

ATTACHMENT 4

RESOLUTION NO. PCM-13-22

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A PRECISE PLAN TO ALLOW A HEIGHT OF 120 FEET (45 FEET MAXIMUM CURRENTLY ALLOWED) TO ACCOMODATE A PROPOSED PARKING STRUCTURE TO BE LOCATED AT THE NORTHERN EDGE OF THE HOSPITAL CAMPUS LOCATED AT 751 MEDICAL CENTER COURT.

WHEREAS, on November 26, 2013 a duly verified application was filed with the City of Chula Vista Development Services Department by Sharp Chula Vista Medical Center (SCVMC) ("Applicant"), ("Owner" and "Developer") requesting approval of a precise plan to establish a height limit of 120 feet for the medical center located on the south side of Telegraph canyon Road, east of Medical Center Drive and north of Medical Center Court ("Project"); and

WHEREAS, the applicant has complied with the requirements of Section 19 56 042 of CVMC (Required maps and information) by providing an application submittal package which includes detailed site plans and elevations; and

WHEREAS, the property is zoned C-O-P (Administrative and Professional Office with Precise Plan Overlay), which overlay is intended to provide for deviations from the prescribed development standards of the C-O zone through adoption of a Precise Plan; and

WHEREAS, the Precise Plan would allow for the maximum building height to be increased from 45 feet to 120 feet; and

WHEREAS, the Project consists of developing a six story parking structure (seven levels) consisting of 718 parking spaces; and

WHEREAS, the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for Class 32 categorical exemption pursuant to Section 15332 (In-Fill Development Project) of the State CEQA Guidelines; and

WHEREAS, the Development Services Director set the time and place for a hearing on the Project, and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and,

WHEREAS, the hearing was held at the time and place as advertised, namely 6:00 p m March 12, 2014 in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed

NOW THEREFORE, BE IT RESOLVED THAT THE CHULA VISTA PLANNING COMMISSION MAKES THE FOLLOWING FINDINGS PURSUANT TO CVMC SECTION 19.14.576:

I PRECISE PLAN FINDINGS

The Planning Commission finds by clear and convincing evidence that:

SUCH PLAN WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY OR GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE VICINITY, OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY;

The Precise Plan being requested is limited to allowing a deviation from existing development standards for building height within the existing hospital campus. The hospital campus has been in development for approximately 35 years and contains two existing towers of approximately 68 feet in height. The parking structure being proposed is an important component of the ongoing medical center expansion and will ensure adequate parking for patients and medical staff using the medical center facilities. Therefore, its construction, along with additional support facilities, will contribute to the general well-being of the community.

The parking structure will be located adjacent to or near existing hospital facilities well within the campus boundaries. The parking structure is located approximately 167 feet from the nearest residential property located to the northeast of the project site. Building design is consistent with City Design Guidelines. The parking structure will not generate any new traffic.

The proposed height increase is to allow development consistent with hospital uses. Existing towers on site are approximately 67 feet in height. The Project will contribute to the well-being and general welfare of the Chula Vista residents by allowing the existing hospital facility to operate more efficiently to meet the needs of the Chula Vista and South Bay residents.

THAT SUCH PLAN SATISFIES THE PRINCIPLE FOR THE APPLICATION OF THE P MODIFYING DISTRICT AS SET FORTH IN CVM 19.56.041

The Precise Plan (P) Modifying District was attached to the C-O zoning at the time the subject property was rezoned from R-1-H to C-O-P in January, 1990. The site has been developed as a hospital campus since approximately 1970. The hospital site had received prior approval for two hospital towers with a height of approximately 68 feet, prior to the effective date of this rezone. Given the existing hospital use, the P modifier was added to this new zoning designation in anticipation of the need to provide future flexibility in the implementation of the underlying development.

standards of the C-O zone, especially the ability to provide for structures which exceeded the underlying 45-foot height limit. The Precise Plan will allow for flexibility in building height that will enable the site to be developed consistent with the needs of a state of the art medical facility.

THAT ANY EXCEPTIONS GRANTED WHICH DEVIATE FROM THE UNDERLYING ZONING REQUIREMENTS SHALL BE WARRANTED ONLY WHEN NECESSARY TO MEET THE PURPOSE AND APPLICATION OF THE PRECISE PLAN MODIFYING DISTRICT.

