



*Development Services
Department*

PCM-13-022



City Council 4/15/2014



Veterans Homes

Bella Sol Residential Community

Sharp Chula Vista Medical Center

Proposed Parking Structure

Medical Offices

Sevilla Apartments

Medical Offices

Mission Apartments

Tivoli Villas Condos

Veterans Park

MEDICAL CENTER DR

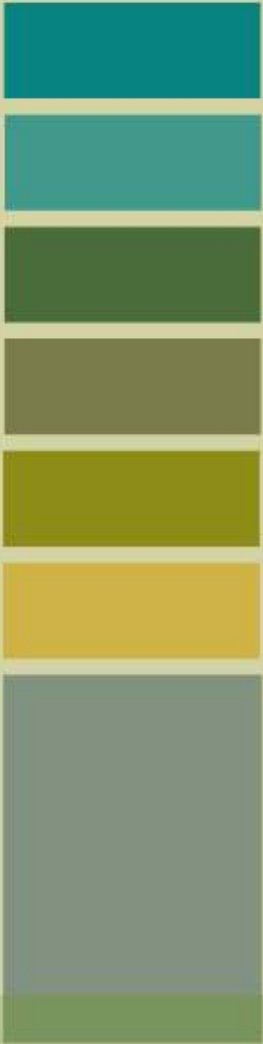
MEDICAL CENTER CT

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Development Services Department



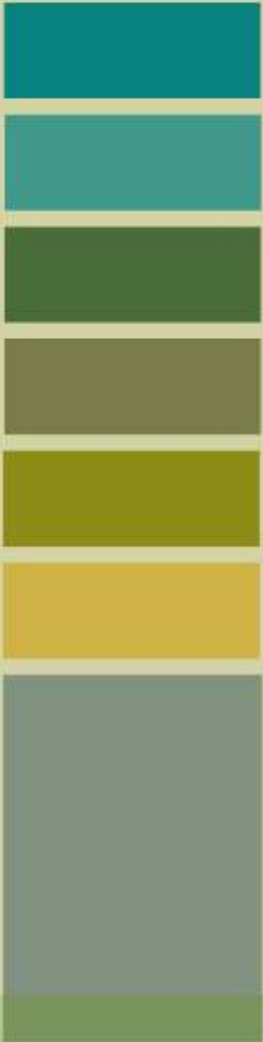


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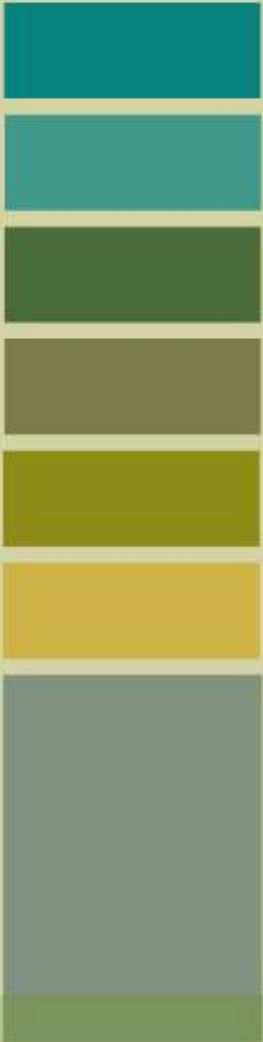


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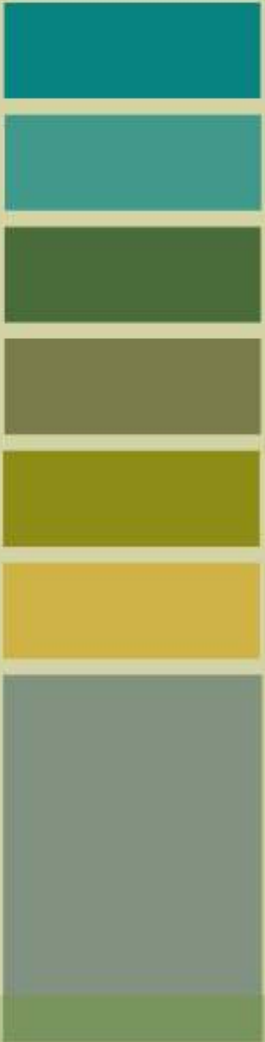


