wing into a new support service facility for the new addition;

- c. The project proposes a 17.75-feet front yard setback where a minimum of 20-feet is required.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking a minimum of 171 off-street parking spaces;
- f. Lighting around the building and adding accessible walkways;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 27, 2018.
- 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 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 building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited 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 were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If 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.

ENGINEERING REQUIREMENTS:

- 11. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the curb ramp with City standard curb ramp with truncated domes, located at the northeast curb return of Avenue of Industry and Innovation Drive, per Standard Drawing SDG-132, satisfactory to the City Engineer.
- 12. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing two driveways, on Avenue of Industry serving this project site, with City standard driveways to provide adequate sidewalk transitions, per Standard Drawing SDG-156, satisfactory to the City Engineer.
- 13. 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.
- 14. 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.
- 15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

LANDSCAPE REQUIREMENTS:

- 17. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete landscape and irrigation construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
- 18. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the

Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

- 19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
- 20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

- 21. 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.
- 22. All storage, service, and repair areas shall be located on the premises or screened so that they are not visible from adjacent development and public rights-of-way.
- 23. 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

- 24. A minimum of 171 automobile spaces (including 5 standard accessible spaces and 1 van accessible space), are required by the Land Development Code (with 184 spaces including 7 accessible spaces currently provided). All 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.
- 25. The applicant shall provide and maintain an adequate 10-foot by 10-foot visibility triangle area along the property line on both sides of the eastern driveway of the project site on Avenue of Industry. No obstacles higher than 36-inches shall be located within the visibility triangle areas e.g landscape, hardscape, walls, columns, signs, shrubs etc.
- 26. The applicant shall provide and maintain an adequate 10-foot by 10-foot visibility triangle area along the property line on both sides of the western driveway of the project site on Avenue of Industry. No obstacles higher than 36-inches shall be located within the visibility triangle areas e.g landscape, hardscape, walls, columns, signs, shrubs etc.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this 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-section 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 February 12, 2015 and [Approved Resolution Number].

ATTACHMENT 6

Planned Development Permit No. 1410541 Conditional Use Permit No. 1094212 February 12, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

California Mental Health Care Network San Diego, LLC

Owner/Permittee

By ______NAME _____TITLE

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

ATTACHMENT 7

NOTICE OF EXEMPTION

(Check or To:	ee or both) X	Recorder/County Clerk P.O. Box 1750, MS A-33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2422 Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	FROM:	City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, CA 92101	
Projec	r Title/ N	Io.: Aurora San Diego Hospital Amendmei	NT/310797	SCH No.: N/A	
Projec	r Locatio	ON-SPECIFIC: 11878 Avenue of Industry, San D	iego, CA 92128		
Projec	r Locatio	DN-CITY/COUNTY: San Diego/San Diego			
DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT and PLANNED DEVELOPMENT PERMIT to amend Conditional Use Permit No. 86-0963 to allow for the remodel and add 4,665 square feet to an existing hospital. The 21-bed addition would allow for a total of 101 beds. The project site is located at 11878 Avenue of Industry within the Carmel Mountain Ranch Community Plan area. (LEGAL DESCRIPTION: Lots 7 and 8, of Map No. 10382, and Parcel 2 of Map No. 13864).					
Name of Person or Agency Carrying Out Project: California Life Properties, 770 E. Warm Street, Ste. 120, Las BEgas, NV, 89119, (951) 205-4794.					
EXEMPT () () () (X) ()	Ministi Declar Emerge Catego	(CHECK ONE) ERIAL (SEC. 21080(b)(1); 15268) EED EMERGENCY (SEC. 21080(b)(3); 15269(a)) ENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)) ORICAL EXEMPTION: 15303 (New Construction of the contraction of the co	r Conversion of	Small Structures).	
REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, installation of small new equipment and facilities in small structures. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.					
Lead A	GENCY C	ONTACT PERSON: E. Shearer-Nguyen	ר	Геlephone: (619) 446-5369	
If filed by applicant: 1. Attach certified document of exemption finding. 2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No					
IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.					
5	FY	Senior Planner		January 7, 2015	
SIGNAT	ure/Titl	E ,		DATE OF PROJECT APPROVAL	
Снеск	One:				

(X) SIGNED BY LEAD AGENCY

() SIGNED BY APPLICANT

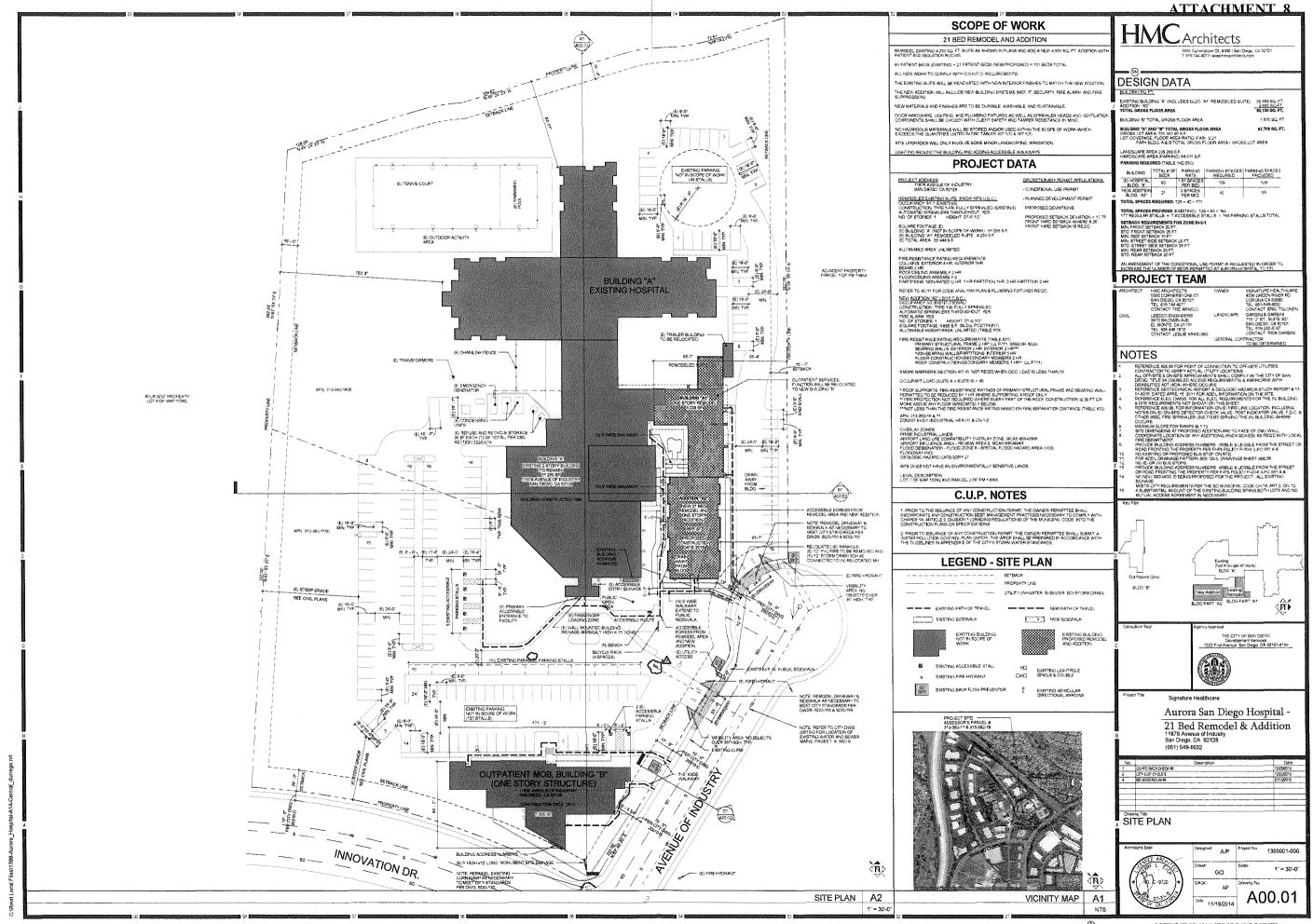
DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