Exceptions to the underlying zoning requirements are warranted due to the fact that the site contains an existing hospital campus. Such use is unique within the C-O zone in that hospitals usually contain buildings/towers that are over 45 feet in height. The inability for future development to exceed the current height limit of 45-foot would preclude the ability to provide necessary expansions that meet the needs of the surrounding community.

THAT APPROVAL OF THIS PLAN WILL CONFORM TO THE GENERAL PLAN AND THE ADOPTED POLICES OF THE CITY.

Approval of a Precise Plan is consistent with the Public/Quasi-Public designation of the General Plan for the property and the General Plan Objective PFS 19 to provide art and culture programs, childcare facilities and health and human services that enhance the quality of life in the City of Chula Vista. A height exceeding the current height restriction of 45 feet under the C-O (Administrative and Professional Office) zone, has been established by the two existing hospital towers on the campus and will allow the site to be developed consistent with the needs of the state of the art medical facility.

II ADOPTION OF PRECISE PLAN

In light of the findings above, the Planning Commission hereby recommends that the existing building height limit of 45 feet be increased to 120 feet as for the parking structure diagrammatically represented in Exhibit "A" and described in Exhibit "B", approved and adopted in the form presented to the City Council and on file in the office of the City Clerk.

BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA THAT a copy of this Resolution be transmitted to the City Council

Presented by:

Approved as to form by:

Kelly Broughton, FASLA
Director of Development Services

Glen R. Googins
City Attorney

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 12th day of March, 2014, by the following vote, to-wit:

AYES:

NOES:

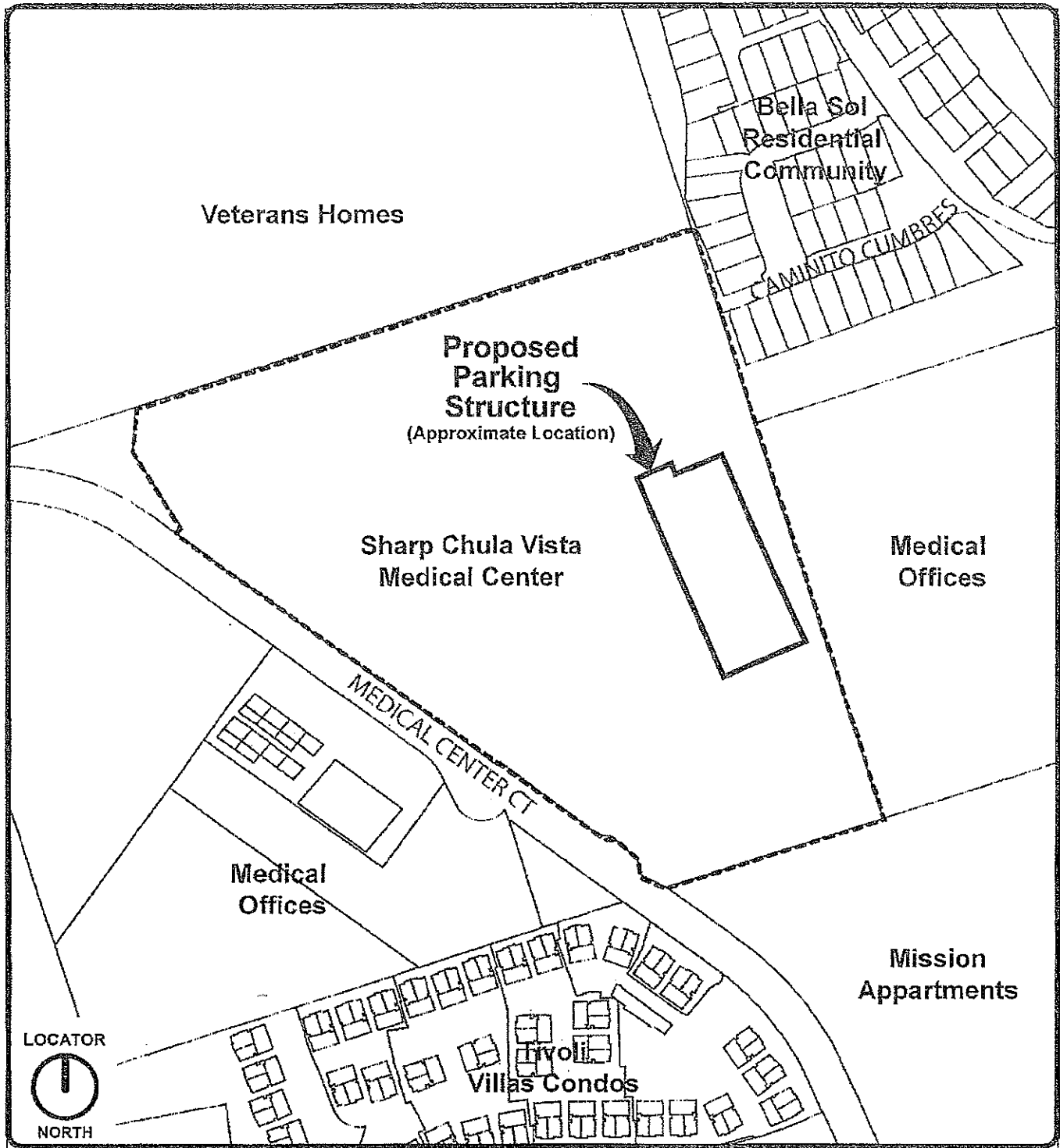
ABSENT:

ABSTAIN:

Lisa Moctezuma, Chair

ATTEST:

Patricia Laughlin
Board Secretary



751 Medical Center Ct
641-010-28

EXHIBIT "A"
Resolution PCM-13-22

EXHIBIT B
Resolution PCM-13-222

PRECISE PLAN
DEVELOPMENT STANDARDS

Building Height:	120 feet
All other development standards:	Subject to the development standards contained in the Chula Vista Municipal Code (CVMC)

- 3. PUBLIC HEARING: PCM-13-22; Consideration of a Precise Plan to allow a maximum building height of 120 feet (45 feet maximum currently allowed) to accommodate a proposed parking structure, to be located at the northern edge of the hospital campus.
Applicant: Sharp Chula Vista Medical Center
Project Manager: Jeff Steichen, Associate Planner**

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than the time specified in the notice.

INTRODUCTION

Sharp Chula Vista Medical Center (the "Applicant,") is requesting a Precise Plan (PCM) in order to increase the allowable building height from 45 feet to 120 feet within the existing campus. This increase in height would allow for the development of a new six-story (seven levels) parking structure (with associated new loop road) to be developed on the existing hospital campus (the "Project"). The project site is located at 751 Medical Center Court on the east side of Medical Center Drive north of Medical Center Court and south of Telegraph Canyon Road.

In addition to a Precise Plan, a Design Review Permit (DRC) is also required for the new parking structure (see Attachment 2-Site Plan and Elevations). The Project is subject to the consolidated permit processing provisions pursuant to Chula Vista Municipal Code (CVMC) Section 19.14.050 (C). Under the consolidated review process, the City Council would be reviewing and acting on the PCM and the DRC. Therefore, the Planning Commission's required action on the project will be a formal recommendation to the City Council regarding the requested Precise Plan. In addition, Planning Commission input is being sought regarding the requested DRC permit.

RECOMMENDATION

That the Planning Commission 1) adopt the Resolution recommending that the City Council approve the Precise Plan; and 2) provide input to the City Council regarding the requested DRC permit required for the Project.

PROJECT ANALYSIS

Existing Site Characteristics

The project site is located south of Telegraph Canyon Road, east of Medical Center Drive and north of Medical Center Court. The site is atop a knoll above surrounding residential development to the south and east. To the north is the Veterans Home and to the east are additional medical offices. The existing campus is developed with hospital towers, convalescent care, medical offices and parking.

Project Description

The project proposes a Precise Plan to increase the allowable building height for the medical center campus from 45 feet to 120 feet to allow the construction of a six-story (seven levels) parking garage. A new loop road would be constructed around the exterior boundaries of the campus to improve existing circulation patterns, as well as provide a vehicular connection to the proposed parking structure. A DRC is also required for the parking structure.

CONCLUSION

As discussed previously, the proposed Precise Plan is to provide for an increase in the allowable building height limit. The request is to accommodate a proposed six-story (seven levels) parking structure including elevator unit and architectural features. Upon completion, the proposed parking structure will provide a total of 718 new parking spaces and will displace an existing surface parking lot containing 117 spaces. However, during construction of the parking structure there will be sufficient parking maintained throughout the facility. Upon completion of the Project there will be 2,354 parking spaces available overall.

A number of design features have been incorporated that attempt to minimize the bulk of the parking structure. The architectural design results in the visual appearance of two separate structures. In addition, the structure is designed to be 65% open to the surrounding environment. Landscaping will provide additional screening of the lower floors of the parking structure. Lighting along the loop road will consist primarily of up-lighting for the landscape vegetation being proposed. The landscaping will also provide screening from vehicle headlights. Lighting for the parking structure will be directed inward toward the structure.

Therefore, staff recommends that the Planning Commission adopt the resolution recommending that the City Council approve the Precise Plan and provide input to the City Council regarding the requested DRC permit required for the project.

Jeff Steichen, Associate Planner, gave a PowerPoint presentation to the Commission which included photos of the site, elevations of the new structure, architectural elements, the loop road and location maps.

Questions – Commission to Staff

Q. Is this height exemption for this project only, or for future buildings on this site?

A. The height allowance would be for the "property" not just this project.

Q. Please address the concerns from Dr. Markel's letter which refers to parking issues

A. The applicant did a parking study and made sure that, at every phase of the development, there would be adequate parking. At no time will the parking ever fall below the current code level for parking.

Q. What is the construction timeframe?

A. Deferred to the applicant.

Q. Is the parking "pay for parking" or open parking?

Q. How many Public Meetings were held, how many people attended and what was the general conversation?

A. Concern was expressed by some of the neighbors regarding the potential visual impacts created by the height and bulk. Concern was also expressed about the lighting/glare spillage into the adjacent residential areas, as well as noise during the construction period and the hours of construction. Steichen is under the impression that all of these concerns have been addressed and that as a condition of DRC approval, a photometric study would be required to insure no light spillage from the parking structure or loop road would extend beyond the property line/to insure no light spillage onto residents below. This would be required and must be reviewed and approved prior to issuance of building permits.

Q. Is the new parking structure at the same height as the medical building?

A. Yes, it is.

Q. Were there any requirements to have the architectural feature on the structure?

A. No requirements, it was proposed by the applicants.

Pat Nemeth, Vice President of Facilities for Sharp healthcare, introduced others at the meeting to include: Pablo Velez, Sharp Medical Center CEO, Ed Anderson from Barnhart-Reese Construction, and Architect Chris Veum. She gave an overview of the goals of Sharp and of what the parking structure will be like.

Ed Anderson answered the question regarding the length of construction and advised the commission that it would be approximately 6 months, with possibly another month to provide the finishing touches.

Liuag: Questioned the architectural feature being on the parking structure. He likes the loop road, appreciates the quality of the building and is not opposed to the design or elements of the structure. He feels the architectural element would be put to better use on the main building instead of the parking structure. He thinks it puts an emphasis on the wrong space. Was it ever considered for the main building to help draw attention away from the parking structure?

Nemeth: This is the 3rd project in less than 5 years and it is not the last one. They feel this structure sets the standard for future development. The "Sharp experience" begins when you drive onto the campus and we didn't want the parking structure to be functional but look like a plain box.

Nava: Why was the 120' height selected?

Steichen: Since there are no other projects at this time, the extra 18 feet was added to give flexibility in the future.

There was continued conversation regarding the 120' height to include other examples of where it was used in Chula Vista. Other medical campuses were also looked at.

There was also discussion regarding current surface parking and whether it was currently used by medical office staff, whether there was a restriction on parking. Medical staff in the medical center building and the hospital use the parking; however, visitors to the hospital can, if they wish, also use the parking.

Chari Moctezuma entered into the record a letter that the Commission received from Dr. Scott Markel who is opposing the project on the basis of parking.