Development Services Department



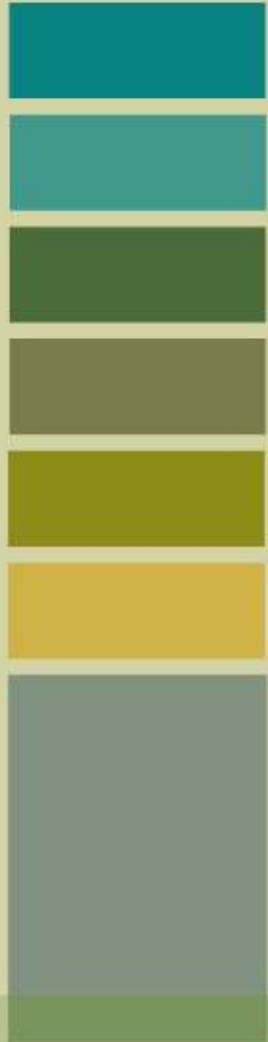


Development Services Department



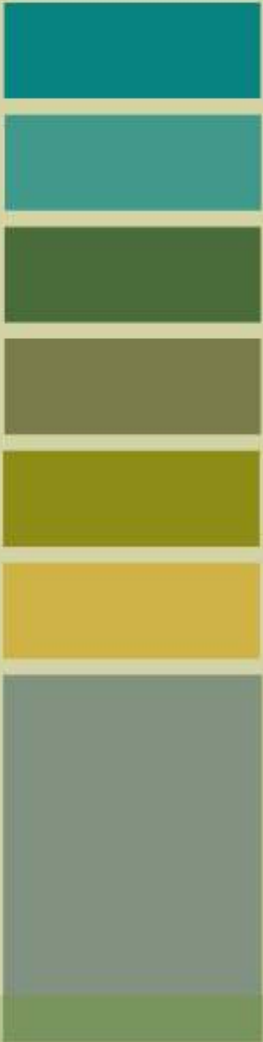


Development Services Department



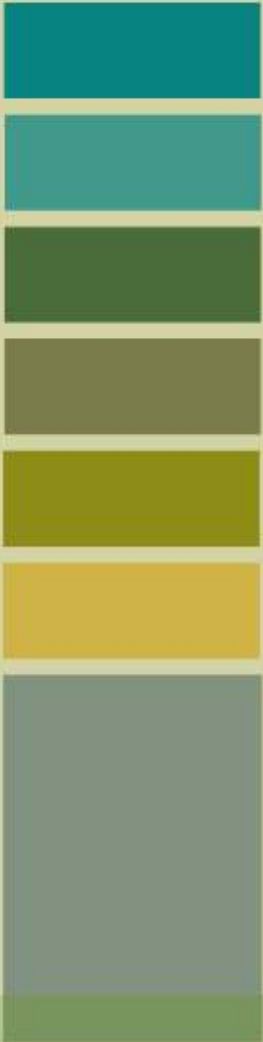


Development Services Department



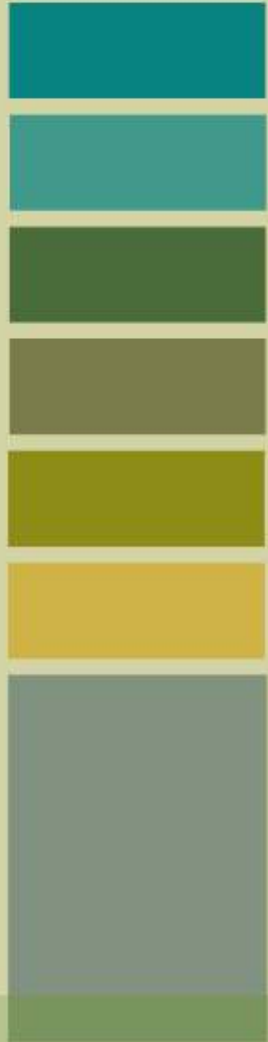


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Hospital
Complex

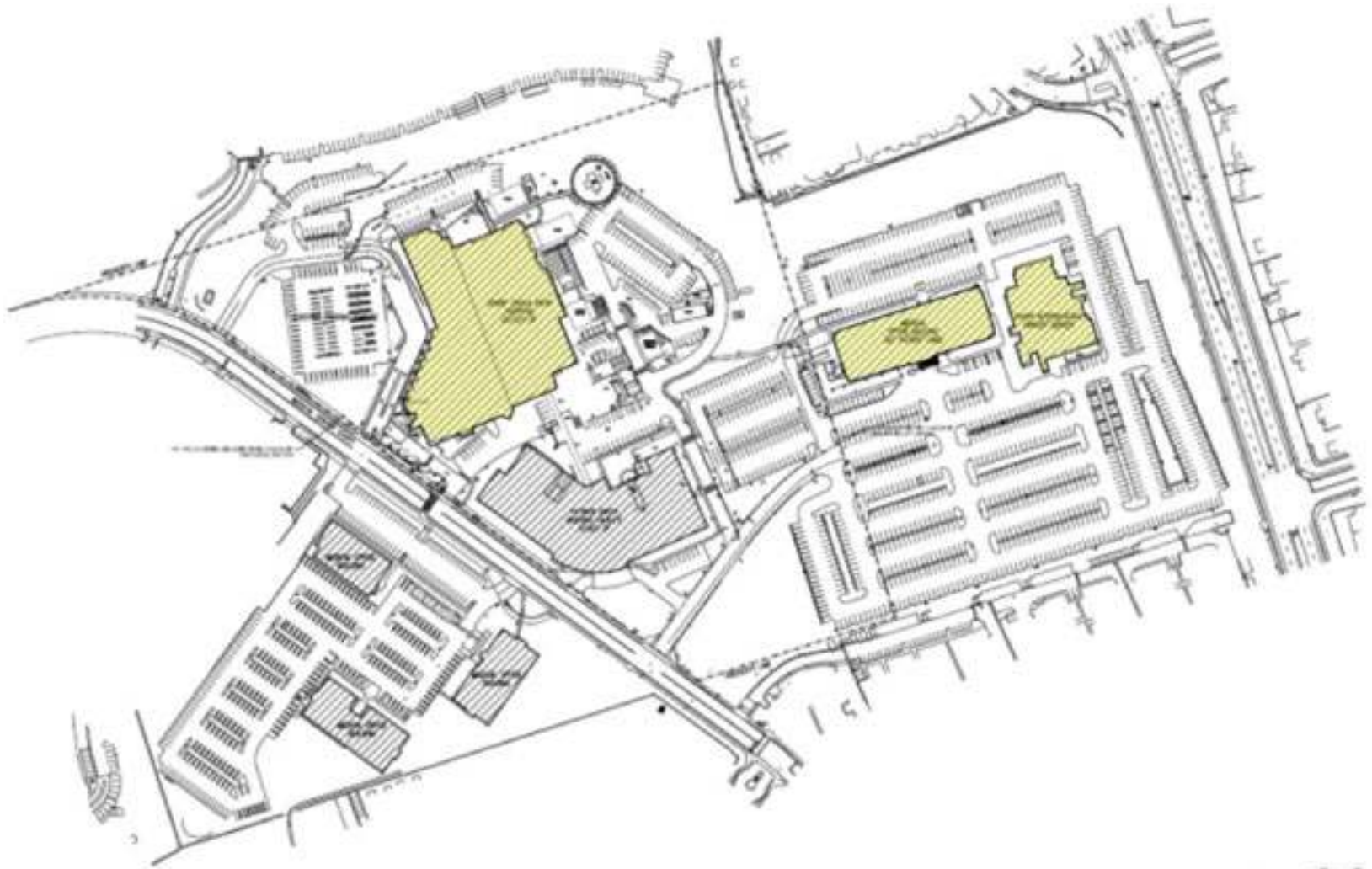


Approx. Location
of Proposed
Parking Garage



Outpatient
Surgery
Center





avrp

**SHARP CHULA VISTA MEDICAL CENTER -
PARKING GARAGE AND UTILITY LOOP**

751 Medical Center Court, Chula Vista, CA 91911

DATE: 10/15/11	SCALE: AS SHOWN	PROJECT: SHARP CHULA VISTA MEDICAL CENTER - PARKING GARAGE AND UTILITY LOOP
DRAWN BY: [Name]	CHECKED BY: [Name]	DATE: 10/15/11