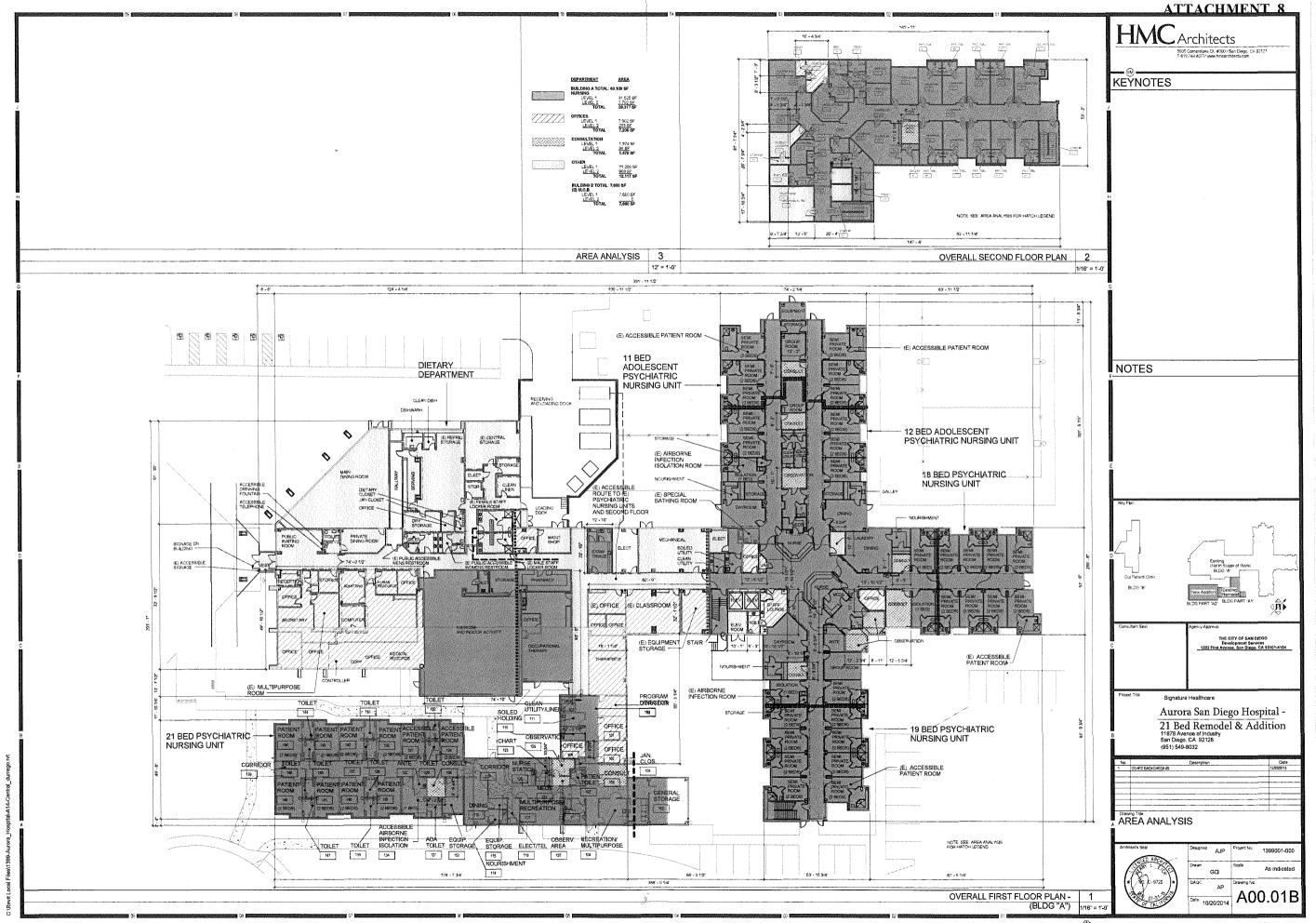


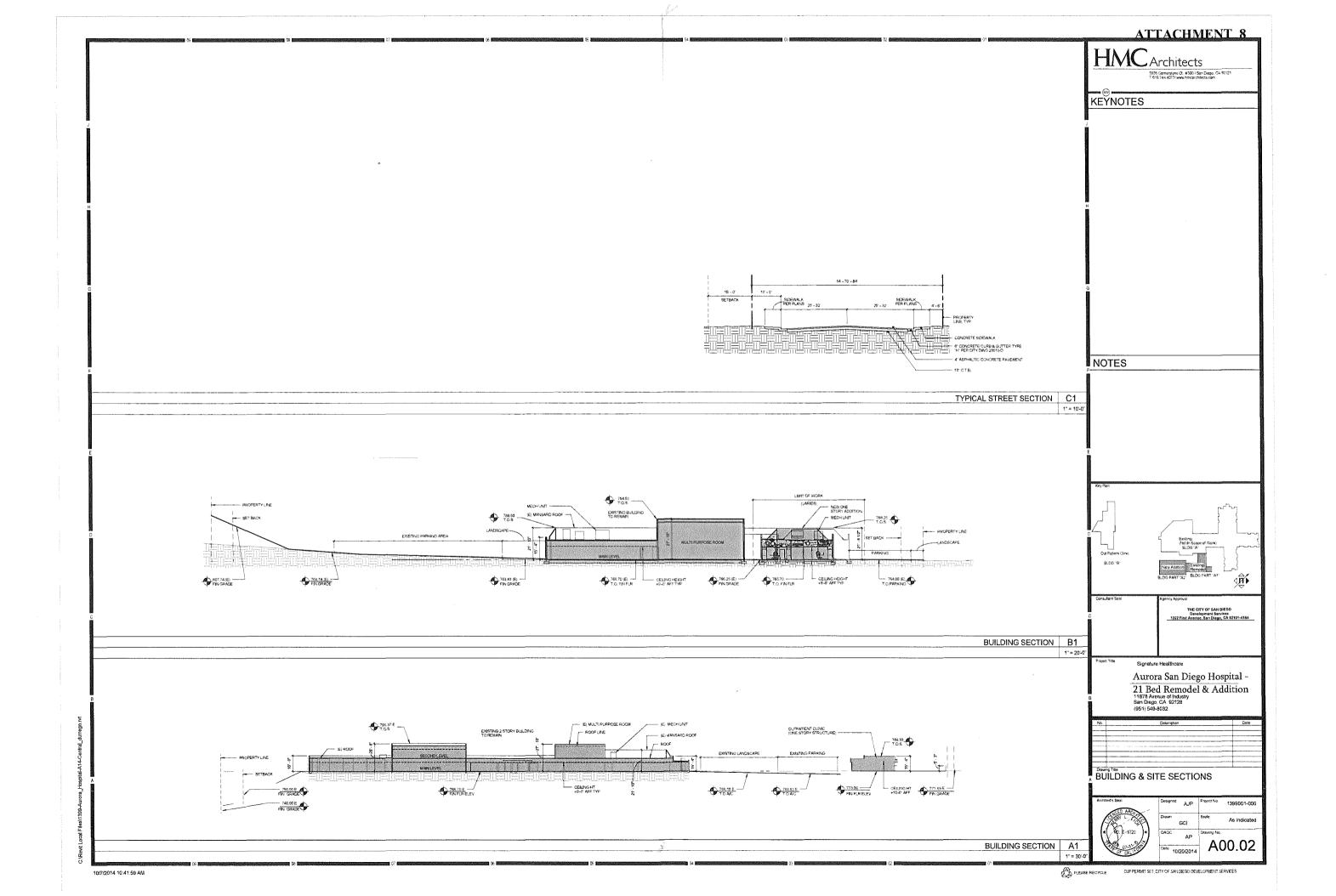
TTACHMENT O HMC Architects

S995 Comentions CL, 8000 / Sun Deep, CA 92121
T 619.744.4077/www.hnceschifects.com Signature Healthcare Aurora San Diego Hospital: 21 Bed Remodel & Addition 11878 Avenue of Industry, San Diego, CA 92128 **ABBREVIATIONS** SYMBOL LEGEND SHEET INDEX NOVARED NOT TO SCALE NOT TO SCA DETAIL CALLOUT

INDICATES A SIMILAR CONDITION
LOCATION ON SHEET
SHEET WHERE SECTION IS DRAWN CONTROL OR DATUM POINT Aurora San Diego Hospital -21 Bed Remodel & Addition 11878 Avenue of Industry San Diego, CA 92128 (951) 549-8032 G00.01



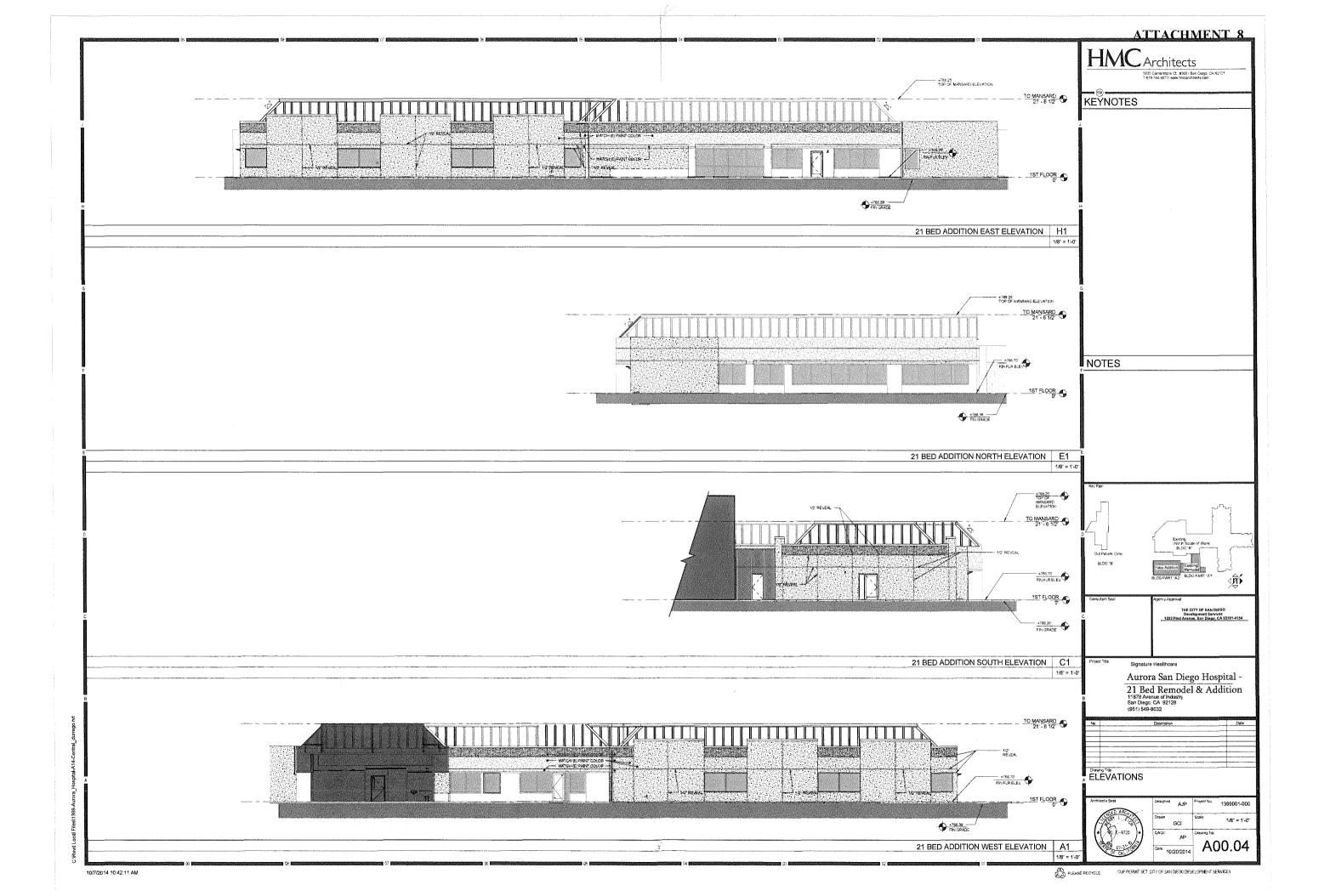


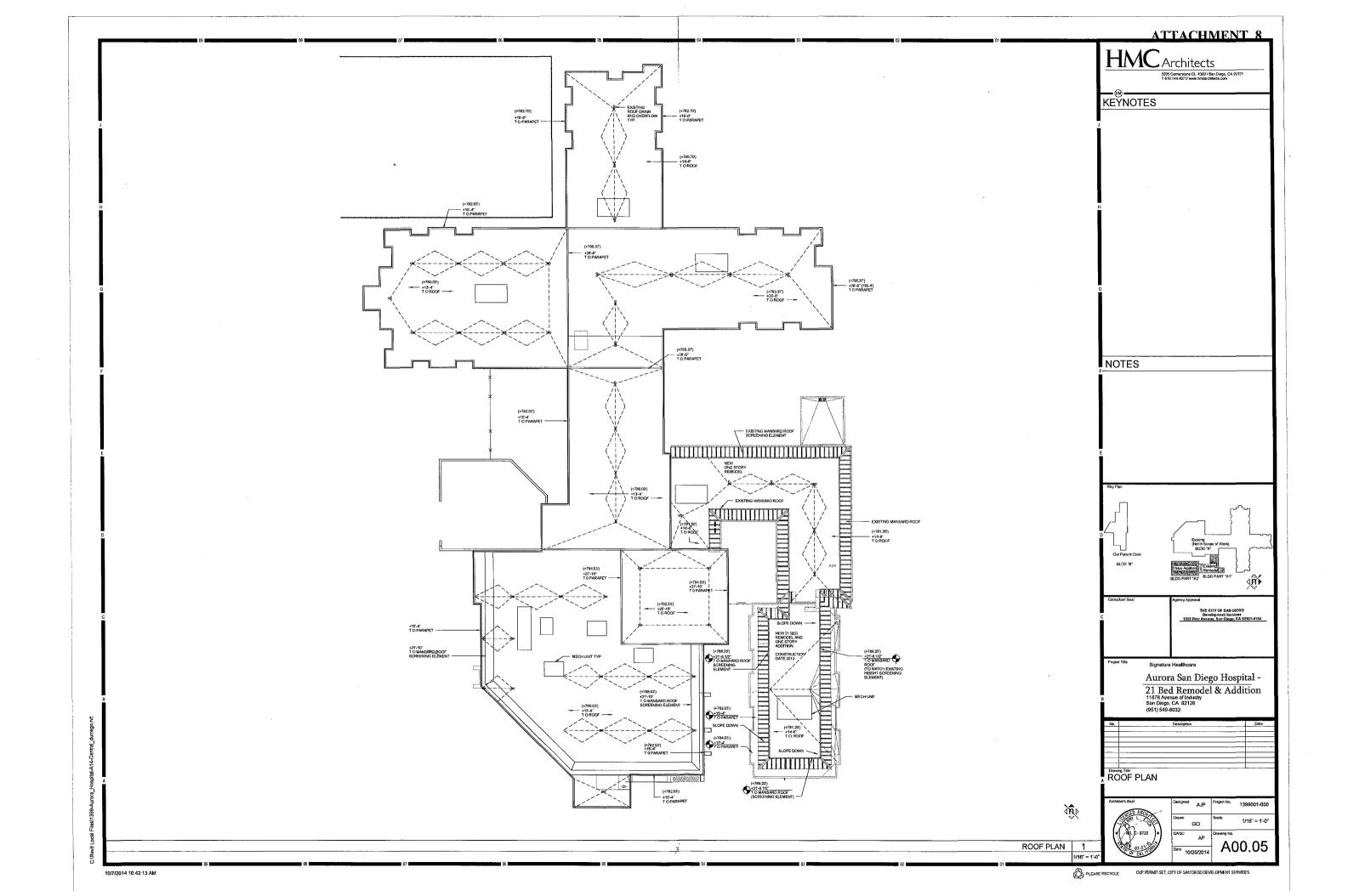


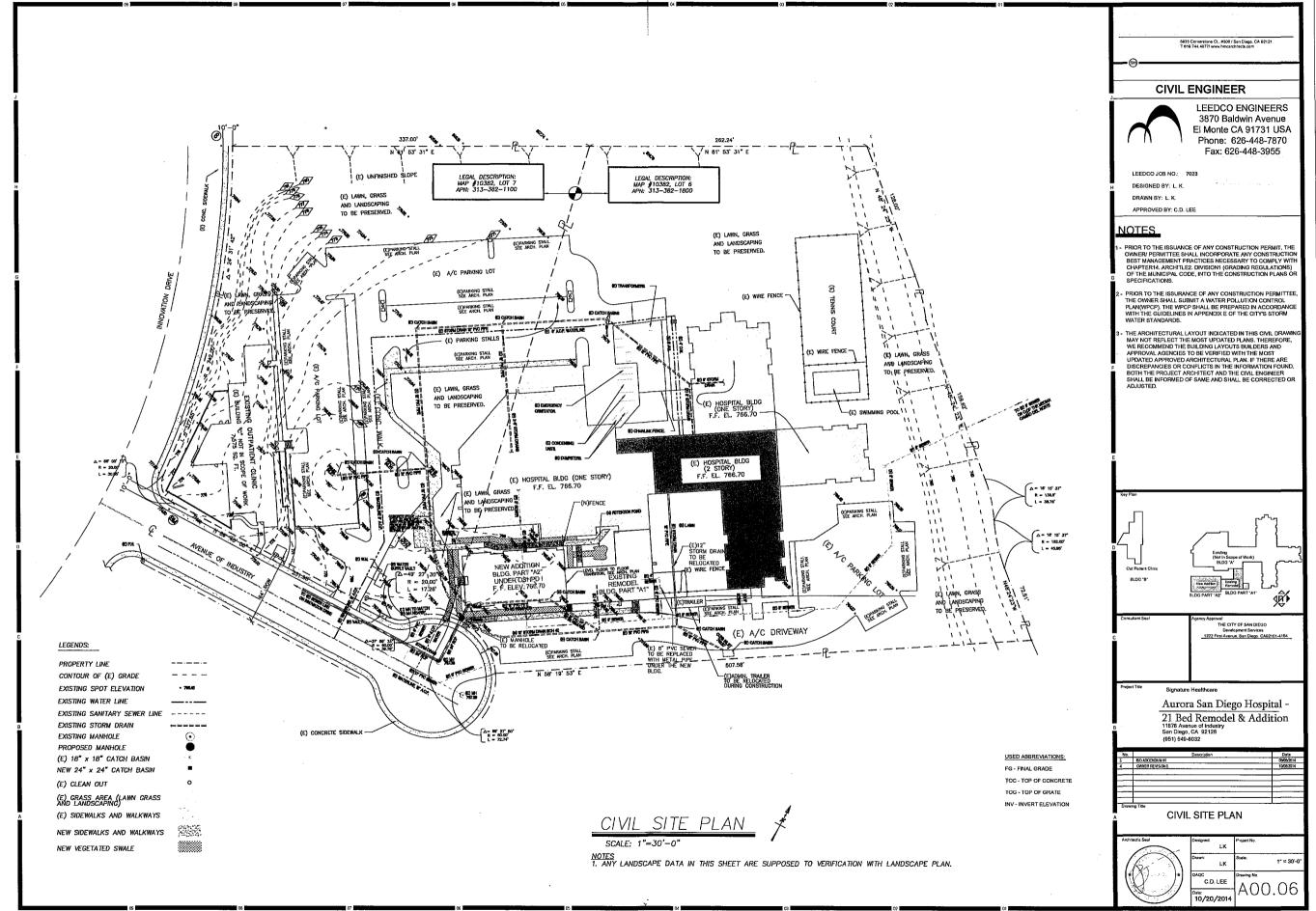


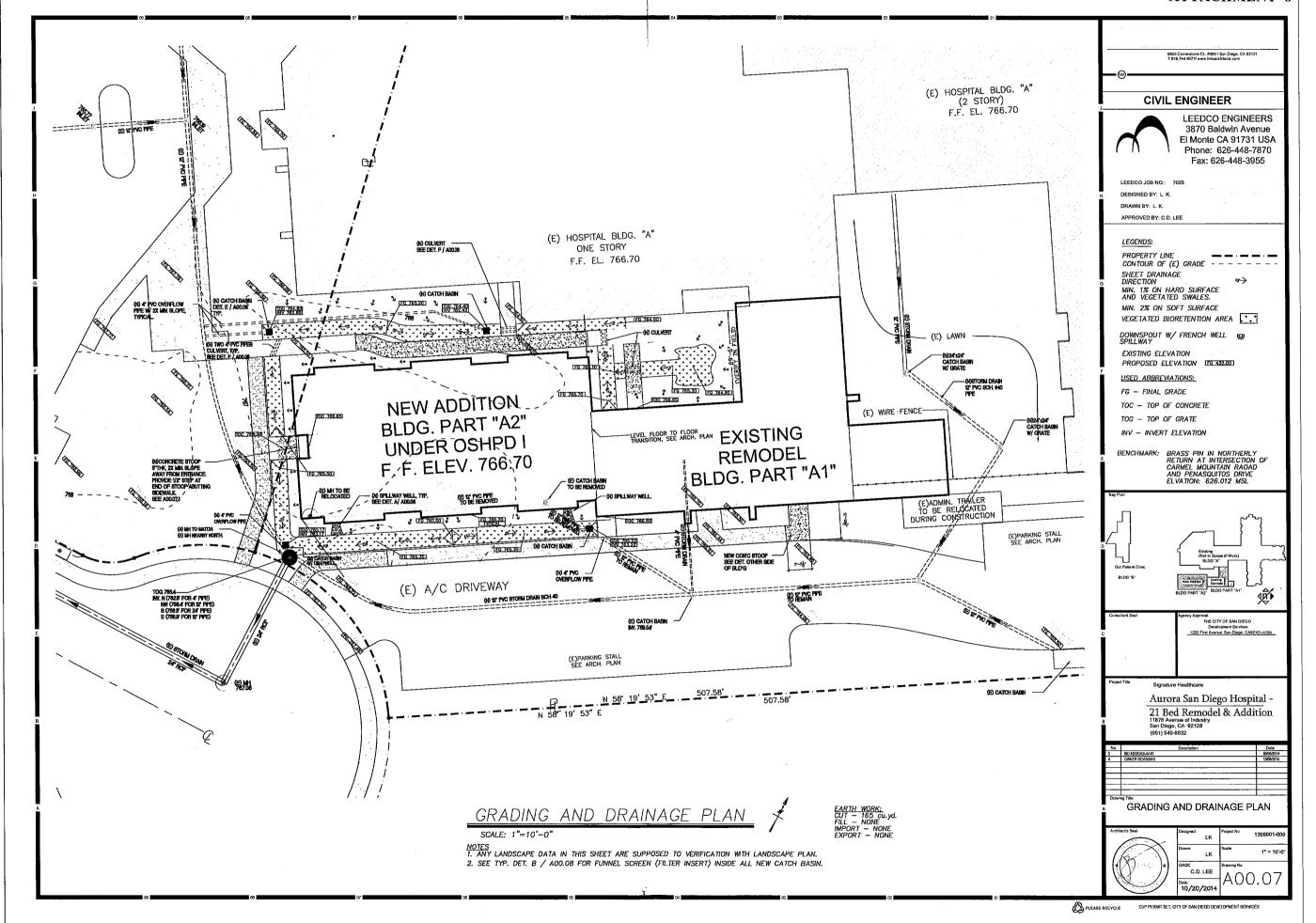
CUP PERMIT SET, CITY OF SAN DIEGO DEVELOPMENT SERVICES

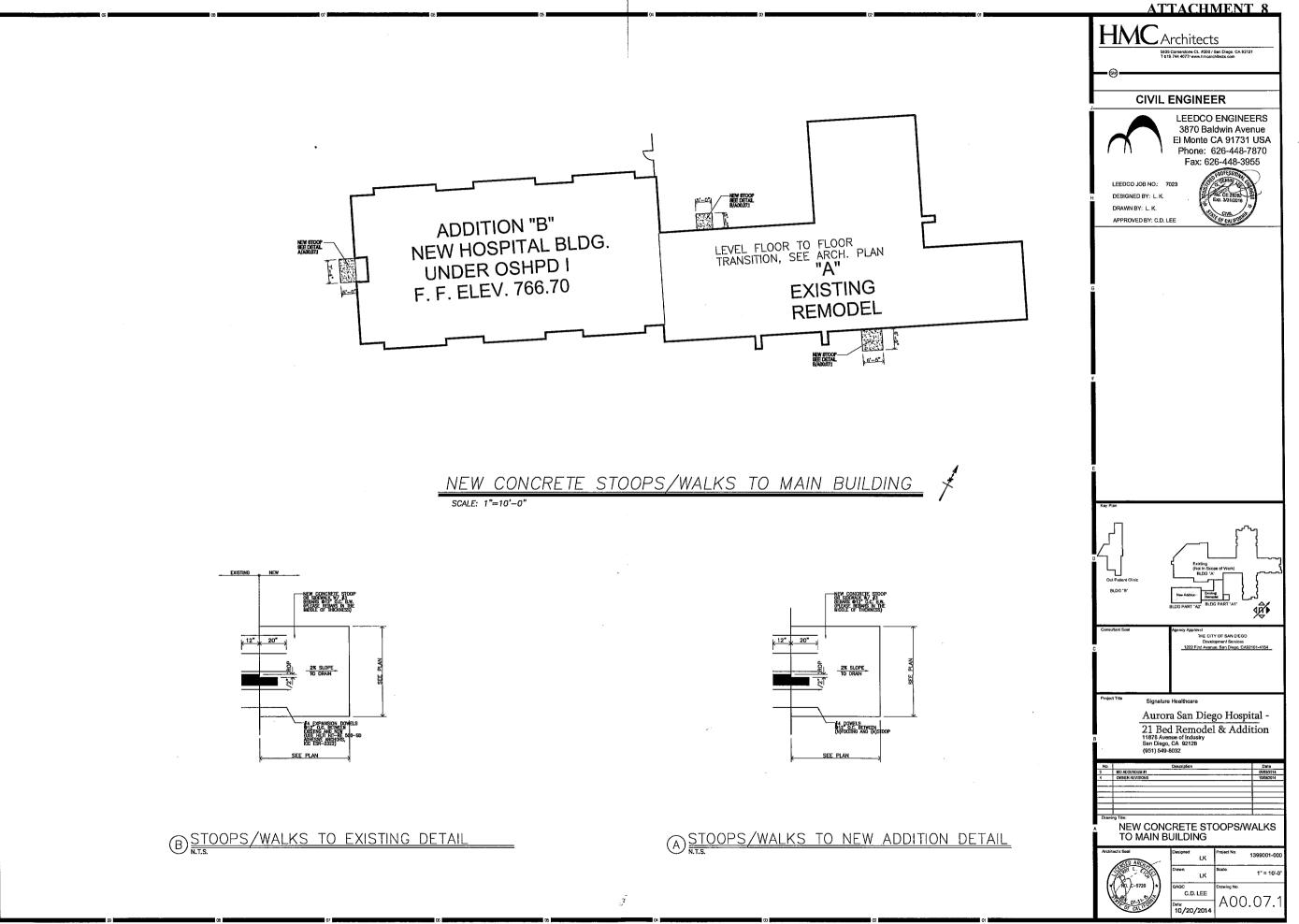


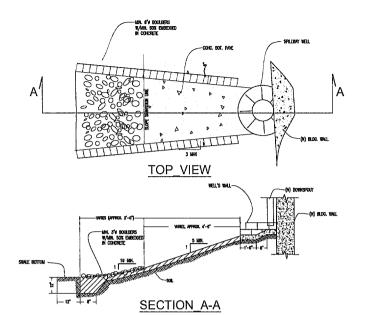










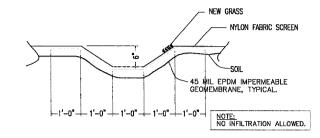


SPILLWAY WELL W/ ENERGY DISSPATER

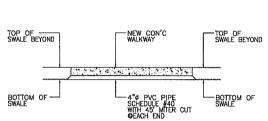
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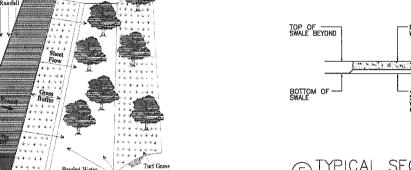


