



*Development Services
Department*

PCM-13-022

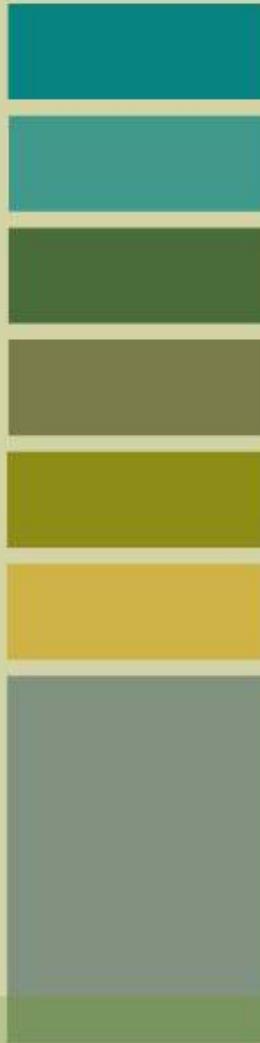


City Council 4/15/2014



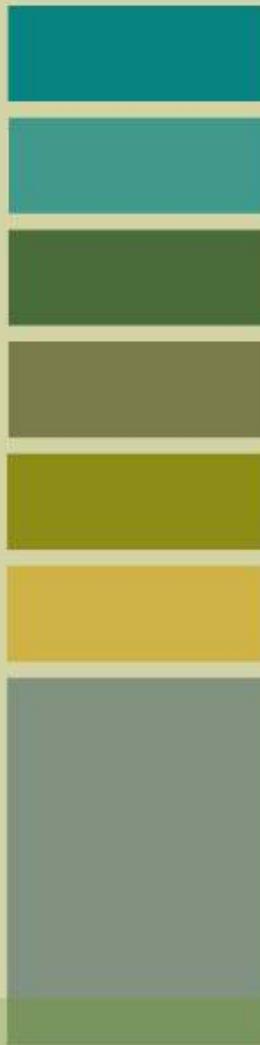


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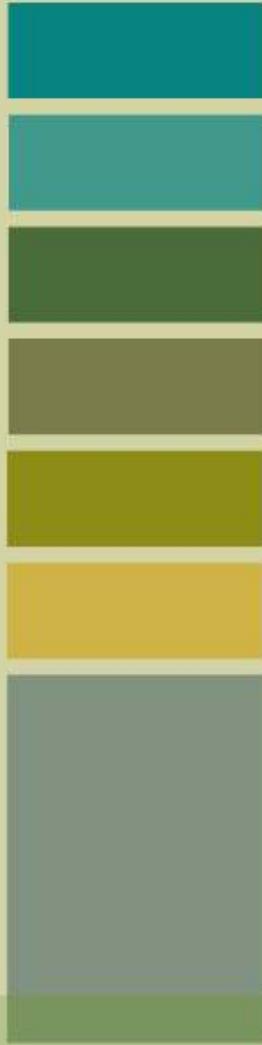


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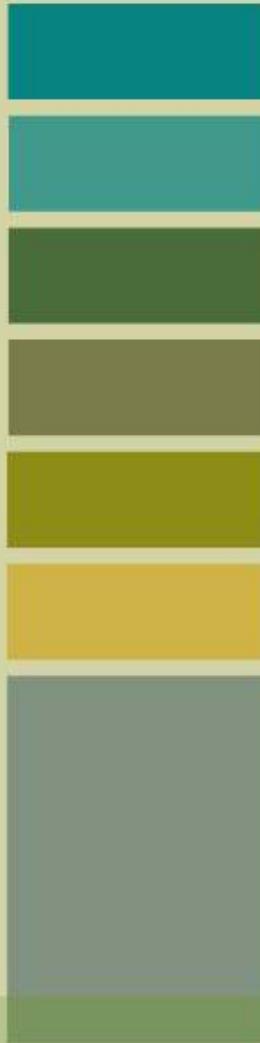


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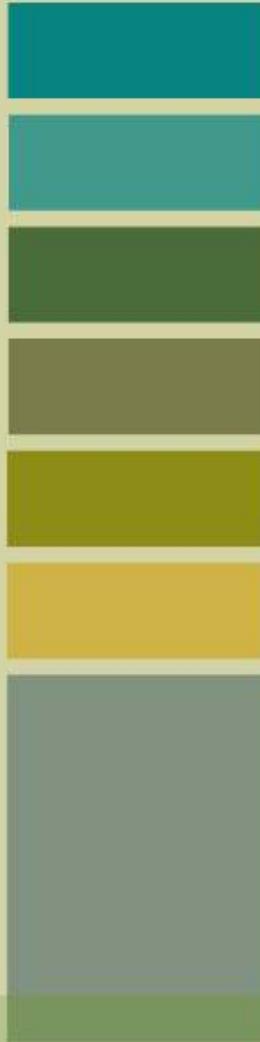


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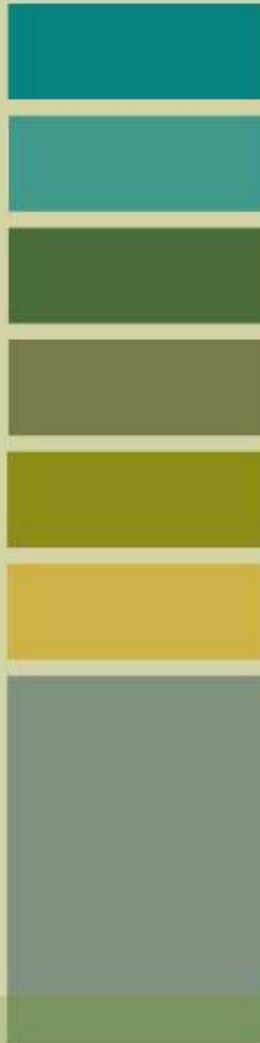


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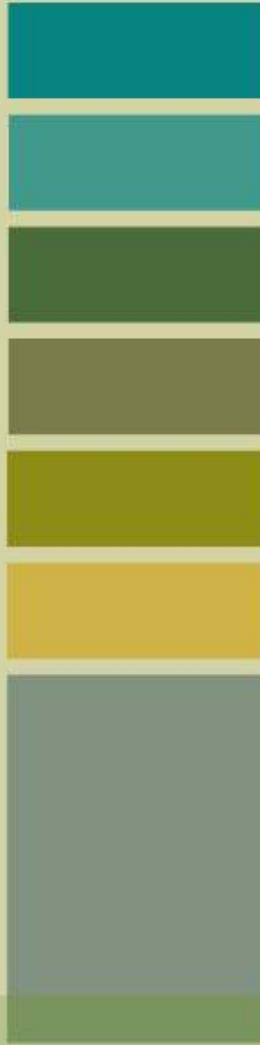