Existing Site Plan

A1.01



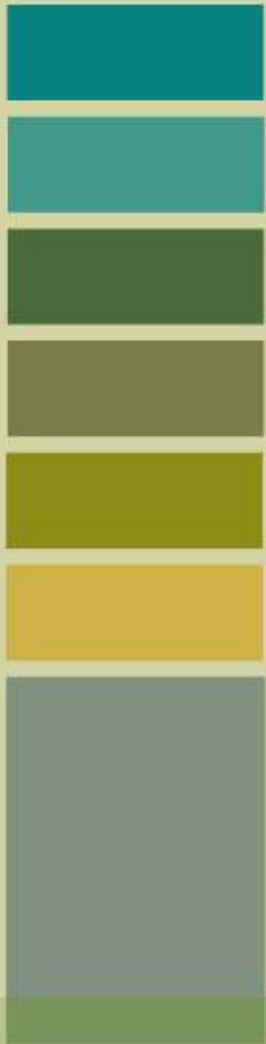
Barnhart-Reese Construction, Inc.
Sharp Chula Vista Medical Center
Chula Vista, CA
Overall Site Plan



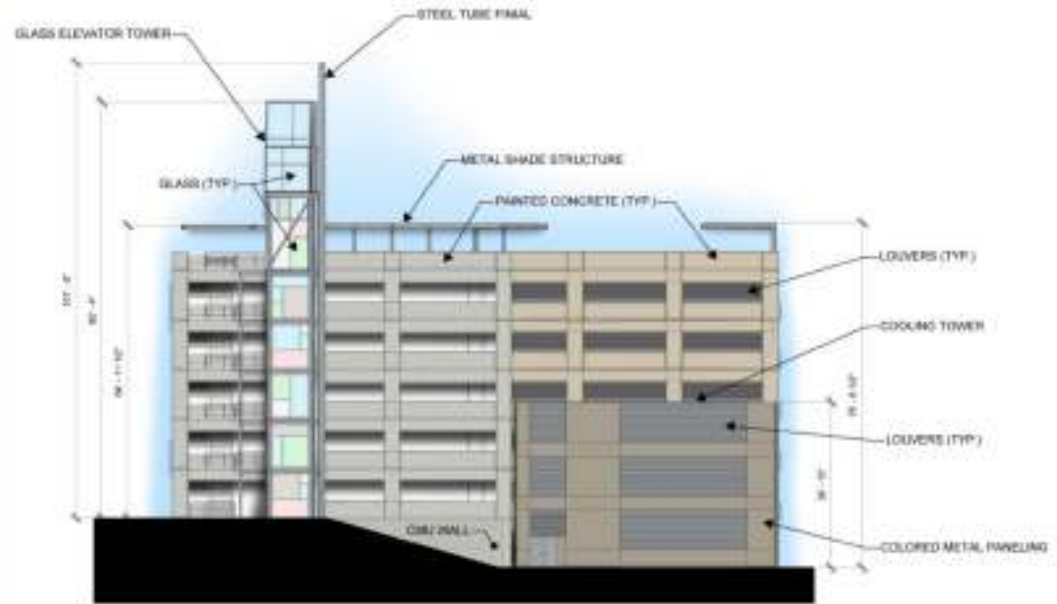
- LEGEND**
-  Proposed Parking Structure
 -  Loop Road



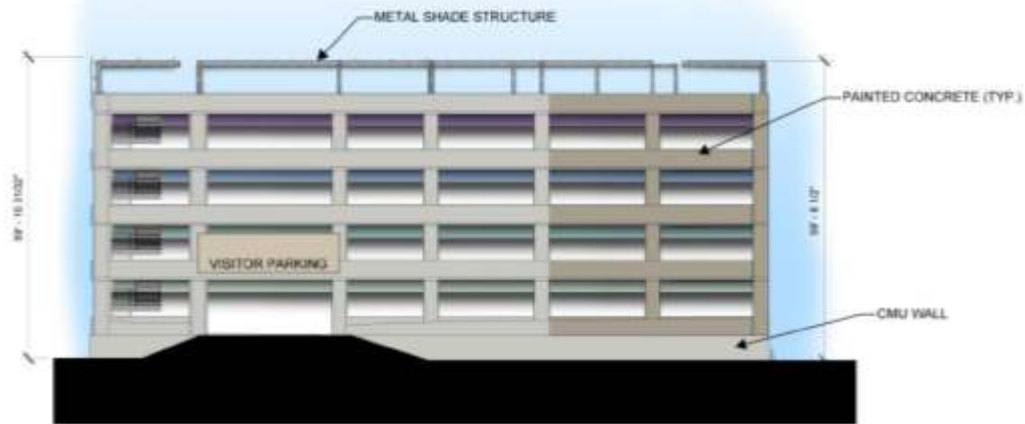
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North Elevation