C VEGETATED SWALE SECTION

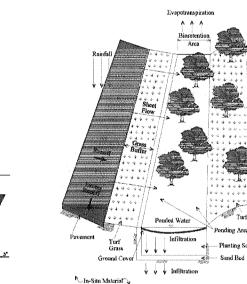


TYPICAL SECTION OF CULVERTS

UNDER WALKWAS

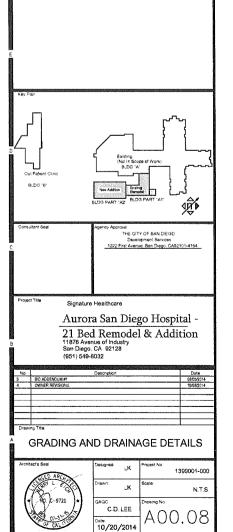


DTYPICAL BIORETENTION AREA



(N) CATCH BASIN W/ FILTER INSERT (SEE DET. B FOR FILTER INSTALLATION DETAILS)

GRASS AREA INLET



ATTACHMENT 8

5935 Cornerstone Ct. #300 / San Diego, CA 92121

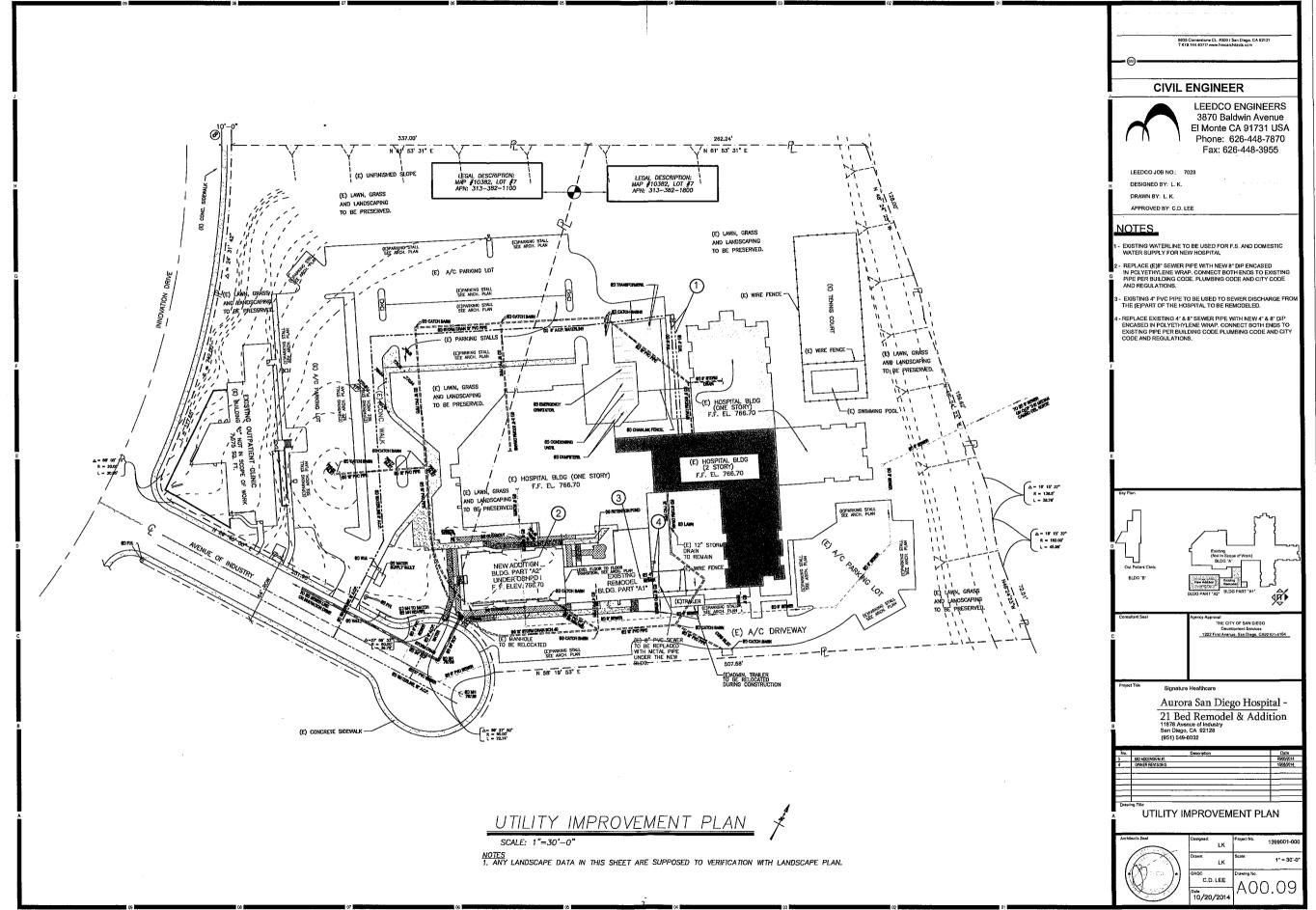
LEEDCO ENGINEERS 3870 Baldwin Avenue

El Monte CA 91731 USA Phone: 626-448-7870 Fax: 626-448-3955

CIVIL ENGINEER

HMC Architects

DESIGNED BY: L. K. DRAWN BY: L. K.



MINIMUM STREET TREE SEPARATION DISTANCES:

FRONT OF TRAFFIC SIGNAL STOP SIGN 20 FEET

BACK OF TRAFFIC SIGNAL, STOP SIGN......10 FEET

ABOVE GROUND UTILITY STRUCTURES......10 FEET

DRIVEWAY APRON FLARES.....

UNDERGROUND UTILITY LINES

SEWER LATERALS...

STREET LIGHTS

- control. Consulting Arborist shall verify in writing to the Chanes/Permittee that the Tree Protection Zone has been

- established.

 The OncerPermittee shall schemic the Centrical Consulting Athentic's scotlication letter to MMC before wheelding a solitopection with MMC. The RE analor faulding importer, Certained Consulting Athentic and Landscape Professional Restriction's within the True Protection Zince to be manifered by the Certified Consulting Athentic as follows:

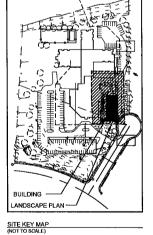
 (a) True provinge most provinge will make your radar the guidance of the Certified Consulting Athentic will written
- approval from MANC

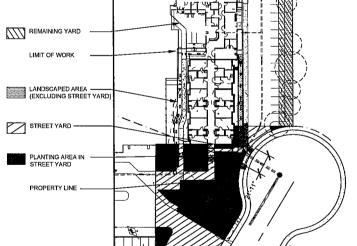
 Princing for vertical electronic of buildings, traffic, and exactnetion equipment shall be performed by the Certified Consulting Arborist only. and materials such as stockpuling of soil, vehicle use, frost traffic, unitity containers, and storage
- Construction equipment and moterals such as stockpiling of soil, velocite use, front write, utility evolutioners, and stars of my kind, one probabilistic of the ensiting grade shall not be dissurbed unless otherwise approved by MMC, the RE, and/or fluiding Inspector Root systems shall be prosected from flooding, crosson; chemical spills, and excessive variations in soil monitore by construction entities.

- sometion activity. Additions no the approved Tree Protection Lone shall be submitted by the Certified Consulting is with adequate information to MAC for approved. non-information to MAC to expressive to a submission at year monitoring and maintenance point, designed by the of Consulting Arteritis after constructive to ensure the success of protected and/or replacement trees. Information Consulting Arteritis after constructive to ensure the success of protected and/or replacement trees.

...5 FEET

.....5 FEET





PLANTING AREA DIAGRAM (SEE SITE KEY MAP)

LANDSCAPE CALCULATIONS WITHIN LIMITS-OF-WORK*:

STREET YARD

PLANTING AREA REQUIRED TOTAL STREET YARD AREA: 442 S.F. PLANTING AREA REQUIRED: 111 S.F. PLANTING AREA PROVIDED: 305 S.F. EXCESS AREA PROVIDED: 194 S.F.

PLANT POINTS REQUIRED

PLANT POINTS REQUIRED TOTAL STREET YARD AREA: 442 S.F. PLANT POINTS REQUIRED THROUGH TREES ONLY: 22 PLANT POINTS PROVIDED: 164 PLANT POINTS PROVIDED THROUGH TREES: 50 EXCESS PLANT POINTS PROVIDED: 142

REMAINING YARD

PLANTING AREA REQUIRED TOTAL REMAINING YARD AREA:4,695 S.F. PLANTING AREA REQUIRED: 1,409 S.F. PLANTING AREA PROVIDED: 3 380 S.F. EXCESS AREA PROVIDED: 1 971 S.F.