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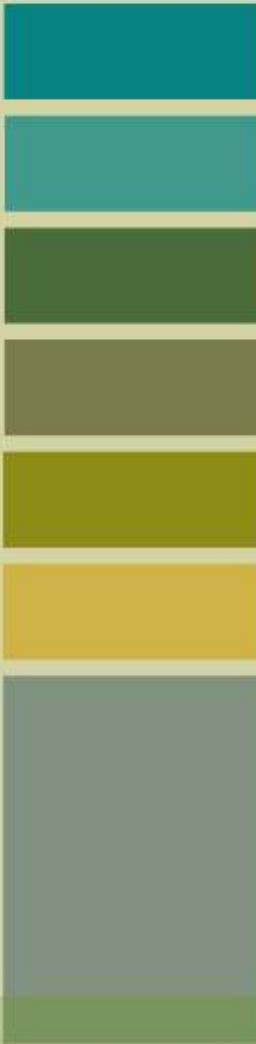
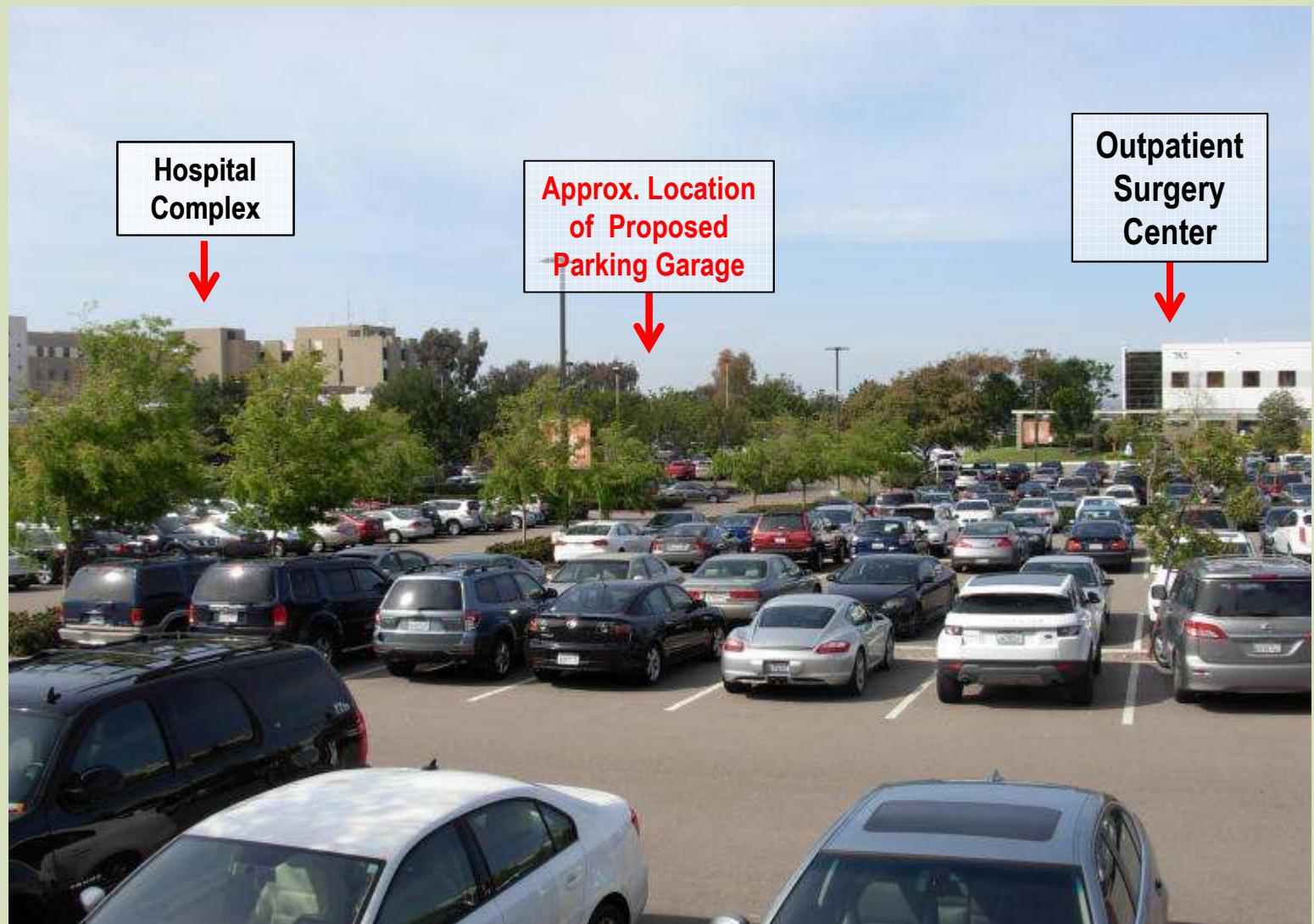


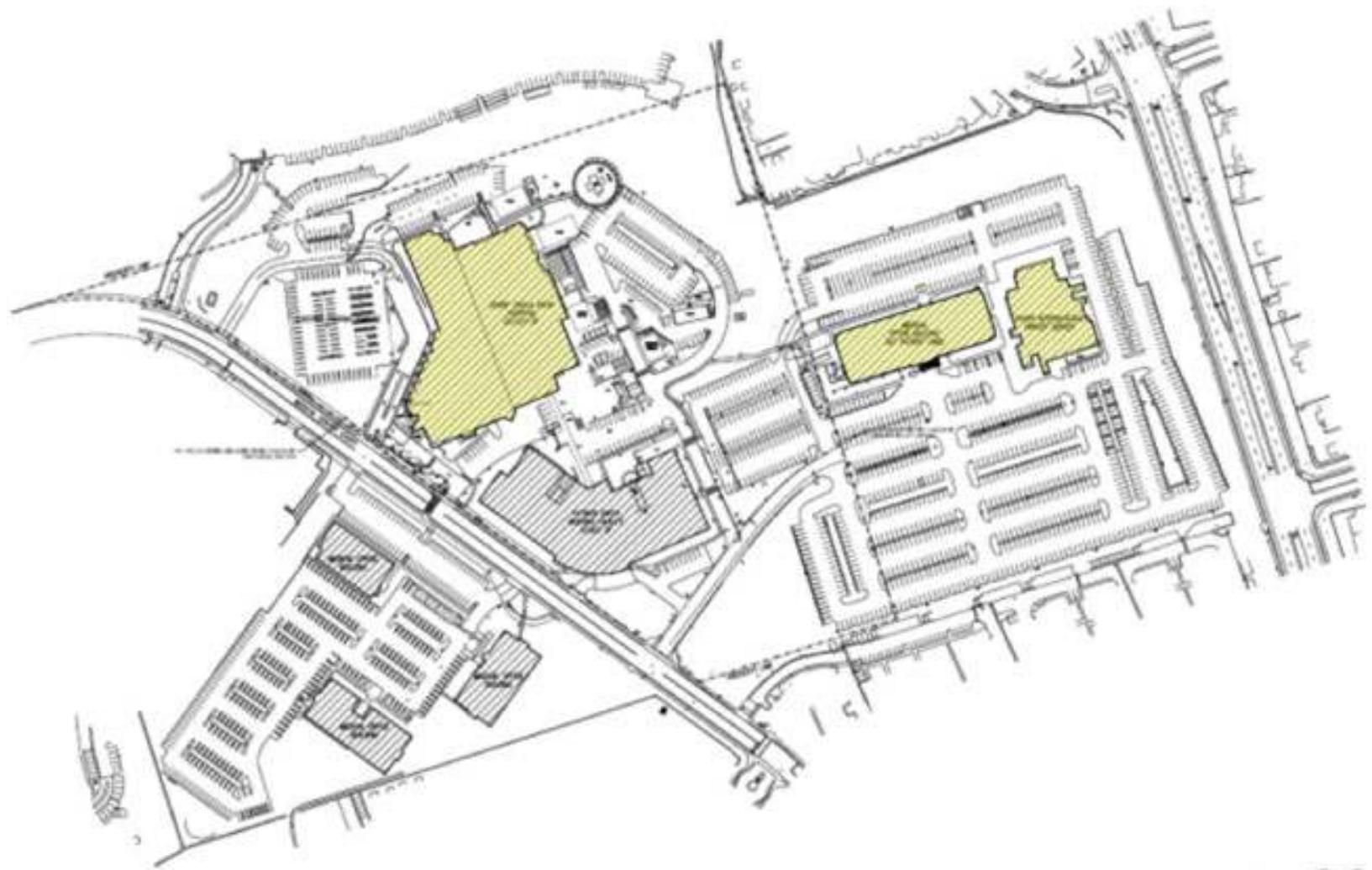