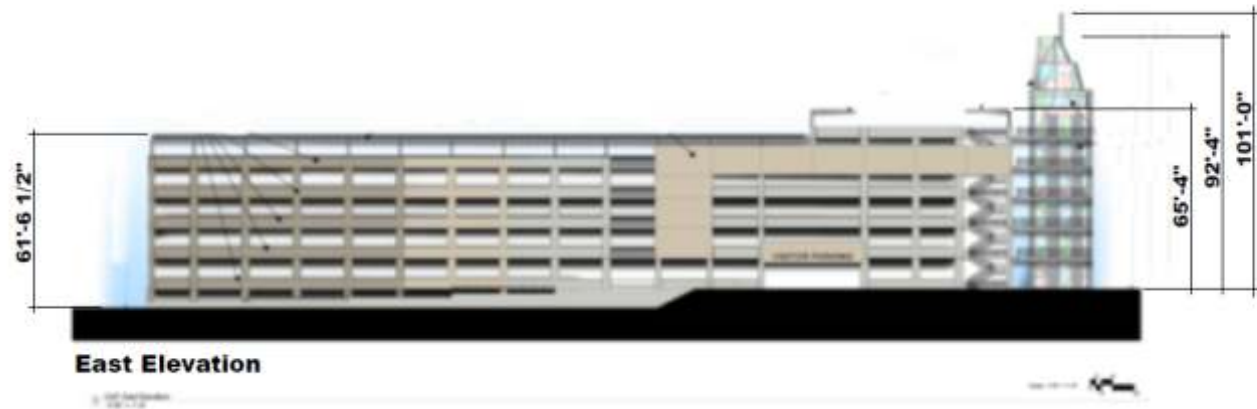
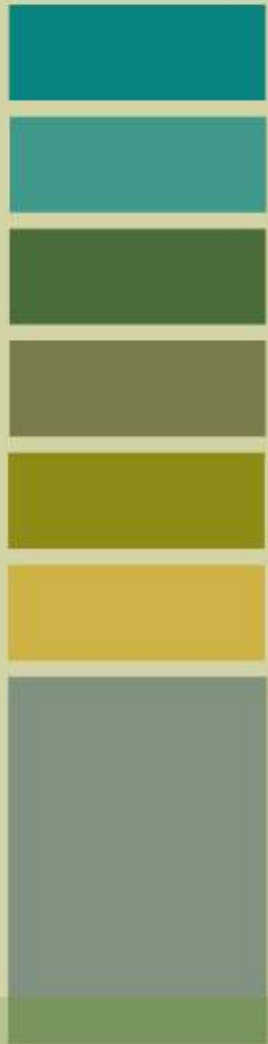


South Elevation





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Sharp Chula Vista - Parking Garage

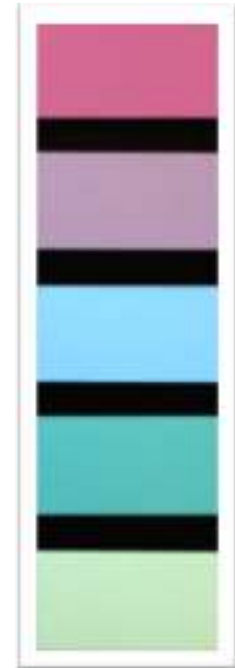
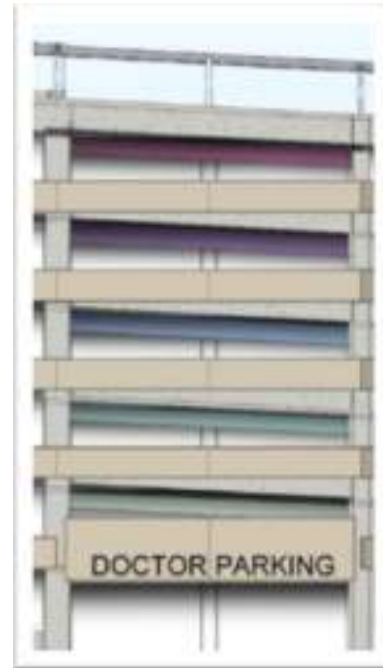




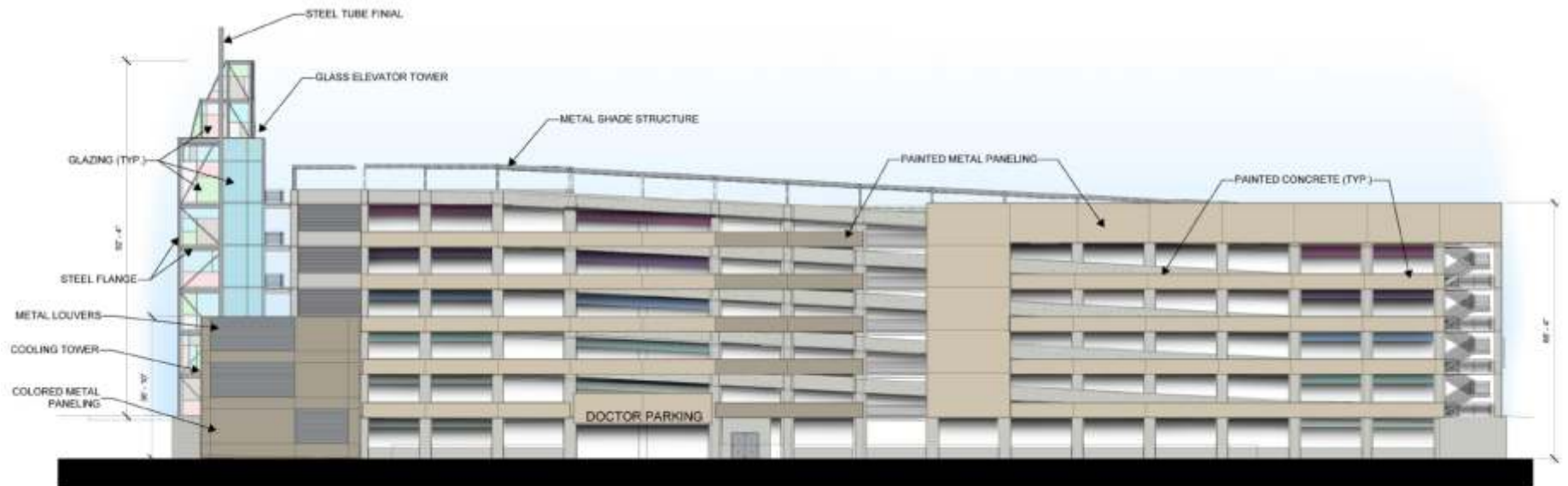
Exterior Painted Concrete Colors



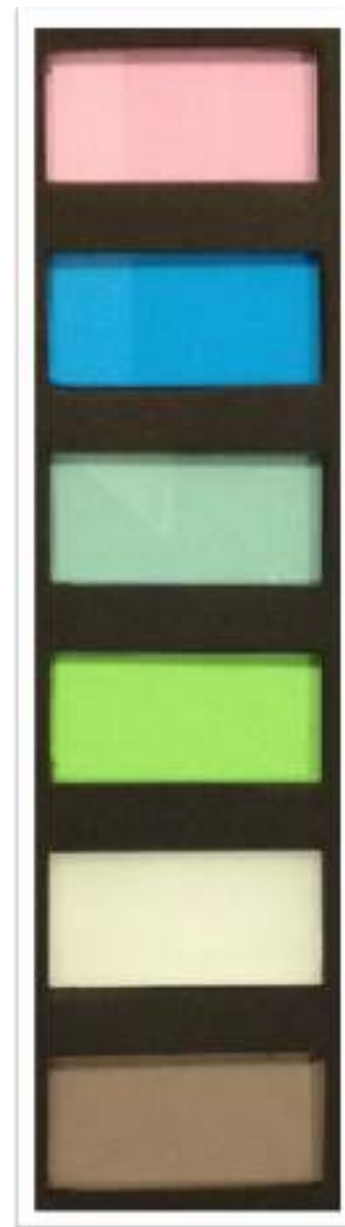
Exterior Metal Panel Colors



Interior Parking Level Colors



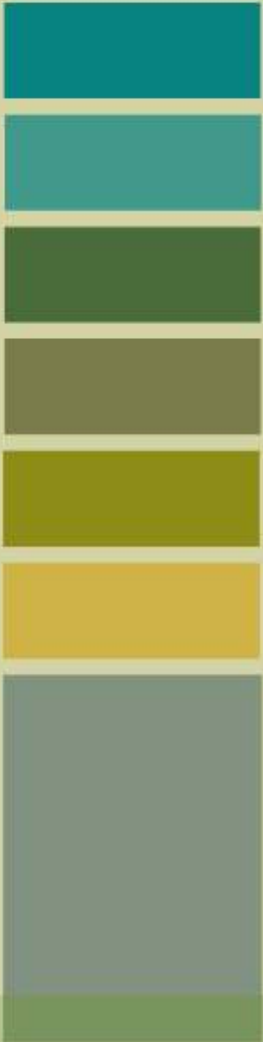
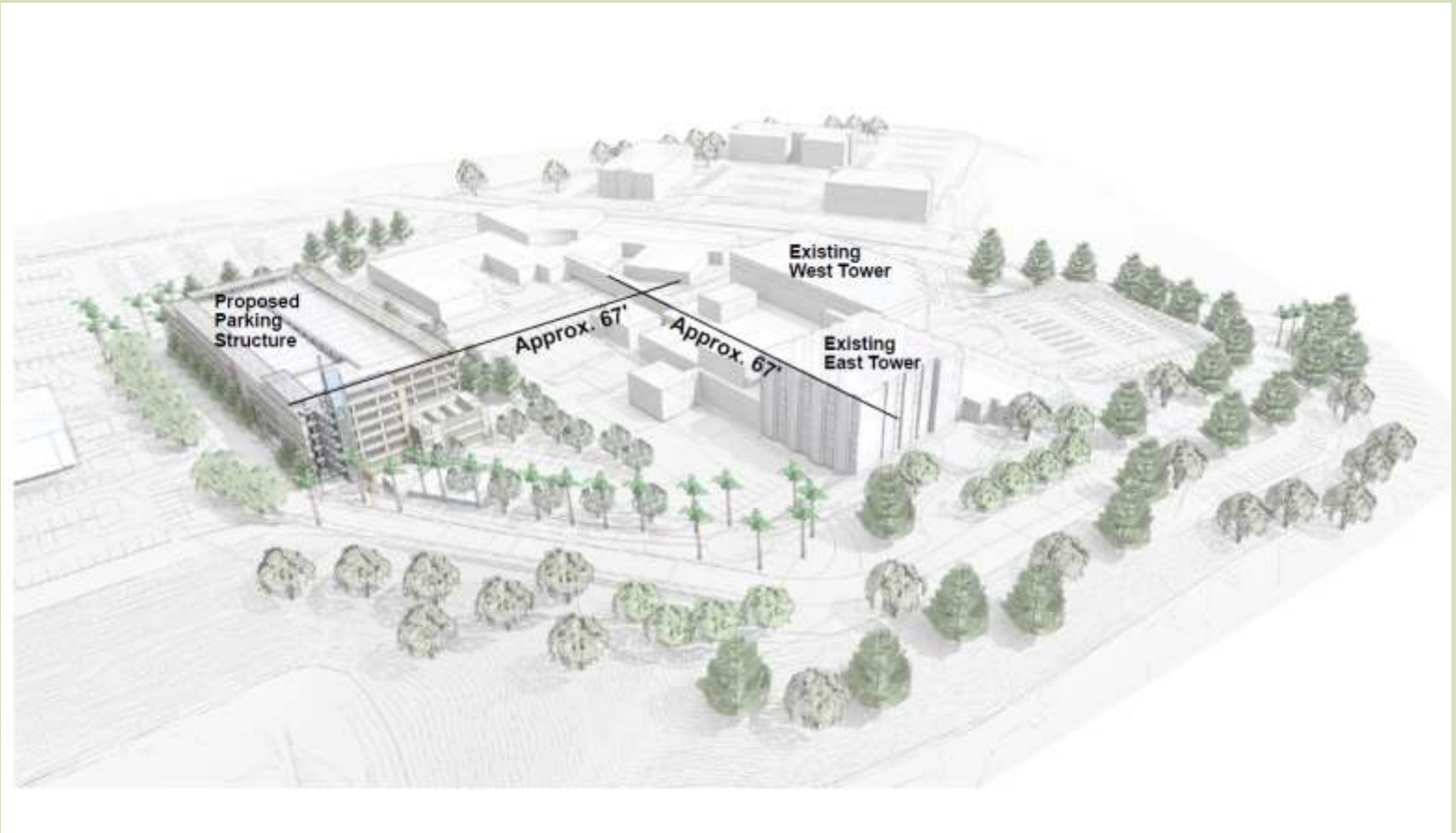