Public Hearing Opened

Bill Miller, Chula Vista resident, spoke in opposition of the 120' building height. His main objections included:

- Doesn't understand why the structure cannot be built under current zoning laws. The structure and future buildings at an additional 12-20 feet will create a cluster of buildings and an environment that the current residents did not expect when they bought their property. Is also afraid that it will decrease their home values.
- Doesn't think the 500' notification area is large enough. People two short blocks from where he lives did not get notices and it was not advertised in the paper.

Note: a Public Hearing notice for this March 12th meeting was published in the Star news on February 28, 2014.

- In the staff report it indicated: "...that the project qualifies for Class 32 categorical exemption... no further environmental review is necessary." Since there will be so much additional parking and a loop road just above the community, he's not sure how it will affect the environment.
- Since it is a residential area with apartments and codos, it would be nice if they could make the project blend in more.

Maria del Carmen Lopez Gallo, a Chula Vista resident, also spoke in opposition and gave her following concerns:

- The parking lot being up above the homes and people will be able to look down into the houses.
- Is concerned about the security with so many additional parking spaces.
- Even now there are a lot of car alarms going off and is concerned about more cars and more alarm noises.
- That the parking structure and any additional buildings will obstruct any view that they currently have.
- Is concerned about the safety of the children that play in the playground only a block or two from the loop road.

There was more discussion about the grade of the lot (30'-40'), where the loop road would go (above the community, not through or in it). The resident does not like the open side of the parking lot facing the community.

Public Hearing Closed

Commissioners Comments/Deliberations

Vinson: Where do the children play in relation to the loop road?

Steichen: All of the project is above on the knoll. There is nothing that will go in or through the community. There will be additional pedestrian enhancements so they can walk around, but they will be contained on the top of the knoll

Vinson: Thinks the project is long overdue and badly needed. He has no objections.

Anaya: Has some initial concerns, but the need seems to outweigh them. His concerns include:

- Is concerned that this approval of this action will open it up to other buildings in the area. Would prefer that every subsequent building be looked at because a blanket approval would not allow residents to voice future objections, even though the Commission will hear these types of things again and again.
- Thinks that perhaps the current notification process needs to be reviewed.

In general, the community is growing and needs this upgrade. If it's not mitigated today there may be people parking in the neighborhoods and it will be need to be mitigated tomorrow. He supports the project.

Calvo: Has listened to the other comments and agrees it is better to build the structure now than later. As the hospital grows, hopefully it will become more of an icon than an eyesore.

Nava: Also agrees with Anaya's comments, but is concerned about future projects. He would like to see them brought back individually for approval.

Steichen: Each piece of the project will have to be submitted for design review. It will have to come back to the Planning Commission for approval.

Nava: Project is long overdue and he generally likes the project and thinks the construction time is good. He supports the project.

Calvo: We don't necessarily have to approve the 120 foot height for the whole campus, do we? It was agreed that the Commission does not need to approve the 120 foot height for everything. A condition could be put in the resolution limiting approval to just this project.

Liuag: While he appreciates the need for an iconic point, his concern is about the lighting and the tower – which will bring even more light. He also is open to the 120 foot limit for this project, but doesn't want to give a blanket approval. He doesn't care for the location of the tower. If you need it, put it to the South & West corner – which would be away from the residents. We don't have to approve the parking structure just to approve it. They could come back with another design. Because of those things and his concern for the residents, he can't support the project as it now stands.

Moctezuma: Supports the project. She doesn't have the same problems with the tower. Suspects it is set as it is for the views and so that people are able to find a parking space, take a deep breath – which may not outweigh the imposition put on everybody else, but she does see the pressing need for the parking structure and for the vision of the campus.

Liuag: That "moment" for one person will be a lifetime for the residents and he doesn't know if it's the right thing to do. He's not saying we don't need the structure, just that it doesn't have to be all or nothing.

Moctezuma: Had to base her decision on her way of thinking and that is that it is almost certain that some of the residents have, or will, be on that campus. She does support it.

ACTION: Commissioner Vinson made a motion to approve the project.

DRAFT MINUTES

Commissioner Calvo amended the motion to limit the 120 foot height to the parking structure only. Any future height changes are to return to the Commission for approval. Commissioner Vinson restated the motion and it was seconded by Commissioner Anaya.

The amended motion passed 5-1-1-0 with Liuag voting nay and Fragomeno absent.