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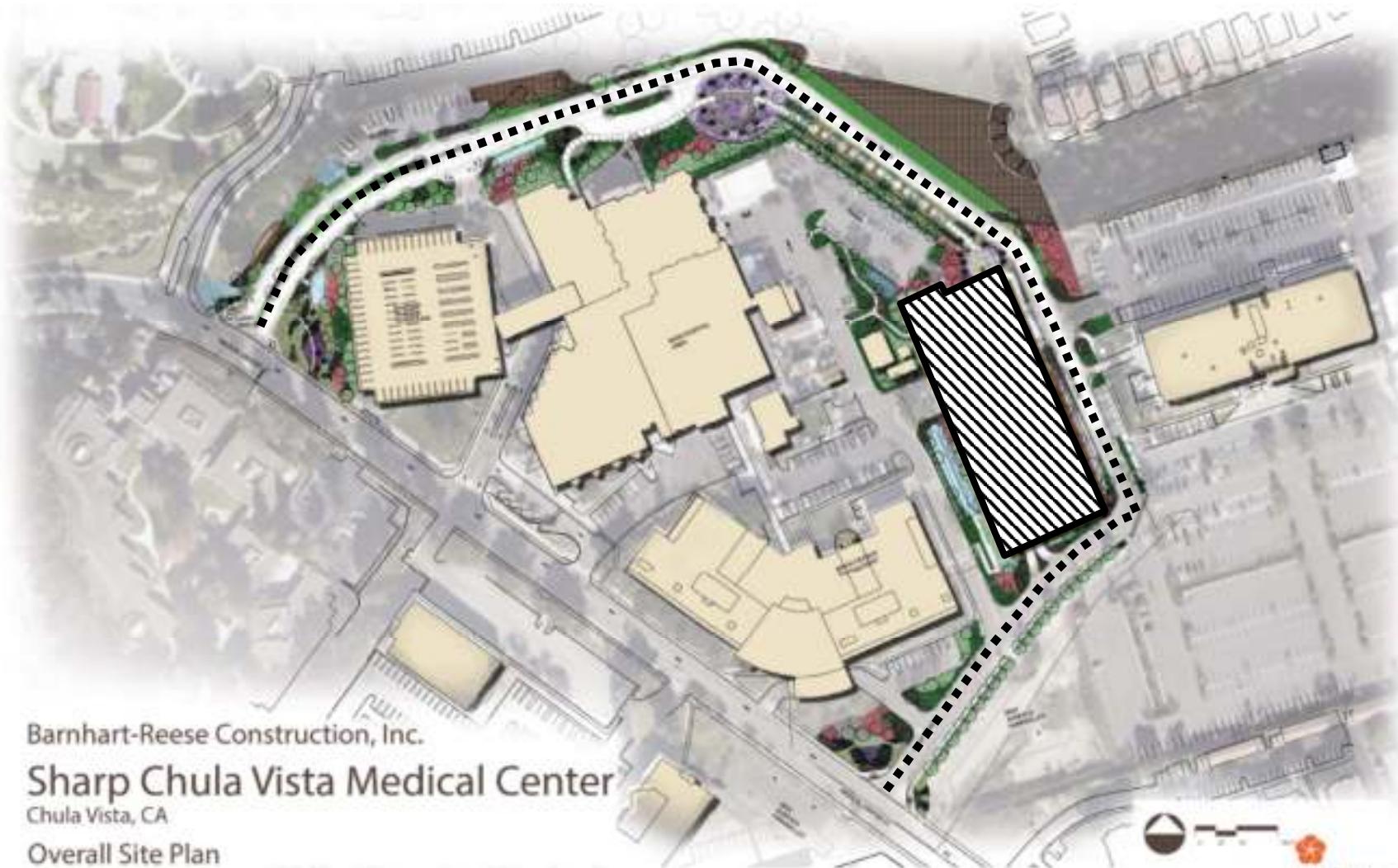
**SHARP CHULA VISTA MEDICAL CENTER -
PARKING GARAGE AND UTILITY LOOP**

751 Medical Center Court, Chula Vista, CA 91911



Existing Site Plan

A1,01



Barnhart-Reese Construction, Inc.

Sharp Chula Vista Medical Center

Chula Vista, CA

Overall Site Plan



ValleyCrest
DesignGroup
Project No. 170412
Date: January 22, 2019

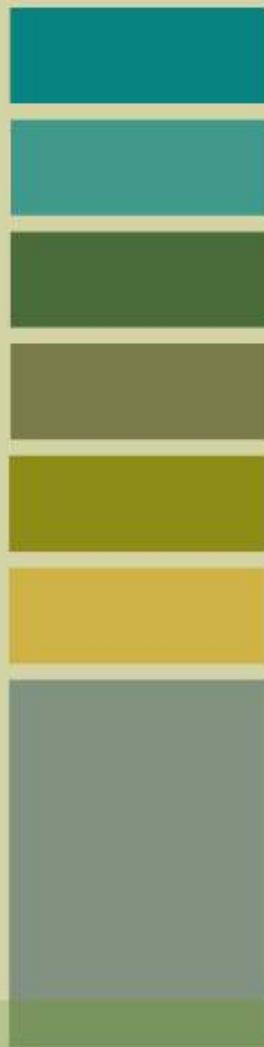
LEGEND

Proposed Parking Structure

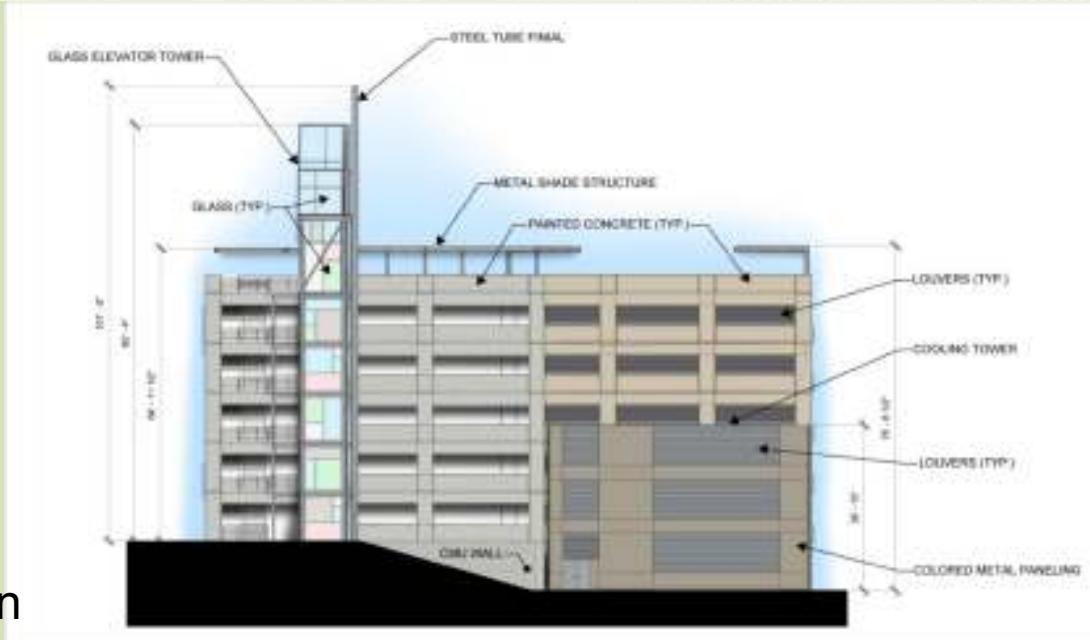
Loop Road



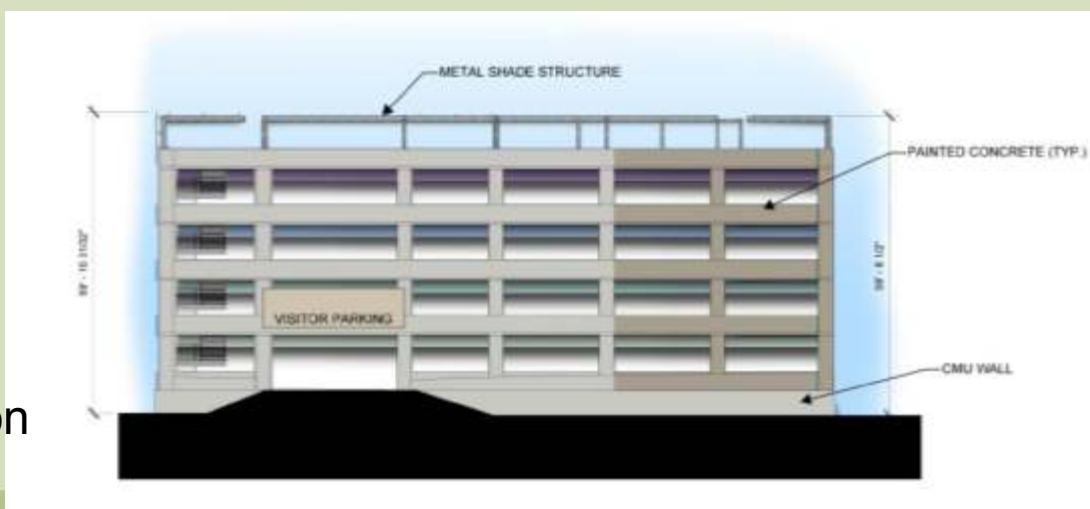
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North Elevation

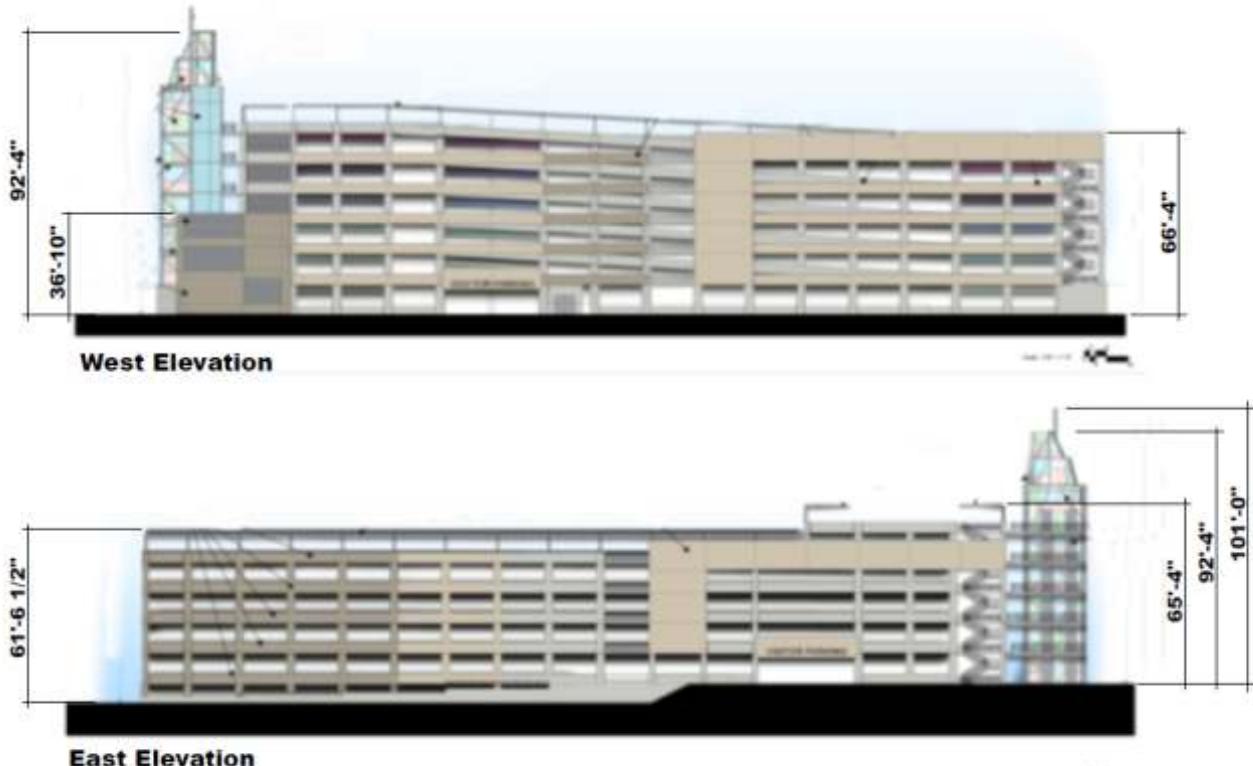
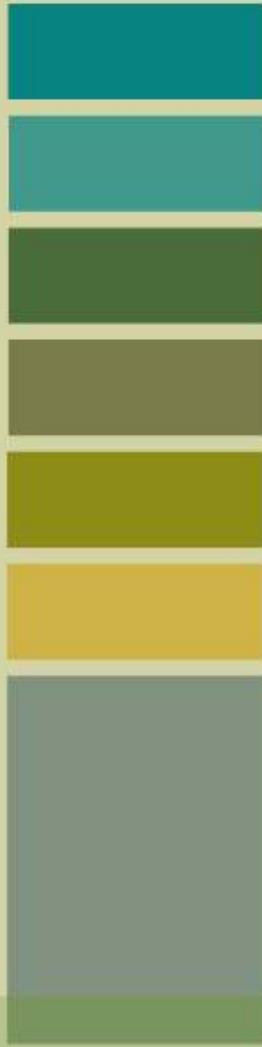


South Elevation



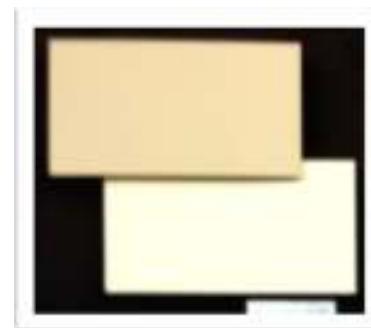
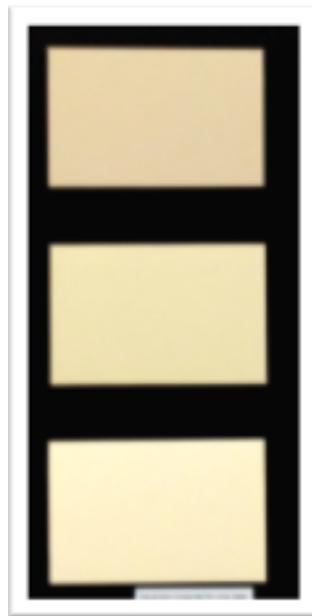


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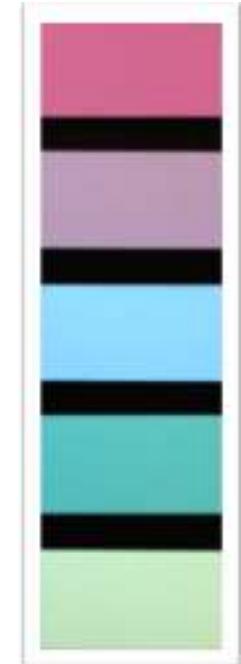
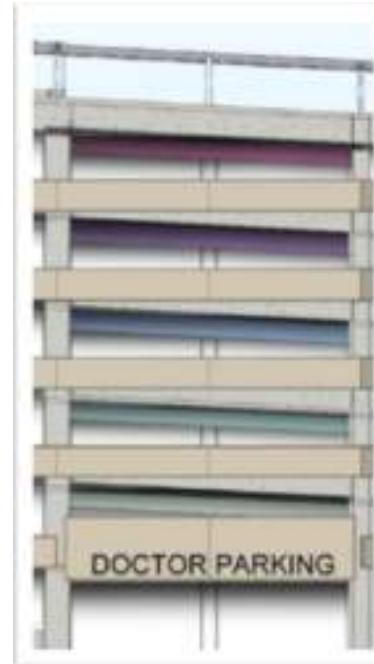
Sharp Chula Vista - Parking Garage

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Architecture Interior Design Planning

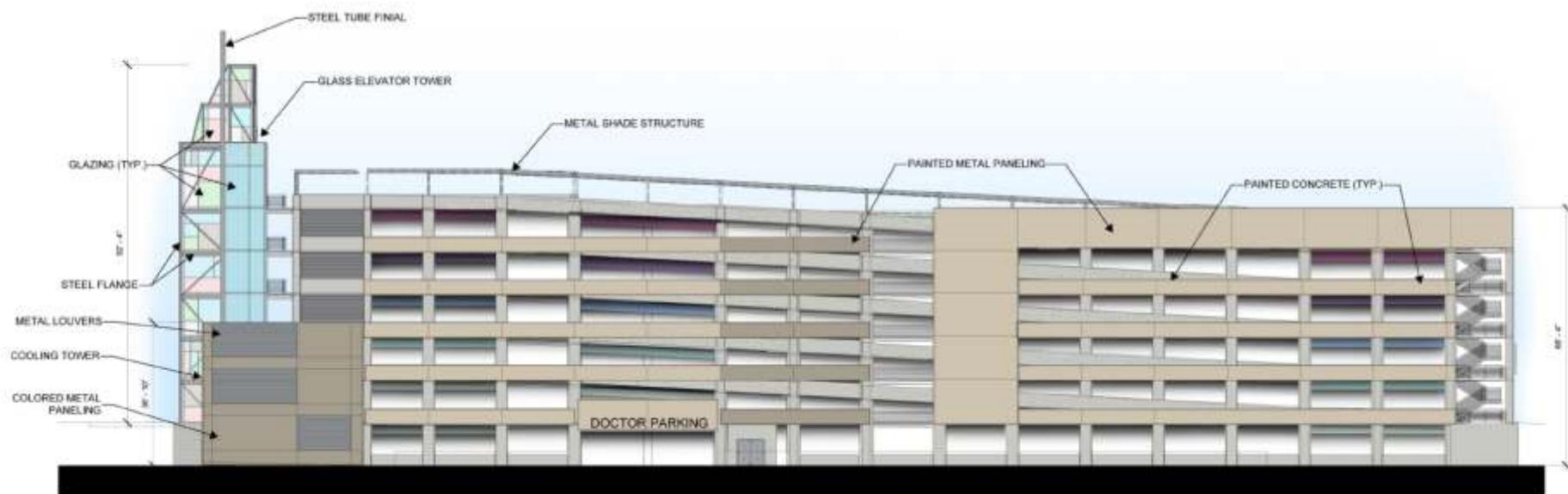


Exterior Metal Panel Colors

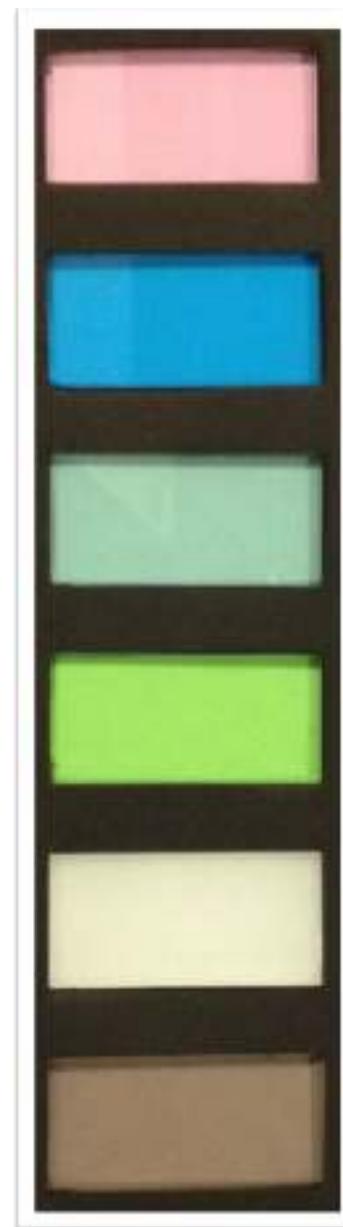
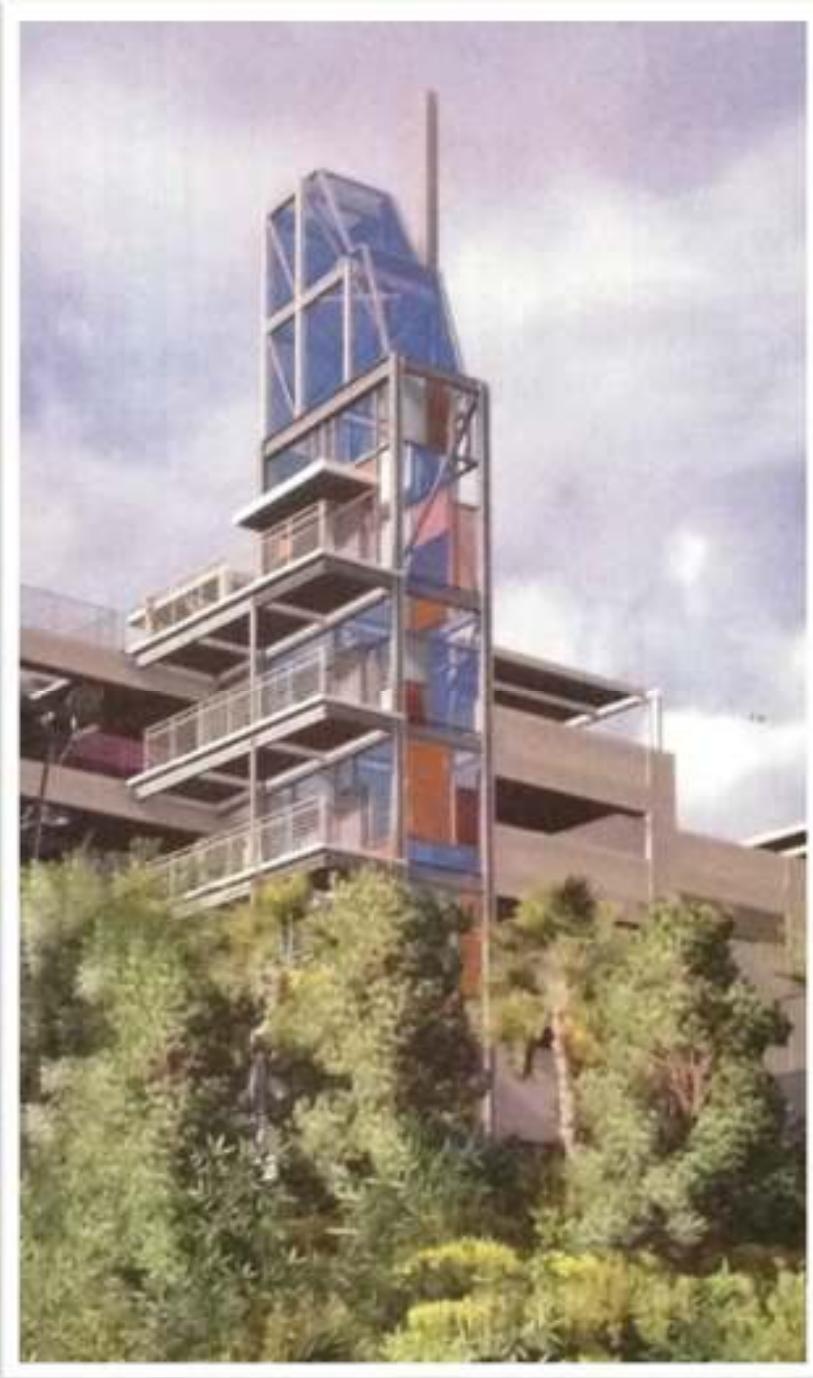
Exterior Painted Concrete Colors



Interior Parking Level Colors



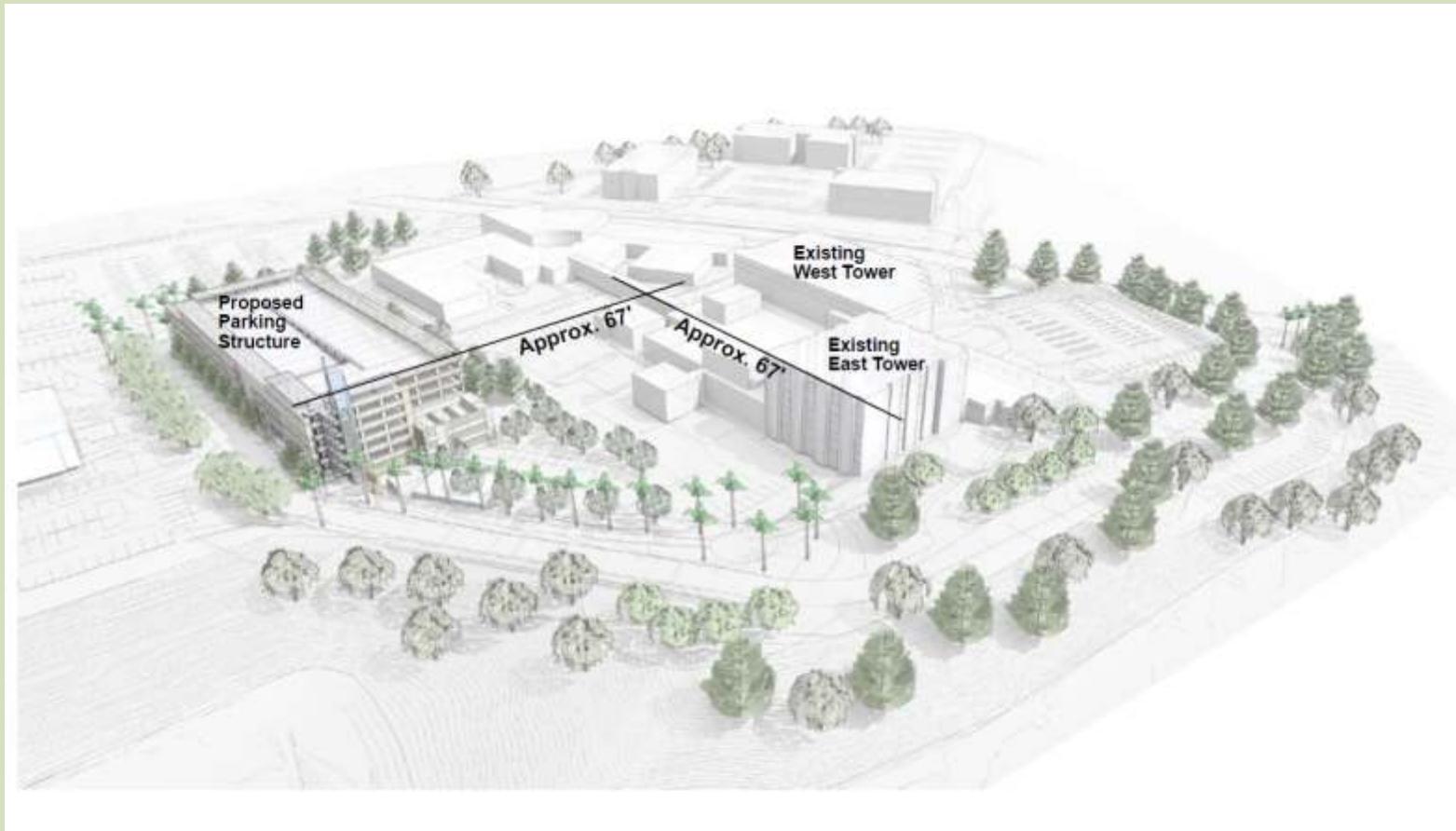
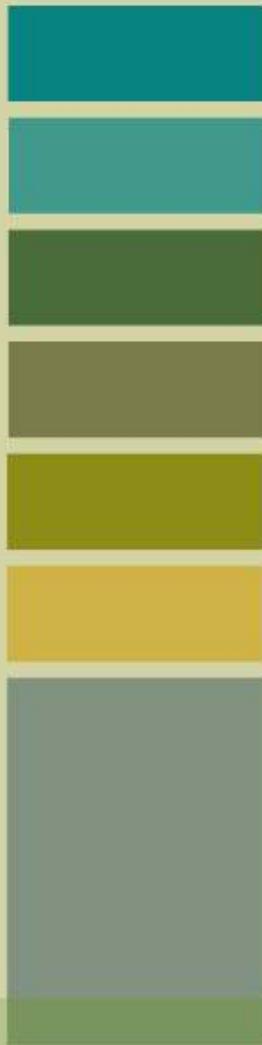




Elevated Tower Glazing Colors



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DAY



NIGHT

EXISTING CONDITIONS - VIEW FROM NORTH



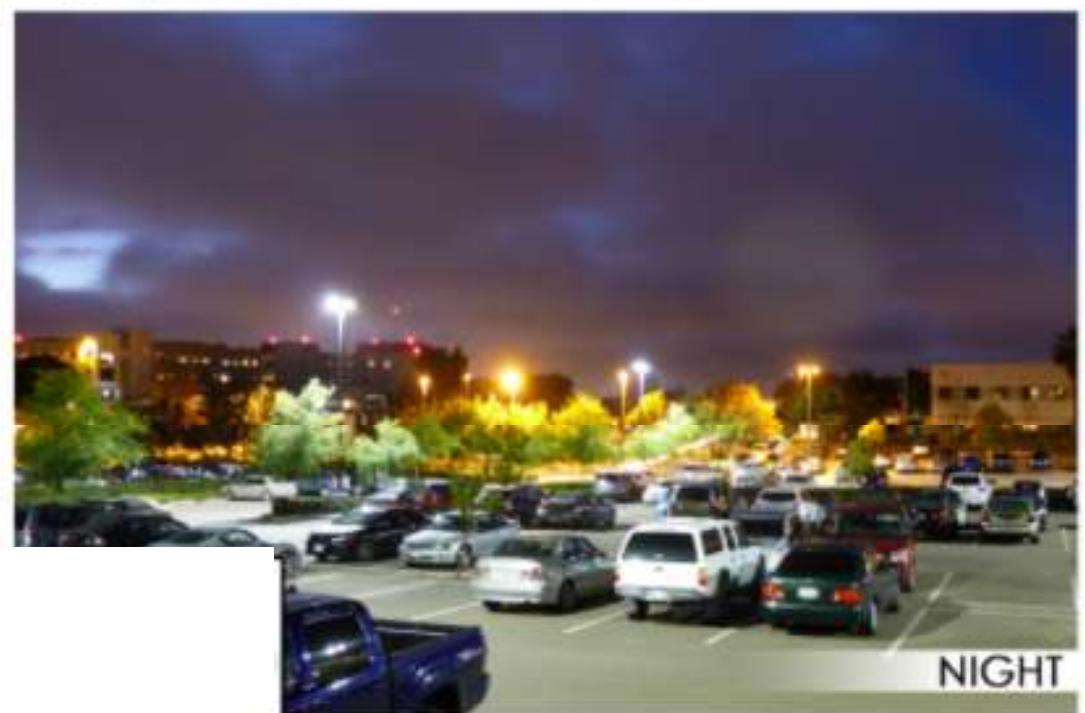
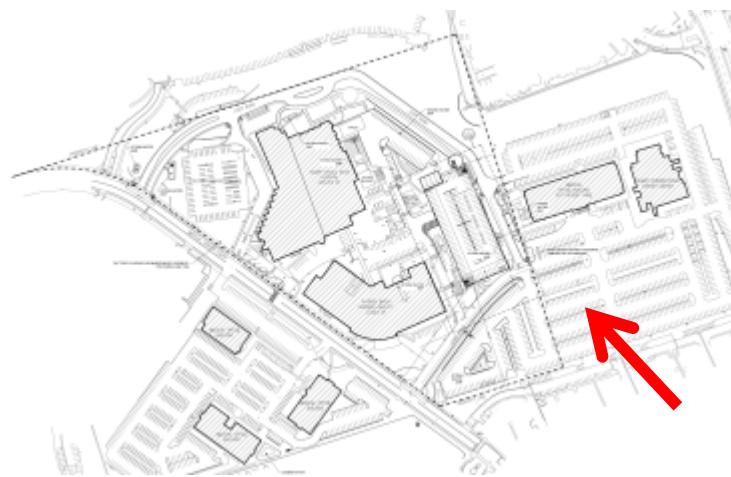
SHARP CHULA VISTA MEDICAL CENTER
PARKING GARAGE AND LOOP ROAD





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







Development Services Department



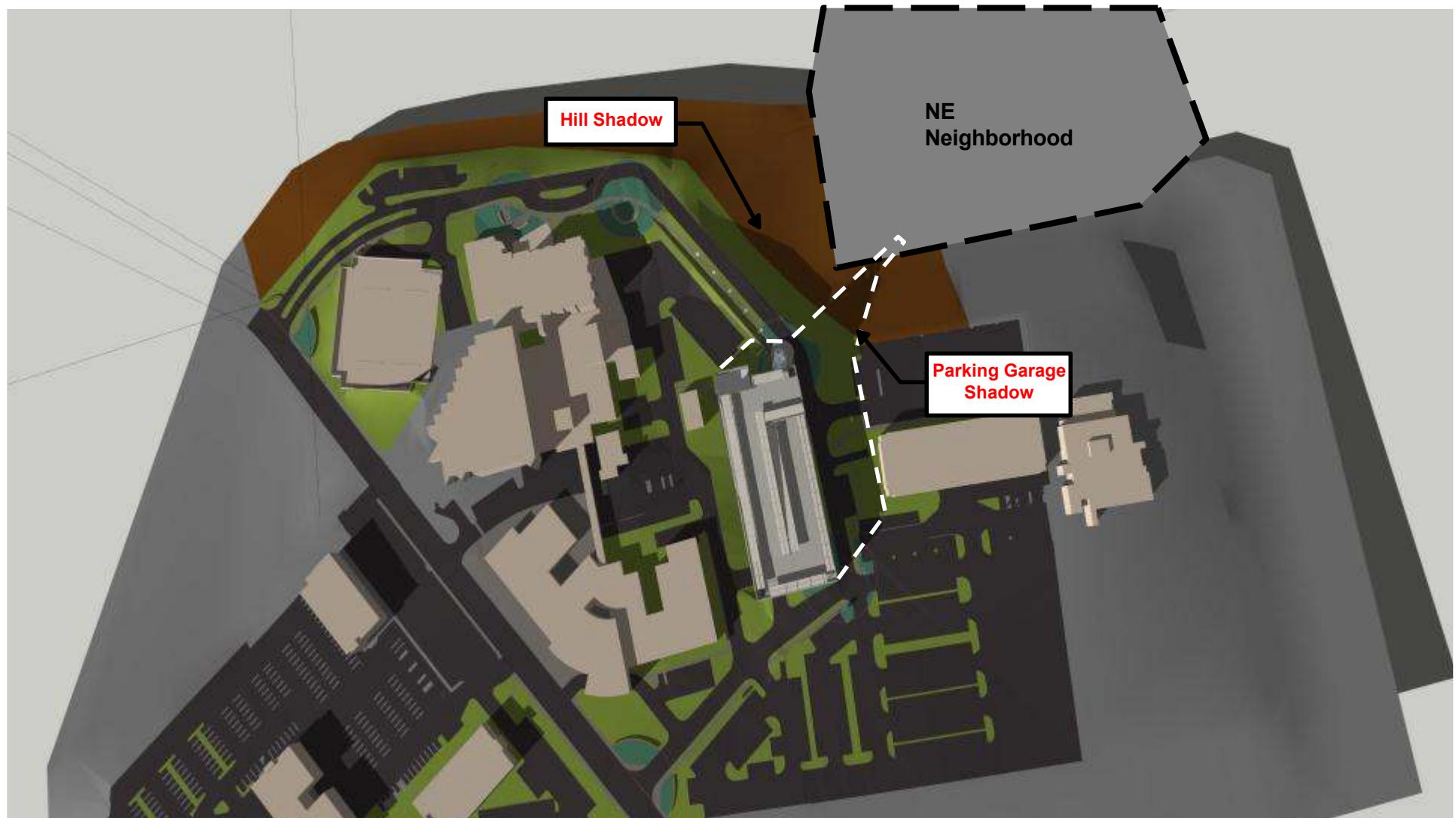
Sharp Chula Vista Medical Center • Parking Garage and Loop Road

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Ring

Plan

Shadow Study
3/28/2014



Sharp Chula Vista Medical Center • Parking Garage and Loop Road

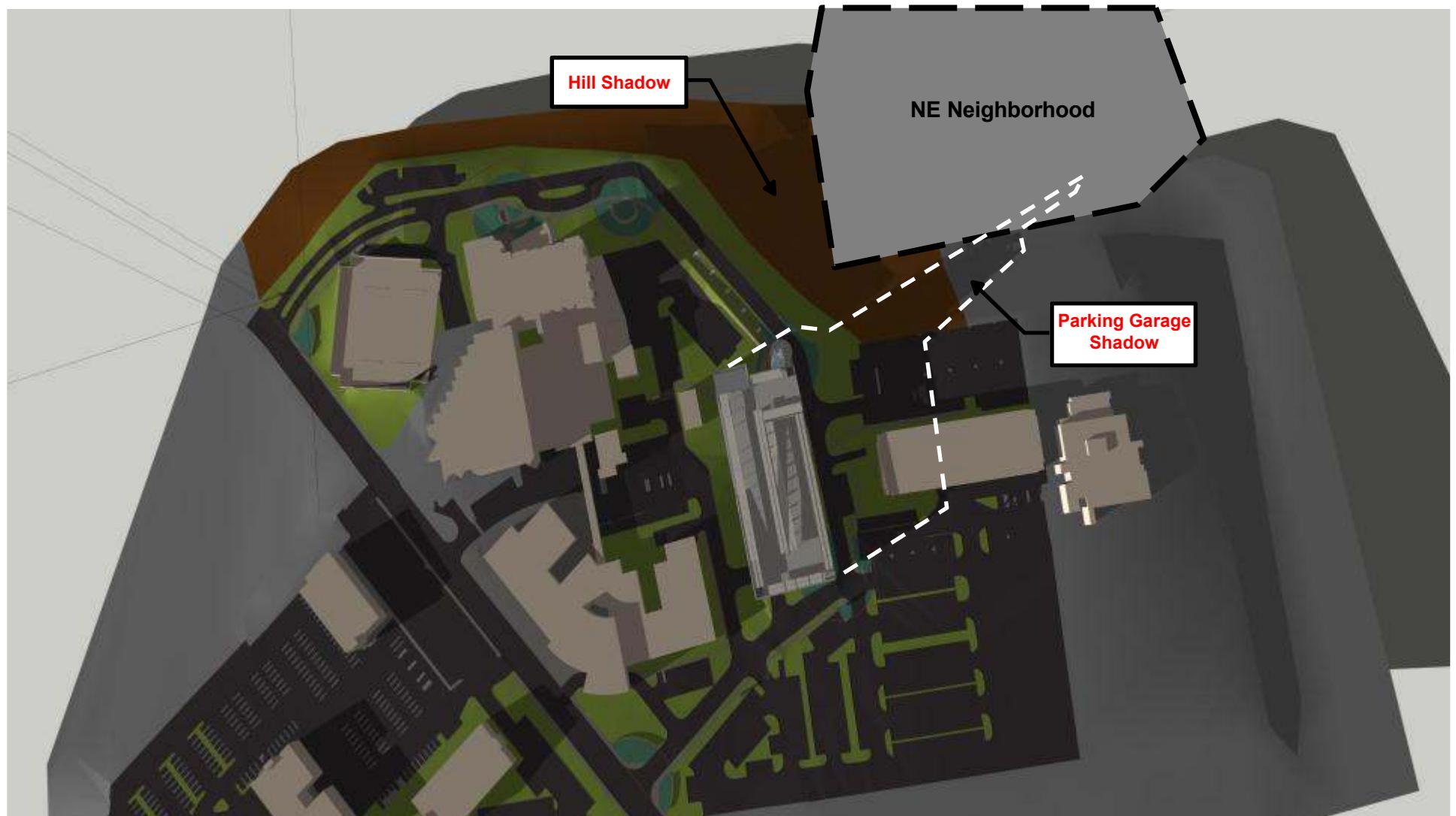
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Ring