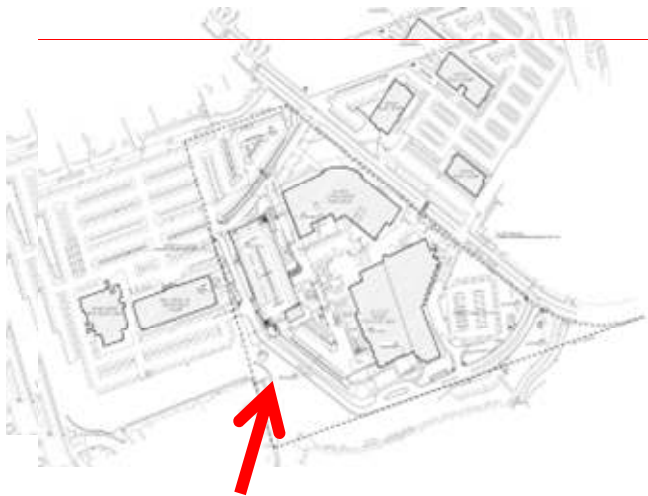


Elevated Tower Glazing Colors



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EXISTING CONDITIONS - VIEW FROM NORTH



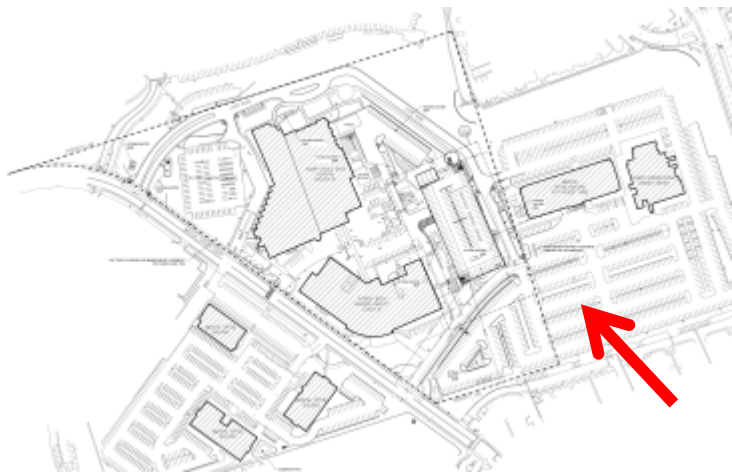
SHARP CHULA VISTA MEDICAL CENTER
PARKING GARAGE AND LOOP ROAD





SHARP CHULA VISTA MEDICAL CENTER
PARKING GARAGE AND LOOP ROAD





EXISTING CONDITIONS - VIEW FROM SOUTH



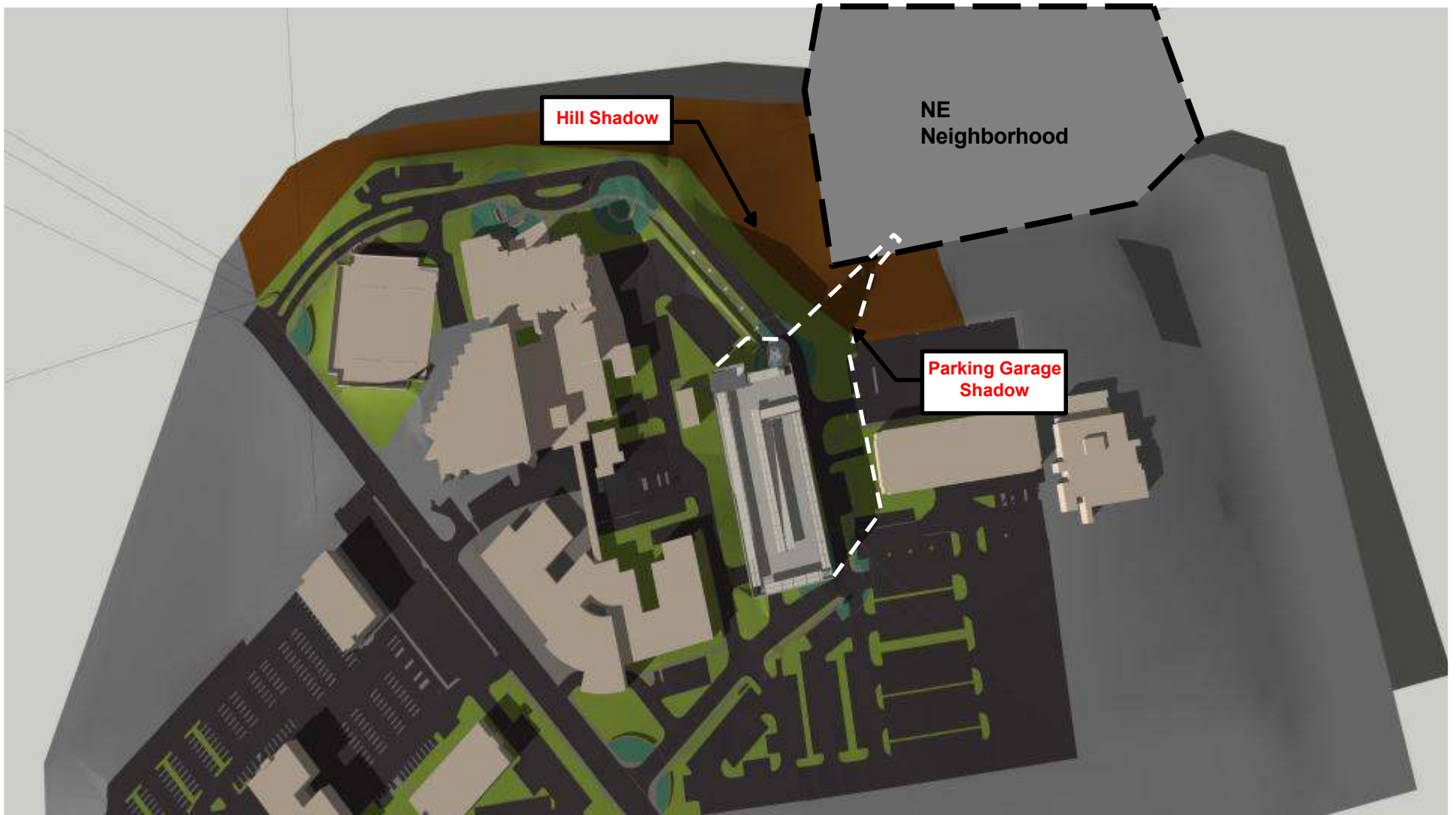
SHARP SHARP CHULA VISTA MEDICAL CENTER
PARKING GARAGE AND LOOP ROAD





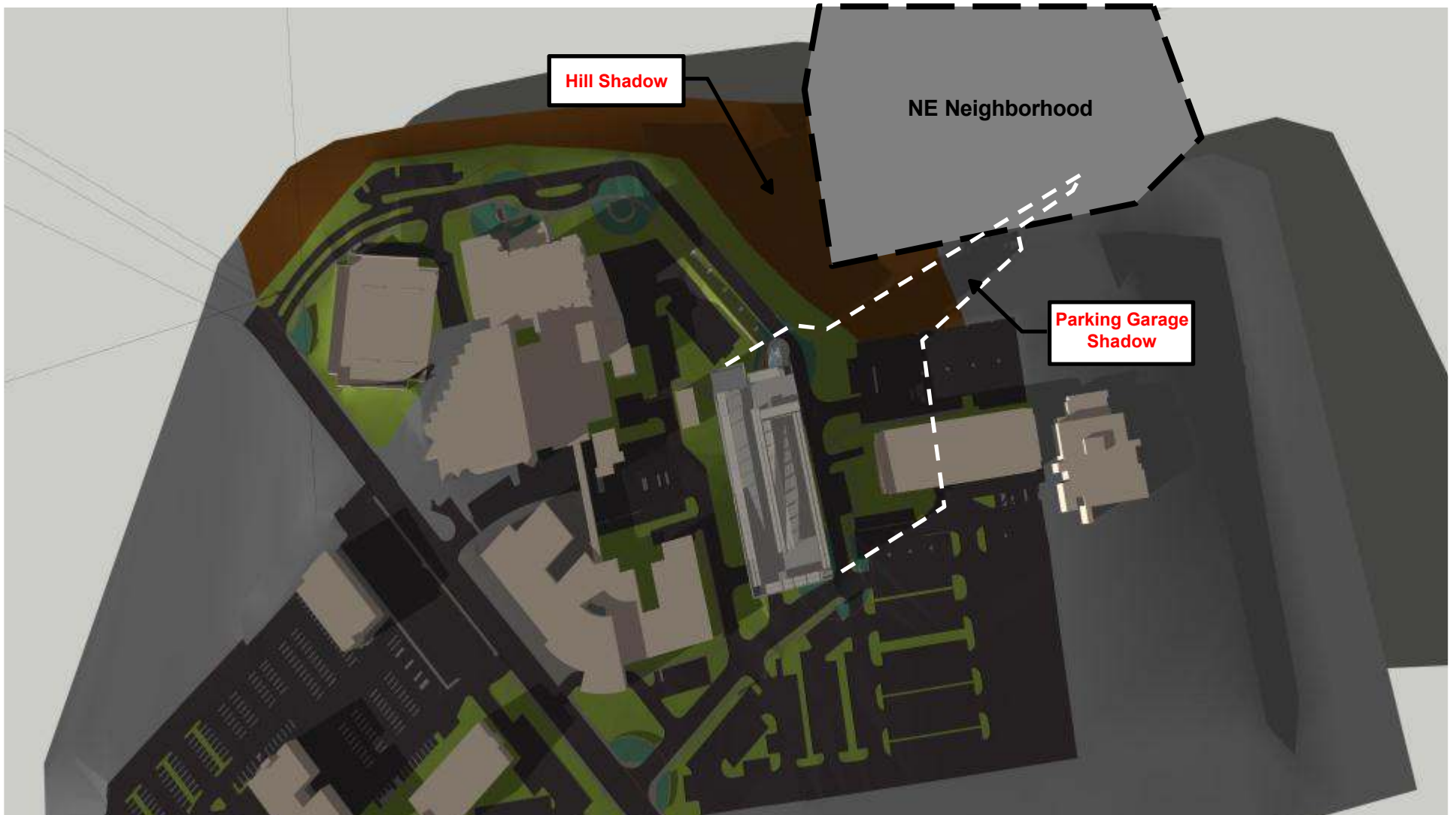


Sharp Chula Vista Medical Center • Parking Garage and Loop Road



Sharp Chula Vista Medical Center • Parking Garage and Loop Road

Shadow Study
December 21 • 2pm



Sharp Chula Vista Medical Center • Parking Garage and Loop Road

Shadow Study
December 21 • 4pm



ARTICLE 19: CATAGORICIAL EXEMPTIONS

15300. CATAGORICAL EXEMPTIONS

Lists classes of projects which have been determined by the Secretary of Resources not to have a significant effect on the environment and, therefore, are declared to be categorically exempt from the requirement for the preparation of environmental documents.

15300.2 EXCEPTIONS:

- (b). CUMULATIVE IMPACT: Provides exception for classes when cumulative impact of successive projects of same type in same place, over time is significant.
- (c). SIGNFICANT EFFECT: Provides exception where there is a reasonable possibility the activity will have a significant effect on the environment due to unusual circumstances.

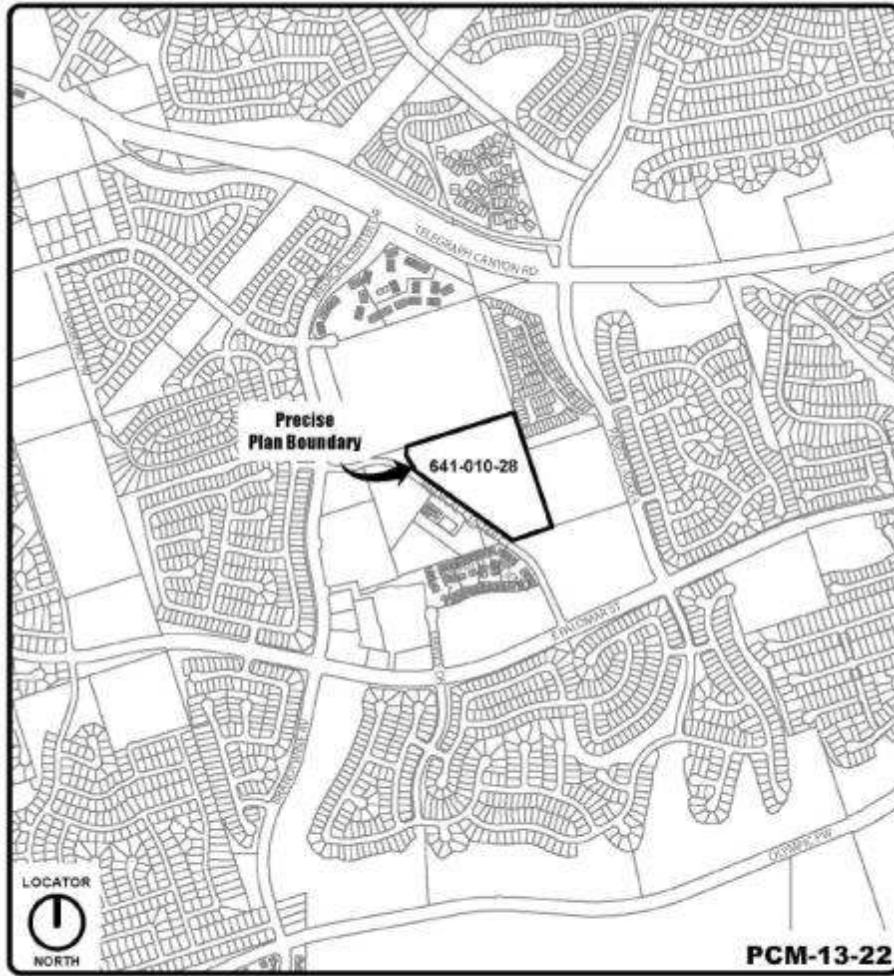


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CLASS 32 INFILL EXEMPTION:

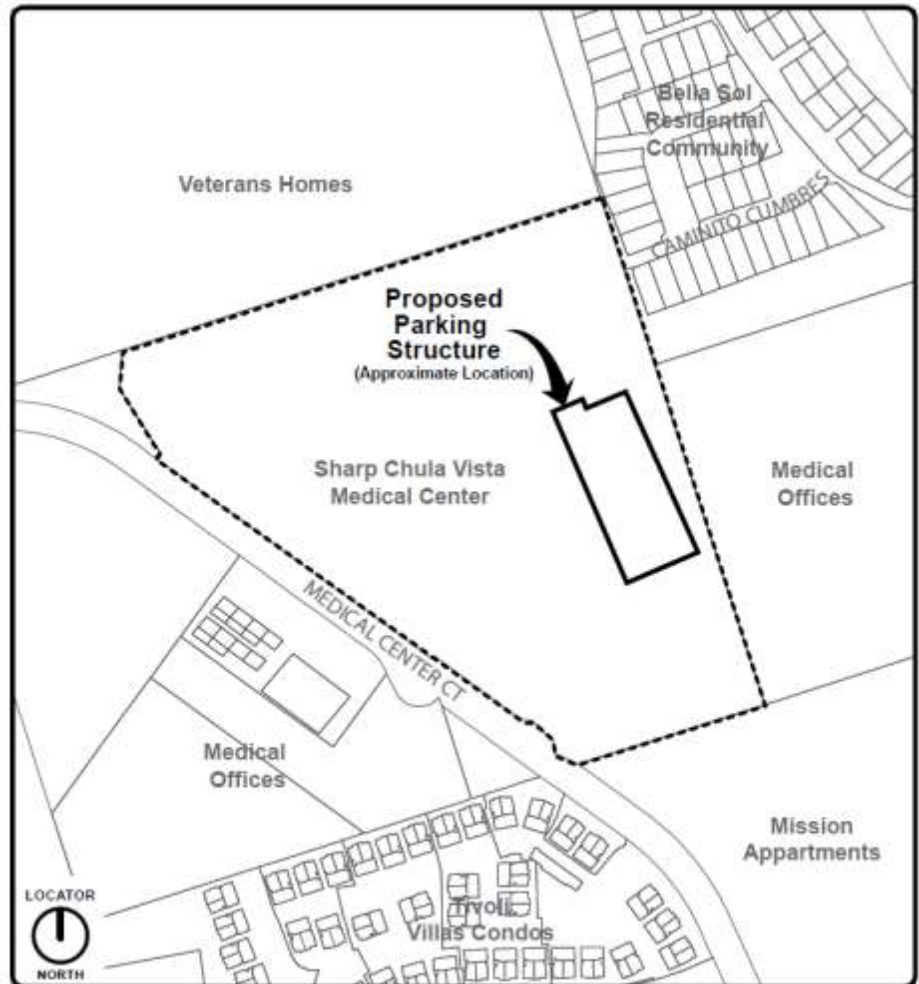
Pursuant to CEQA Guidelines section 15332. This Class 32 exemption applies to project which meet the following conditions:

- A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- C. The project site has no value as habitat for endangered, rare or threatened species.
- D. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- E. The site can be adequately served by all required utilities and public services.



751 Medical Center Ct.
EXHIBIT "A"
Precise Plan Boundary Map

Applicant's Request



751 Medical Center Ct.
 641-010-28
EXHIBIT "A"
Resolution PCM-13-22

Planning Commission
 & Staff Recommendation



*Development Services
Department*

Staff Recommendation

That the City Council

- 1) Adopt the Ordinance approving the Precise Plan to allow increase in height for the parking structure.
- 2) Adopt the Resolution approving the Design Review permit.