PLANT POINTS REQUIRED TOTAL REMAINING YARD AREA: 4,695 S.F. POINTS REQUIRED: 234 POINTS REQUIRED THROUGH TREES: 117

DINI'S REQUIRED THROUGH TREES: 117
POINTS PROVIDED THROUGH TREES: 122
POINTS PROVIDED: 404
EXCESS PLANT POINTS PROVIDED: 170

STREET TREES

EXISTING: PROPOSED:

AVENUE OF INDUSTRY
TOTAL STREET FRONTAGE WITHIN LIMITS-OF-WORK: 22 L.F.
NUMBER OF STREET TREES REQUIRED: 1
NUMBER OF PROPOSED STREET TREES: 1

STREET TREES REQUIRED WITHIN OVERALL SITE: FREES REQUIRED:

*SEE SHT. L2.04 LANDSCAPE CALCULATIONS AND SITE INVENTORY OF EXISTING LANDSCAPE TO REMAIN

PLANTING NOTES

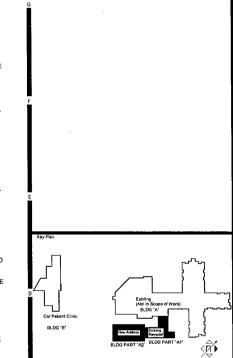
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES. LANDSCAPE AREAS SHALL BE FINISH GRADED AT A MINIMUM DF 2%.
- LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS ONE INCH AND LARGER AND EXCESS SOIL. CONTRACTOR SHALL STOCKPILE EXCESS SOIL AND HAUL AWAY AT END OF PROJECT
- FINISH SOIL SHALL BE 3 INCHES BELOW TOP OF PAVING IN SHRUB AND GROUNDCOVER
- THE RECOMMENDATIONS OF THE SOILS REPORT FOR AMENDING SOIL SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS. CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABLILTY AND FERTILITY ANALYSIS OF REPRESENTATIVE SOIL SAMPLES TO THE LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING WORK.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL PLANT MATERIAL NOT APPROVED SHALL BE REMOVED FROM THE SITE.
- PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION FOR HOLES.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM STRUCTURES. CENTER OF SHRUBS SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 36 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. GROUNDCOVER SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 24 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING
- 9. LOCATE AND ALIGN DOUBLE STAKES FOR TREES PERPENDICULAR TO PREVAILING WINDS.
- PLACE A 2 INCH LAYER OF BARK MULCH IN SHRUB AND GROUNDCOVER AREAS. BARK SHALL BE A "SHREDDED WALK-ON-BARK". DO NOT PLACE BARK MULCH ON SLOPES GREATER THAN THREE TO ONE (3:1).
- THE MAINTENANCE PERIOD WILL BEGIN ONLY UPON ACCEPTANCE IN WRITING BY THE LANDSCAPE ARCHITECT.
- 12. QUANTITIES SHOWN ON PLANTING PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR, PLANT SYMBOLS INDICATED SUPERSEDE QUANTITIES SHOWN.
- 13. CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL TREES WHICH ARE LOCATED WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. EXTEND 8 FEET FROM CENTERLINE OF TREE IN BOTH DIRECTIONS ALONG CONCRETE IMPROVEMENT (A SINGLE LENGTH OF ROOTGUARD FOR A SINGLE TREE WOULD BE 16 FEET). ROOT BARRIERS SHALL NOT BE WRAPPED ROOTBALL

GENERAL NOTES

- THE OWNER WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE FOR THIS PROJECT.
- ALL LANDSCAPE AND IRRIGATION PLANS SHALL CONFORM WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATION 142.0401 AND THE LANDSCAPE STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
- EACH TREE SHALL BE PLANTED IN AN AIR AND WATER-PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
- C. ALL PAVEMENT WITHIN 5 FEET OF A TREE SHALL BE LINED WITH A DEEP ROOT BARRIER ALONG THE EDGE OF THE HARDSCAPE.
- ALL PLANTING AREAS SHALL BE COVERED WITH A MINIMUM OF 2 INCHES OF BARK
- ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
- ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING
- ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER! ARCHITECT PRIOR TO INSTALLATION.
- TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.

EXISTING PLANT MATERIAL

- LANDSCAPE CONTRACTOR TO PROTECT IN PLACE ALL EXISTING LANDSCAPE SHOWN ON SHEET L2.02. VERIFY ALL DEMOLITION WITH LANDSCAPE ARCHITECT PRIOR TO WORK.
- IF ANY EXISTING LANDSCAPE TO REMAIN OR TO BE RELOCATED IS DAMAGED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPLACED IN KIND. SHRUBS SHALL BE REPLACED WITH 15 GALLON CONTAINERS AND TREES SHALL BE REPLACED WITH 36" BOXES.



Signature Healthcare

11878 Avenue of Industry San Diego, CA 92128 (951) 549-8032

PLANTING LEGEND, NOTES &

CALCULATIONS

Aurora San Diego Hospital 21 Bed Remodel & Addition

ATTACHMENT 8

HMC Architects



Garbini & Garbini LANDSCAPE ARCHITECTURE URBAN DESIGN

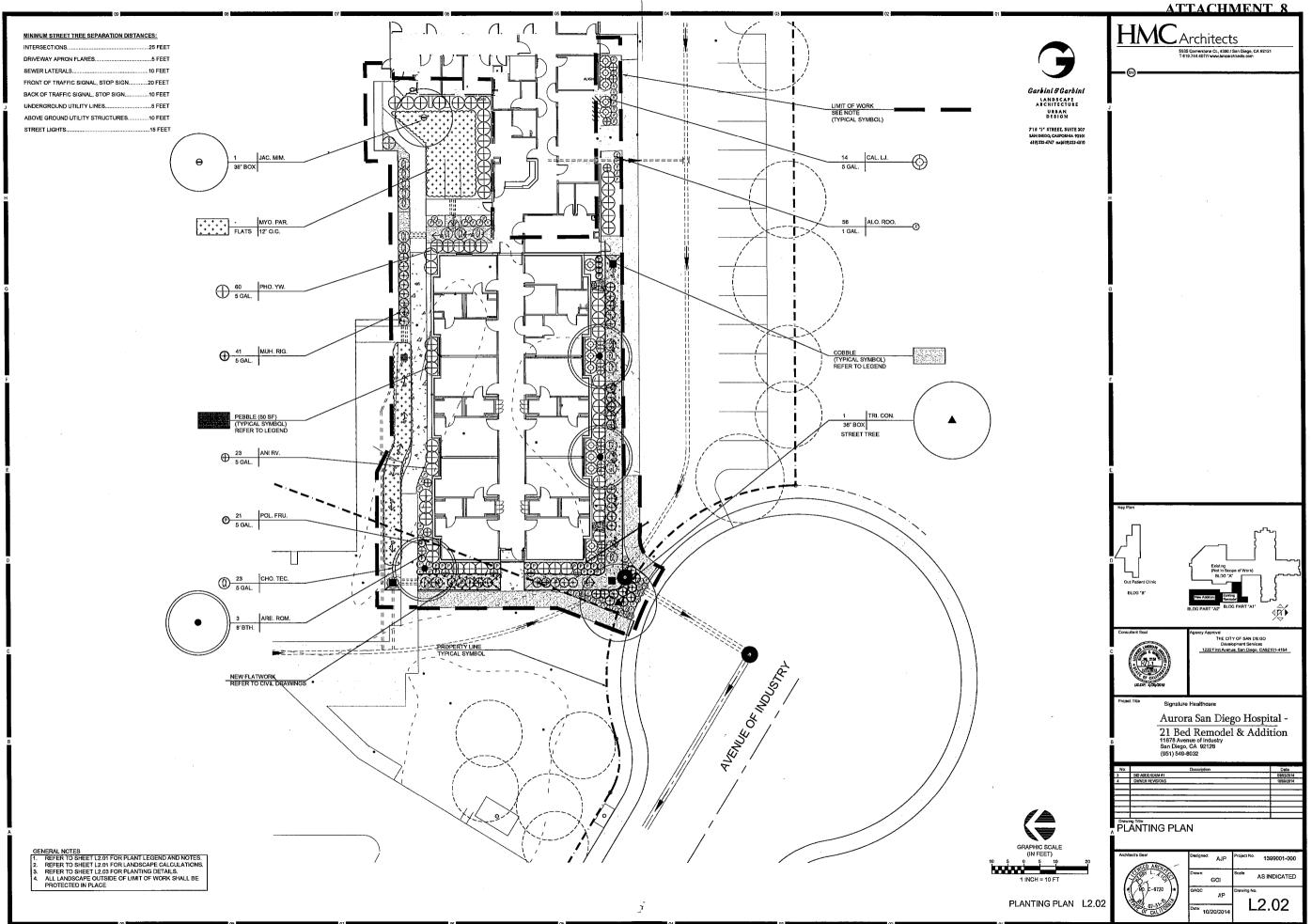
715 "J" STREET, SUITE 30

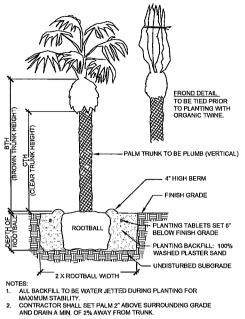
PLANTING LEGEND, NOTES & CALCULATIONS L2.01