Plan

Shadow Study
December 21 • 2pm

3/28/2014



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Plan

Shadow Study
December 21 • 4pm

3/28/2014



ARTICLE 19: CATEGORICAL EXEMPTIONS

15300. CATEGORICAL 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:

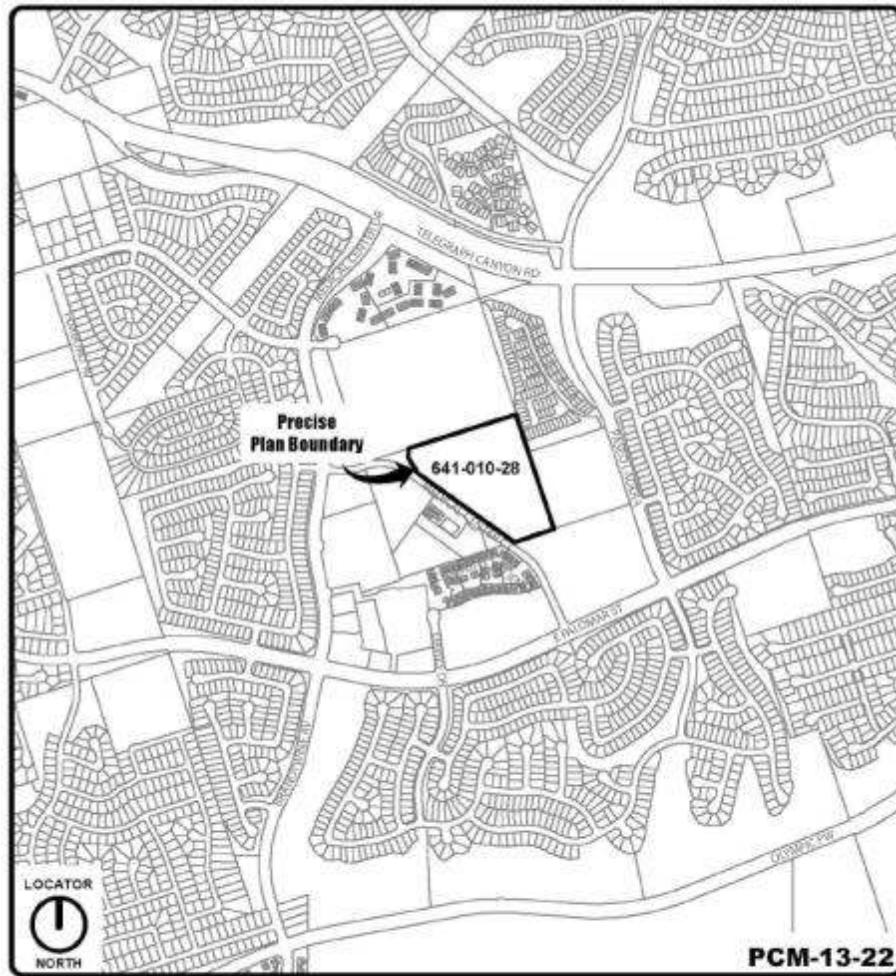
- (b). CUMULATIVE IMPACT: Provides exception for classes when cumulative impact of successive projects of same type in same place, over time is significant.
- (c). SIGNIFICANT EFFECT: Provides exception where there is a reasonable possibility the activity will have a significant effect on the environment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



CLASS 32 INFILL EXEMPTION:

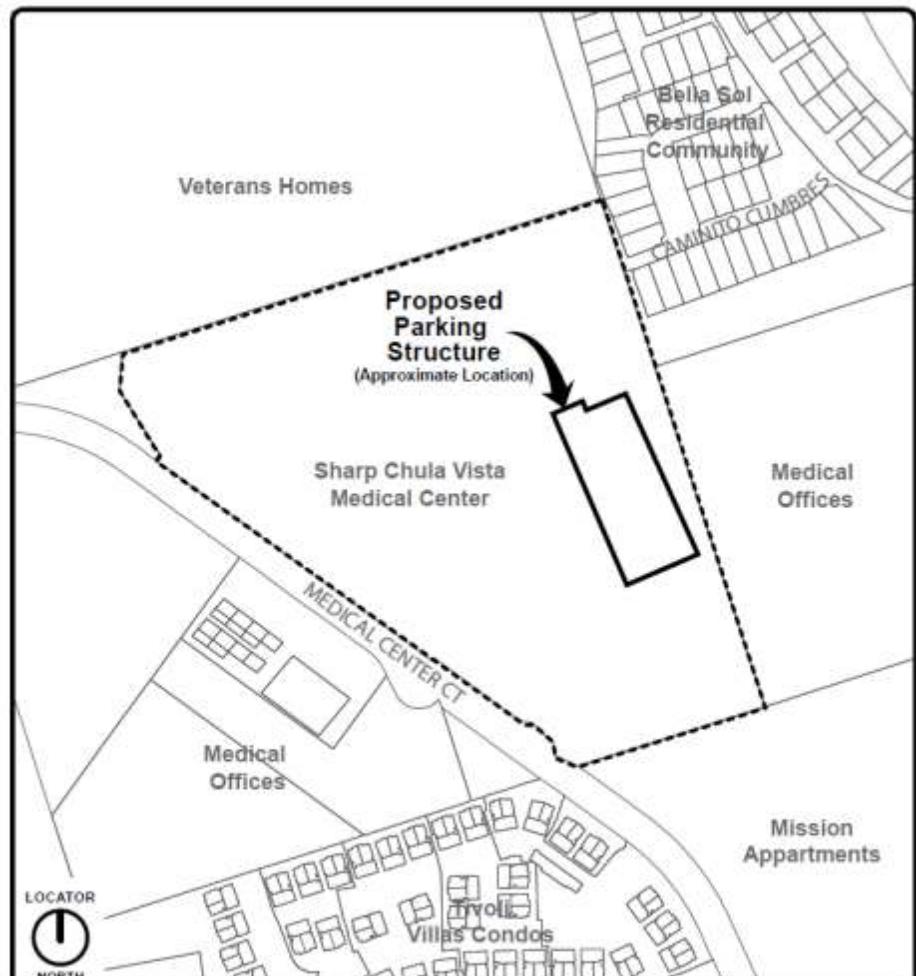
Pursuant to CEQA Guidelines section 15332. This Class 32 exemption applies to project which meet the following conditions:

- 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



751 Medical Center Ct.
641-010-28

EXHIBIT "A"
Resolution PCM-13-22

Applicant's Request

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.