

DATE ISSUED: September 9, 2004 REPORT NO. PC-04-143

ATTENTION: Planning Commission, Agenda of September 16, 2004

SUBJECT: SHARP HOSPITAL - PROJECT NO. 6839. PROCESS 4.

REFERENCE: Conditional Use Permit No. 88-0253;  
Conditional Use Permit Amendment No. 88-1297; and  
Conditional Use and Planned Development Permit No. 41-0408

OWNER/  
APPLICANT: Sharp Healthcare, a California Corporation, Owner  
Sharp Memorial Hospital, Applicant  
Greg Konar, Project Design Consultants, Agent  
(Attachment 10)

### SUMMARY

Issue(s) – Should the Planning Commission approve phased modifications on Sharp Hospital property including 1) Construction of a multi-story tower to accommodate an increase in patient beds and resulting in modifications to off-street parking; and 2) Demolition of a portion of an existing tower?

#### Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration (MND) Project No. 6839, and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Conditional Use Permit (CUP) No. 11504, and Planned Development Permit (PDP) No. 11505, Amending Conditional Use Permit Numbers 88-0253, 88-1297 and Conditional Use and Planned Development Permit (PDP) No. 41-0408;

Community Planning Group Recommendation – On August 21, 2003, the Serra Mesa Community Planning Group voted 10-0-0 to recommend approval of the project as presented. A copy of this recommendation is included as Attachment 9.

Other Recommendations – On July 14, 2004, this request was presented to the Community Tree Advisory Board as an informational item, and no action by the Board was requested nor required. Further information is included in the background section of this report.

Environmental Review - A MND, No. 6839, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A MMRP has been prepared and will be implemented which will reduce any potential impacts to Traffic Circulation and Transportation, and Paleontological Resources, to a level below significance.

Fiscal Impact - Staff costs associated with processing this project are recovered from a separate deposit provided and maintained by the Applicant.

Code Enforcement Impact – None with this action.

Housing Impact Statement – None with this action.

## BACKGROUND

The project is located south of Mesa College Drive and Frost Street, east of Health Center Drive and State Route 163, west of Interstate 805, and north of Birmingham Drive and is addressed as 7901 Frost Street (Attachment 1). The land use designation for the Sharp Memorial Hospital site is “institutional”, within the Serra Mesa Community Plan. This land use designation also applies to the larger 127-acre Health-Institution Complex, of which this project is a part, that is located between SR 163 and I-805. The Complex includes the existing Sharp Memorial Hospital, Mary Birch treatment and rehabilitation centers, medical offices and educational facilities. Children’s Hospital is located immediately adjacent to the east of the Sharp Hospital campus and is subject to the provisions of CUP Nos. 87-1096 and 91-0137.

Surrounding properties to the north across Frost Street (Physician’s Medical Center) are located within the CO-1-2 Zone (Commercial-Office) and developed with multi-story medical office buildings and off-street parking structures.

On May 14, 2003, the current application to amend Sharp Memorial Hospital’s CUP(s) was filed. Information included with the application indicated that Sharp Memorial Hospital is presently constrained by aging infrastructure, clinical obsolescence of patient care areas, departmental space shortages and building deficiencies. The facility also does not currently meet California seismic requirements. To address existing facility limitation, Sharp is proposing a Hospital Modernization Program (HMP) which will include the following phased development:

Phase 1 - Construct a new proposed seven-story tower designed in the shape of a chevron on the northwest portion of the property adjoining the existing hospital to the south and east. The new tower consisting of 315, 621 square–feet will include 302 patient beds, 10 operating suites,

37 emergency treatment bays, 10 emergency observation beds, a new entry lobby and a family care pavilion on each patient care floor. The new tower will also include shell space for 32 future additional inpatient beds (for a total of 334 patient beds), and expansion capabilities for two surgical suites.

Phase 2 – After the new building is complete and occupied with patients from the existing north and south towers, patient floors (4-8) of the existing north tower will be demolished. The existing north and south towers comprise 304,575 square-feet. After the new tower is constructed and the demolition is complete, the HMP will result in a net expansion of 271,516 square-feet. The additional floor area will be used for larger patient rooms, emergency department, surgical suite, and acute care patient beds relocated from the existing north and south towers.

An amendment to the existing CUP(s) for Sharp Memorial Hospital is required to allow for the expansion. A Planned Development Permit is required to allow a deviation from the CO-1-2 (Commercial-Office) Zone maximum building height of 60-feet. The new building at 117'-9" would be comparable in height to the existing north tower to be demolished. The proposed project would be physically buffered from residential development by SR-163 and I-805 and Kearny Villa Road, which intersect approximately one-quarter mile to the north.

The location of the proposed development is within an existing urbanized area currently served by public services including as police, fire and emergency medical. The location is approximately 1.1 miles from Fire Station 28, located at 3880 Kearny Villa Road. Response time from this station to the project site is approximately three minutes. The project is located within the Police Department's eastern division, which reported an average response time of 7.8 minutes in 2002. This proposed development would not affect these response times as this area is already served. The site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA) and no narrow endemic or sensitive native vegetation exist on-site.