1399001-00 AS INDICATED GCI . c-9720 L2.01

THE CITY OF SAN DIEGO

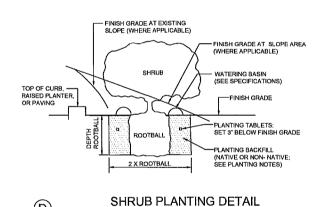
1222 First Avenue, Sen Diego, CA92101-4154



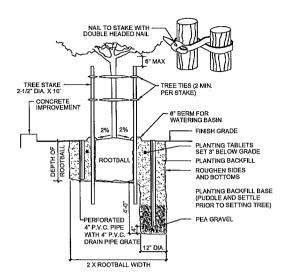


- PALM PLANTING DETAIL

(D)-

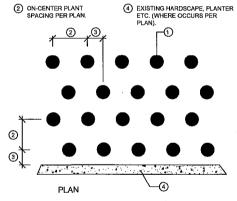


NO SCALE



 $\begin{tabular}{ll} \hline B \hline \hline & TREE PLANTING AND DOUBLE STAKING DETAIL \\ \hline WITH DRAIN \\ \hline \end{tabular}$

1 SHRUB OR GROUNDCOVER PER PLAN 3 1/2 OF THE ON-CENTER PLANT SPACING PER PLAN. ON-CENTER PLANT SPACING PER PLAN.



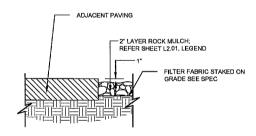
GROUNDCOVER SPACING DETAIL

- CURB SIDEWALK/MAINTENANCE STRIP - TREE PLANTING - BACKFILL - FINISH GRADE - 95% COMPACTED SUBGRADE - ROOT CONTROL BARRIER NOTE:

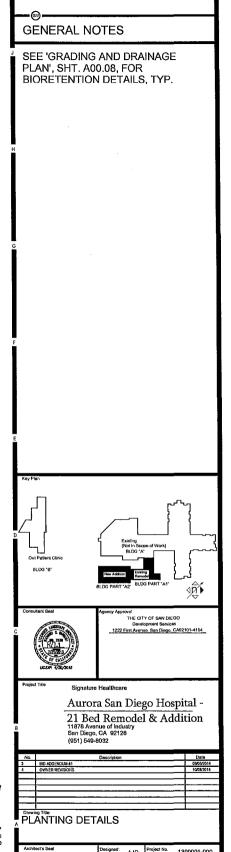
1. TOP OF BARRIER MUST BE AT FINISH GRADE.
2. INSTALL BARRIER WITH RIBS FACING THE TREE, AND FER MANUFACTURERS RECOMMENDATIONS.

SIDEWALK/MAINTENANCE STRIP APPLICATION

TREE ROOT BARRIER - 1 SIDE INSTALLATION



(F) COBBLE / PEBBLE AT SIDEWALK



ATTACHMENT &

HMC Architects



Garbini & Garbini LANDSCAPE ARCHITECTURE URBAN DESIGN

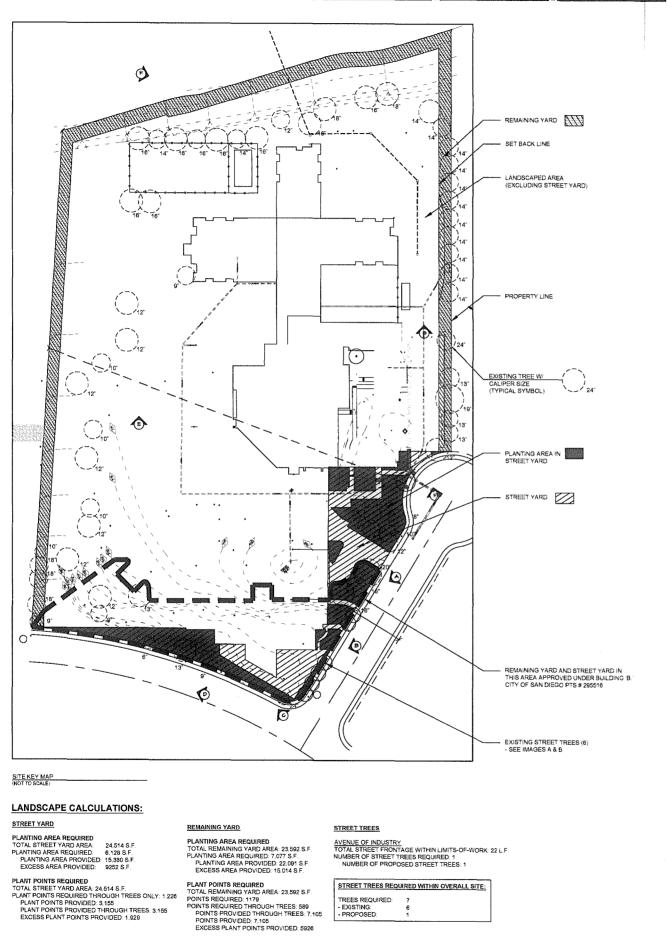
715 "J" STREET, SUITE 307 SAN DIEGO, CALFORNA 92101 619/232-4747 MX[619]232-4510

PLANTING DETAILS L2.03

GCI

AS INDICATED

L2.03



SITE INVENTORY:

TREES

CERCIS CANADÈNSIS. EASTERN REDBUD CUPANIOPSIS ANACARDIOIDES. CARROTWOOD TREE EUCALYPTUS SIDEROWYLON. RED IRONBARK FICUS MICROCAPPA. INDIAN LAUREL FIG FICUS RUBGINOSA. RUSTYLEAF FIG GEILERA PARYIFICARA. AUSTRALIAN WILLOW KOERELTERIA BIPINNATA. CHINESE FLAMETREE PINUS CANARERSIS. CANARY ISLAND PINE WASHINGTONIA ROBUSTA. MEXICAN FAN PALM

SHRUBS

ACACIA SPECIES-CORTADERIA SELLOANA- PAMPAS GRASS NERIUM OLEANDER- OLEANDER

PHOTOS:



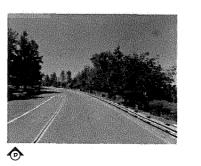
















Aurora San Diego Hospital -

ATTACHMENT 8

5935 Comerstone Ct., #398 / San Diego, CA 92121 T 619.744.4077/ www.hmcarchitects.com

HMC Architects

21 Bed Remodel & Addition 11878 Avenue of Industry San Diego, CA 92128 (951) 549-8032

MO.	Description	: Uate
3 .	BID ADDENDUM #1	09/05/2014
4	OWNER REVISIONS	10/05/2014
L		
	ng Title:	
ו ום י	ANTING LEGEND, NOTES &	
	= ==============================	

CALCULATIONS LANDSCAPE ARCHITECTURE 715 °J" STREET, SUITE 307 SAN DEGO, CALIFORNIA 92101 6191232-4747 8x16191232-4510



Designed:	AJP	Project No	1399001-000
Drewn:	3CI	Scale	AS INDICATED
QAQC	AP	Drawing No	2 04
Date: 10/2	0/2014	L	.2.04

PLANTING LEGEND, NOTES & CALCULATIONS L2.04

Garbini & Garbini

























CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY COMMITTEE MEETING MINUTES January 8, 2014

A meeting of the CMRCC was held at the Carmel Mountain Ranch Branch Library on January 8, 2014. John Giltner, Chairman, called the meeting to order at 6:30 pm. Official business was conducted as reported below.

Members Present	Members Absent	Members Excused	
Barbara Finn		Eric Edelman	
John Giltner			
Judy Hertzberg			
Laurie Marcus			
Kurt Carlson			
Cyndie Bradley			
Anne Chang			
Sam Rasoul	*		
Dave Booher			

Call to order and welcome by Chairman - John Giltner

- I. Agenda approval motioned and seconded; 9 yes, 0 no, 0 abstentions (agenda approved)
- II. Introduction of Board Members.
- III. Approval of minutes from September 11, 2013 motioned and seconded 7 yes, 0 no, 2 abstentions [Sam Rasoul and Dave Booher not at the meeting in September] (minutes approved)
- IV. Chair Report
 - a. Elections to be held in March 2014 meeting; all members who seek reelection please let secretary know; anyone who has attended 2 meetings within 6 months and wants to be elected, let secretary know.
- V. Public comment None.
- VI. CMRCC business.
 - a. Neighborhood Police Report Officer Shannah Kanoa (<u>skanoa@pd.sandiego.gov</u> email; 858-538-8028 phone) Not too much activity recently; special detail from Black Friday to New Year's Eve officers and RSVP in shopping centers; saw major decrease in crime; in Carmel Mountain Ranch (CMR) 2 burglaries; Sabre Springs (SS) 4 burglaries + 9 vehicles parked had cars keyed; lots of complaints for the baseball fields with vandalism and dog issues; before November December 2013: about 15 burglaries in commercial establishments from Mira Mesa to Rancho Bernardo; there was an arrest of someone believed to be responsible for 9 of them. If you would like someone to check on those who may need it (e.g., elderly living alone or alone while you are away), contact the local (Northeastern branch) of the San Diego police department at sdpdnortheastern@pd.sandiego.gov about the YANA program (You Are Not Alone)
 - b. CMR Fire Station Mike Howell (new captain) stats for December: station 42, pretty normal: 138 calls; 15 fires and 38 rescues; they average 2-3 calls per day outside the immediate district; CO detector in effect for single family dwellings; requirement is one detector but they recommend one on each living level; SDGE will provide a community service to check your appliances.
 - c. Congressman Scott Peters (Hugo Carmona) Not here
 - d. Senator Joel Anderson (Ed Smith) Not here
 - e. Assemblyman Brian Maienschein (Michael Lieberman) not a lot to report; back in session this past Monday; looking to get the same number of bills passed as last year (6)
 - f. Supervisor Dave Roberts (representative TBD) not here.
 - g. Councilman Mark Kersey (Lee Friedman) statement
 - h. San Diego Planning Dept. Tony Kempton not here.

- i. Mayor Todd Gloria (representative TBD) Not here
- j. Chair's Report -none
- k. Old Business: by-laws were approved to merge the CMR and SS community committees; responsibilities have been expanded to address both
- I. New Business:
 - i. San Diego Port Commissioner (Rafeal Castellanos) –one of 7 commissioners; The Port of San Diego was created by the state Legislature to manage San Diego Bay and surrounding waterfront land on December 18, 1962 (60000 acres; looking to add about 4500 square feet) owns both ports and the hotels and conventions center are tenants; there is a new master plan update to create the future of the port expected to take 5-7 years; 1st part is the "visioning"; website http://www.portofsandiego.org/ and go to port for all to learn more about the effort; will hold town meetings [some immediate feedback better access; ring of green around the bay]; Five member cities Chula Vista, Coronado, Imperial Beach, National City and San Diego; same consultant who prepared the Chula vista plan is heading up this effort. Question: is there camping on the bay? Have some RV, but looking into expanding that.
 - ii. Aurora San Diego Hospital on the Avenue of Industry free-standing psychiatric/behavioral health care hospital currently with 80 beds; serves every population; wants to add additional 21 beds which would result in a small footprint expansion; it is a community need; serves all Southern California and active military from around the world; serves Imperial County (no inpatient psych beds in Imperial County) it is a private company; Brian from Permit Solutions came up with a solution with the city; the allowed set back is 20 ft., the expansion needs 16'9"; the city agreed to allow the deviation; (motion for approval of the expansion made and seconded: 9 yes, 0 no, 0 abstentions motion passed)
 - iii. Sprint tower permit extension for another 10 years: motion for approval made and seconded 9 yes, 0 no, 0 abstentions; motion passed
- iv. New cell tower for CMR country club Verizon putting this in; already serviced by AT&T with an antenna on the roof; plans include a pine tree looking tower and a separate stand alone building to house the equipment; cell trees life of the entitlement which the city allows to be 10 years; if there is an aesthetic issue and the tower would start to crumble; would Verizon service it and yes they would. Motion to approve the new wireless facility at Carmel Ridge Road: 9 yes, 0 no, 0 abstain (motion passed)
- m. Action Items: Elections Note: committee wanted it noted that we would be inclined for city planning to waive the 2 meeting requirement for the SS members to be part of the election OR could we have special election?
- n. Other: None
- VII. Adjournment at 8:46PM.

Next meeting March 12, 2014, 6:30PM

(Meeting Minutes to be completed and then emailed to

<u>SDplanninggroups@sandiego.gov</u>, <u>TKempton@sandiego.gov</u>, group/office representatives and <u>gfairley@waltersmanagement.com</u>, along with the other Council members.)



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 Waiver Land Use Plan Amendment Other			
Project Title	Project No. For City Use Only		
Aurora San Diego	310797		
Project Address:	3		
Aurora San Diego Project Address: 11878 Avenue of Industry Sa	~ Diego, CA 9212B		
'.	7		
Part I - To be completed when property is held by Individual(s)			
By signing the Ownership Disclosure Statement, the owner(s) acknowledge above, will be filed with the City of San Diego on the subject property, with below the owner(s) and tenant(s) (if applicable) of the above referenced power individuals who own the property. A signature is required of at least one of from the Assistant Executive Director of the San Diego Redevelopment Age Development Agreement (DDA) has been approved / executed by the Cit Manager of any changes in ownership during the time the application is be the Project Manager at least thirty days prior to any public hearing on the information could result in a delay in the hearing process.	In the intent to record an encumbrance against the property. Please list roperty. The list must include the names and addresses of all persons up of property interest (e.g., tenants who will benefit from the permit, all of the property owners. Attach additional pages if needed. A signature ency shall be required for all project parcels for which a Disposition and by Council. Note: The applicant is responsible for notifying the Project ing processed or considered. Changes in ownership are to be given to		
Additional pages attached Yes No			
Name of Individual (type or print):	Name of Individual (type or print):		
Owner Tenant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency		
Street Address:	Street Address:		
City/State/Zip:	City/State/Zip:		
Phone No: Fax No:	Phone No: Fax No:		
Signature : Date:	Signature : Date:		
Name of Individual (type or print):	Name of Individual (type or print):		
Owner Tenant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency		
Street Address:	Street Address:		
City/State/Zip:	City/State/Zip:		
Phone No: Fax No:	Phone No: Fax No:		
Signature : Date:	Signature : Date:		



Project Title:	Project No. (For City Use Only)
Part II • To be completed when property is held by a corporation	
Legal Status (please check):	on or partiership
Corporation Co	? Corporate Identification No
By signing the Ownership Disclosure Statement, the owner(s) ackras identified above, will be filed with the City of San Diego on the state property. Please list below the names, titles and addresses of otherwise, and state the type of property interest (e.g., tenants who in a partnership who own the property). A signature is required of property. Attach additional pages if needed. Note: The applicant is ownership during the time the application is being processed or co Manager at least thirty days prior to any public hearing on the subjinformation could result in a delay in the hearing process. Additional pages if the country of the subjinformation could result in a delay in the hearing process.	all persons who have an interest in the property, recorded or will benefit from the permit, all corporate officers, and all partners at least one of the corporate officers or partners who own the responsible for notifying the Project Manager of any changes in insidered. Changes in ownership are to be given to the Project ect property. Failure to provide accurate and current ownership
Corporate/Partnership Name (type or print): California Mental Healthcare Network-San Diego, U.C.	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address: 1238 Green River Rd City/State/Zip:	Street Address: City/State/Zip:
Phone No: CA 93880 Pax No:	
(951)549-8032 (951)549-8032	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

Aurora San Diego Hospital PROJECT CHRONOLOGY PTS #310797 INT #24003537

Date	Action	Description City Review		Applicant Response
01.31.2013		Completeness Review		220 days
09.30.2013		Deemed Complete	23 days	
09.30.2013	First Submittal			
11.14.2013	First Assessment Letter issue		45 days	
04.30.2014	Second Submittal			167 days
06.01.2014	Second Assessment Letter issue	8	32 days	
10.21.2014	Third Submittal			142 days
12.23.2014		All issues resolved via OTC review	63 days	
Total Staff Time:		Including City Holidays and Furlough	163 days	
Total Applicant Time:		Including City Holidays and Furlough	,	529 days
Total Project Running Time:		From Deemed Complete to PC Hearing	692 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 28, 2015

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:

February 12, 2015

TIME OF HEARING:

9:00 A.M.

LOCATION OF HEARING:

Council Chambers, 12th Floor, City Administration Building,

202 C Street, San Diego, California 92101

PROJECT TYPE:

PLANNED DEVELOPMENT PERMIT & CONDITIONAL

USE PERMIT, ENVIRONMENTAL EXEMPTION

PROCESS FOUR

PROJECT NUMBER:

310797

PROJECT NAME:

AURORA SAN DIEGO HOSPITAL

APPLICANT:

Jennifer Timmons

COMMUNITY PLAN AREA:

Carmel Mountain Ranch

COUNCIL DISTRICT:

District 5

CITY PROJECT MANAGER: PHONE NUMBER/E-MAIL:

SIMON TSE, Development Project Manager (619) 687-5984/STSE@SANDIEGO.GOV

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for (Process 4) an amendment to Conditional Use Permit (CUP) No. 86-0963 to remodel and add 4,665 square feet to the existing psychiatric hospital resulting in 21-bed addition for a total of 101 beds. The site is located at 11878 Avenue of Industry, in the CN-1-2 & IH-2-1 zones, the Airport Land Use Overlay and Airport Influence overlay zones, within the Carmel Mountain Ranch Community Plan area, and Council District 5. This application was filed on September 27, 2013.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be

accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 business days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 7, 2015.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call <u>Support Services at (619) 321-3208</u> at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003537

Revised 11-17-14



THE CITY OF SAN DIEGO

Simon Tse / Project No.310797 Development Services 1222 First Ave., MS 501 • San Diego, California 92101-3864

Return Service Requested