## DISCUSSION

The project proposes the phased construction of a new seven-story, 315,621 square-foot clinical care tower and demolition of the fourth through eighth floors (comprising approximately 44,105 square feet) of the existing 117-foot high north tower, for a net increase of 271,516 square-feet. The proposed building would be connected to the remaining portion of the north tower at the first and second floor levels. (Relative to the existing development, the existing north and south towers comprise 304,757 square-feet. Upon construction of the 315,621 square-foot new hospital building and the demolition of the fourth through eighth floors of the existing north tower (44,105 square-feet), the total square footage at the completion of the project will be 576,273 square-feet.

The 3.7-acre redevelopment site is situated on a northern portion of the 127-acre Sharp Memorial Hospital Campus (Attachment 5.b.). The new building will be located in the area of the existing North Visitors parking lot and will result in the removal of 22 parking spaces including

18 handicapped spaces. Required parking for the Sharp Memorial Campus, including the HMP will be provided by the recently completed, 626-space, Frost Street parking structure (CUP 41-0408, Attachment 8) and other existing parking facilities. Upon completion of the HMP a total of 2,450 parking spaces, in addition to 137 handicapped spaces will be available. Overall, the existing and proposed development will exceed the required parking of 2,344 standard spaces and meet the required parking of 137 handicapped spaces.

The project would result in the removal of 290 hospital beds from the north tower, and the addition of 302 patient beds, 10 operating suites, 37 emergency bays, 10 emergency observation beds, a new lobby, and a family care pavilion on each patient floor within the new building. The new tower will also include shell space for future improvements including 32 additional inpatient beds (for a total of 334 inpatient beds), and two surgical suites. The partial demolition of the north tower would occur after completion of the new building to facilitate the transfer of hospital beds.

It is anticipated that construction of the new replacement clinical care tower would occur from October 2004 through February 2007. Demolition of the north tower is proposed in the spring of 2007 and renovation of the existing base of the north tower to occur from spring 2007 to spring of 2008. The project includes a request to deviate from the maximum 60-foot height limit of the underlying CO-1-2 Zone, to allow a maximum building height of 117'-9". The project construction involves the demolition of the existing 117-foot high north tower and construction of a new tower of the same height. The height deviation is required to accommodate the proposed structure on a site that is essentially built out. This proposed deviation would allow the additional height that is needed to modernize and upgrade the existing hospital complex and to replace an existing structure of comparable height that currently does not meet state seismic safety standards. The proposed new hospital tower would be designed in the shape of a chevron and would feature a variety of architectural elements such as curved corner, changes in exterior materials (cement plaster over existing precast concrete panels), and use of color and landscaping to offset excessive building bulk and scale. The four acre project site would require 11,580 cubic yards of soil excavation to a maximum depth of 15 feet, and 1,900 cubic yards of fill to a maximum height of two feet. The excavation is required for the basement that is associated with the construction of the seven-story tower.

Traffic circulation impacts associated with the project require that additional right-of-way be provided on the east side of Health Center Drive to accommodate a right-turn-only lane onto Frost Street. There is an existing mature Torrey Pine tree on Sharp Hospital property, in close proximity to the sidewalk adjacent to Health Center Drive. The tree has a trunk diameter of approximately 36 inches and a crown diameter of approximately 45 feet. During discussions with the Applicant, City staff reviewed several potential lane configuration options which included variation of lane widths and alignments, and consideration of Cal Trans SR-163 right-of-way. After careful deliberation, staff determined that implementation of the additional traffic lane will impact the Torrey Pine tree, requiring its removal. The private property on which the tree is located will be acquired as public right-of-way. The removal of this tree would be offset by replacement with five, 48-inch boxed Torrey Pine trees on-site

(Condition No. 28, Attachment 6). A variety of street trees and shrubs would be planed along all vehicle use areas to provide screening. The remainder of the grounds would be landscaped with a variety of ornamental shrubs, groundcovers, vines and grass. All landscaping would comply with City landscape standards.

Municipal Code Section 63.07 prohibits the destruction or injury of/to Torrey Pine trees located on specified private lands and any public lands, including public rights-of-way, within the City of San Diego. The tree is currently located on private property not subject to provisions of this Ordinance.

CONCLUSION:

Staff has reviewed the development proposal for compliance with applicable Land Development Code regulations, and considered project related impacts including those related to on-site parking and traffic circulation. These impacts are adequately addressed through the provision of an additional traffic lane, and the number of existing on-site parking spaces, including those located within the existing parking structure. The existing facilities do not currently meet State seismic requirements and require modification. These modifications, when completed, will enable Sharp Hospital to provide expanded and enhanced health care services to the community and benefit the region. Therefore, staff believes that the project and draft findings of approval can be supported.

ALTERNATIVES:

1. Approve Conditional Use Permit Amendment No. 11504 and Planned Development Permit No. 11505, with modifications;
2. Deny Conditional Use Permit Amendment No. 11504, and Planned Development Permit No. 11505, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

---

Marcela Escobar-Eck  
Deputy Director, Project Management Division  
Development Services Department

---

Bill Tripp  
Development Project Manager  
Development Services Department

HALBERT/WCT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans, a. through e.
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Copy of Recorded CUP's
  - a. 41-0408
  - b. 88-1297
  - c. 88-0253
  - d. 87-0076
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology