

PLANNING COMMISSION STAFF REPORT



December 14, 2022

ITEM TITLE

Design Review and Conditional Use Permit for a medical office building expansion and associated detached parking structure located on 4.67 acres at 1400 East Palomar Street within Village One of the Otay Ranch Sectional Planning Area (“Otay Ranch SPA One”)

Location: 1400 East Palomar Street

Environmental Notice: The Applicant submitted a Mitigated Negative Declaration (“MND”) (IS21-0005) resulting from a determination that the proposed development, known as Sharp Rees-Stealy Otay Ranch Expansion, may potentially have significant environmental impacts; however, use of the MND and an associated Mitigation, Monitoring, and Reporting Program (“MMRP”) would reduce impacts to a less-than-significant level.

Recommended Action

Conduct a public hearing and adopt a resolution (1) adopting and approving the MND and MMRP (IS21-0005), (2) approving Design Review Permit DR21-0029, and (3) approving Conditional Use Permit CUP21-0019 for construction of a 58,788-square foot medical office building expansion and 43,793-square foot detached parking structure.

SUMMARY

The Applicant proposes to expand the Sharp Rees-Stealy Medical Office Building by adding a two-story, 58,788-square foot building with a detached 43,793-square foot parking structure (“Project”) on a 4.67-acre site on the southwest corner of the intersection of East Palomar Street and Santa Andrea Street within Otay Ranch SPA One. The Project Site is split-zoned with Residential Multifamily 2 (“RM2”), Commercial (“C”), and Community Purpose Facility (“CPF”) zoning with a Mixed Use Residential General Plan designation.

HOUSING IMPACT STATEMENT

The proposed Project is a commercial use and does not propose any additional housing units to be added to this community.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (“CEQA”) and determined that the Project was adequately covered in the MND and MMRP (IS21-0005). No further environmental review is required.

DISCUSSION

On February 8, 2022, Sharp Rees-Stealy Medical Group (“Applicant”) submitted applications for Design Review (“DR”) approval and a Conditional Use Permit (“CUP”) to expand a medical office building to accommodate expanded uses and new services. The Project Site has split zoning (RM2/C/CPF) and is located within the Otay Ranch SPA One Planning Area. It is designated as Mixed Use Residential in the General Plan.

Project Description

The Applicant proposes a 58,788-square foot addition to an existing medical office building (“MOB”) and a detached 43,793-square foot parking structure. The Project Site was previously developed under DR Permit DRC-00-30, permitting the construction of a 66,000-square foot MOB, and CUP PCC-00-12, which allowed for an unclassified multi-specialty medical clinic on the parcel. The Project requires, a DR and a CUP amending the existing CUP for the site. The Project review also includes an environmental review and certification of a MND (IS21-0005).

Table 1 – Existing and Surrounding Land Uses

	<u>General Plan Designation</u>	<u>Zoning</u>	<u>Current Land Use</u>
Project Site	Mixed Use Residential	RM2/C/CPF	Commercial
South	Residential Low-Medium	RM-1	Residential
North	Park	CPF	Park
East	Mixed Use Residential	CPF	Senior Living Facility
West	Mixed Use Residential	RM2	Mixed Use Residential

Site Plan

The Project proposes vehicular access from two existing access points along Santa Andrea Street, south of East Palomar Street. The northernmost access will include a new drop-off/pick up area leading to a newly designed entry plaza. This will allow for the patient drop-off/pick-up area to be provided onsite. Decorative paving will be used to lead patients to the plaza and lobby of the main building. Proposed on-site improvements include landscaped areas totaling 32,296 square feet and a 570-space detached parking structure with 79 surface parking spots. The newly proposed 649 parking spaces will exceed the existing 399 surface parking spaces. In addition to the proposed detached parking structure, the Project will provide 79 surface parking spaces, including 16 accessible spaces compliant with the Americans with Disabilities Act (ADA).

Project Phasing

The Project Site is currently developed with a 66,000-square foot MOB and landscaped surface parking lot, which currently provides 399 parking spaces. The proposed Project will be constructed in two phases. Phase One will include the construction of the 43,793-square foot detached parking structure in the southern

portion of the site. This will allow for on-site parking during the construction of the MOB expansion (“Phase Two”). The location of the proposed detached parking structure will be adjacent to single-family residences. Therefore, the structure’s design will be enhanced with an architectural green screen and landscaping along the southern property boundary to soften the building’s mass to the existing residential units.

During Phase One construction, the Applicant will lease 50 parking spaces in an adjacent surface lot at 1420 East Palomar Street for employee use. This lot is on an undeveloped portion of the St. Paul’s senior living facility parcel directly across Santa Andrea Street. The Applicant will also lease 100 parking spaces from Sharp Chula Vista Medical Center, located at 751 Medical Center Court, Chula Vista, CA 91911, and shuttle employees to the Project Site. The shuttle service will operate every 20 minutes. The Applicant will also modify the metered parking for 28 spaces along East Palomar Street from 15 minutes to 1-hour parking for additional convenience for patients for the duration of construction. Once construction is completed, these spaces along East Palomar Street will revert back to 15 minute parking.

Phase Two construction will provide the new 58,788-square foot addition to the south side of the existing MOB. The addition will include a daylight-filled lobby centrally located between the existing MOB and the expansion, linking the two portions. The first floor of the expansion will include an urgent care, advanced radiology services, a new lab, and a small conference center for training and clinics. An atrium will connect the first and second floor lobbies.

ANALYSIS

The Project was reviewed and found in compliance with the Otay Ranch SPA One Plan and supporting Planned Community District Regulations, Village Design Plan, and Village One Master Precise Plan, as well as the City’s General Plan and Landscape Master Plan and applicable provisions of Title 19 of the Chula Vista Municipal Code (“CVMC”).

Otay Ranch SPA One Planned Community District Regulations

The proposed Project meets all applicable parking, setback, and building height requirements, as shown in Table 2 below:

Table 2 – Development Standards Table

Assessor’s Parcel Number:	642-560-01
Current Zoning:	RM2/C/CPF
General Plan Designation:	Mixed Use Residential
Lot Area:	4.67 acres

PARKING REQUIRED: Per the Otay Ranch SPA One Planned Community District Regulations, parking is determined per individual site plan	PARKING PROPOSED: Accessible spaces: 16 EV spaces: 80 Accessible EV spaces: 2 Regular spaces: 547 Total: 649 spaces
Open Space Required: Not Applicable	Open Space Proposed: Not Applicable
SETBACKS REQUIRED: From Santa Rita and Santa Andrea Streets: 13 feet	SETBACKS PROPOSED: From Santa Rita and Santa Andrea Streets: 13 feet

Conditional Use Permit

The property is zoned RM2/C/CPF in the Otay Ranch SPA One Plan. The Otay Ranch SPA One Plan requires the medical office use to be reviewed under the Planned Community District Regulations, V.3H (Unclassified Use) and processed in accordance with CVMC Section 19.14.080. Staff's analysis of the Project as it pertains to the required findings is further examined in the attached resolution for CUP22-0019.

Design Review

In accordance with CVMC Section 19.14.582(A) and the Otay Ranch SPA One Plan, the Planned Community District Regulations permit a variety of commercial uses in the Village Core District of Village One. In addition to CUP approval, DR approval is required for the proposed Project design. The following describes the Project's consistency with the Planned Community District Regulations, the Village Design Plan, the Village One Master Precise Plan, and the City's Landscape Master Plan.

Architecture

The Village One Design Plan establishes "California Heritage" as the community architectural theme for

Village One and requires its implementation within the Village Core. While not a specific architectural style, the California Heritage theme reflects a variety of specific styles (and combination of styles) such as Spanish Colonial, Mission, Ranch, California Bungalow, Moorish, Agrarian, etc. In general, California Heritage architecture is an eclectic style that embraces the climate and materials indigenous to Southern California, allowing for individual expression while creating a timeless sense of place.

The existing MOB was designed to meet the intent of this design standard. Similarly, the proposed addition will continue the existing architectural theme by incorporating a flat roof, storefront clear glazing, and plaster cement to match the existing building. The newly designed building will include vertical and horizontal features to create depth, and include a curved canopy at the drop-off/pick up area for visual interest.

Building Design and Siting

The Village One Master Precise Plan states that building exteriors “shall incorporate a range of scale-defining elements that relate larger building masses to the pedestrian.” Variations in vertical height and horizontal protrusions provide visual interest and make the proposed addition relatable at a pedestrian scale. The building’s design incorporates a curved eastern façade with floor-to-ceiling glazing along the first and second floors, incorporating overhangs to provide a sense of scale to pedestrians in the plaza. The first floor contains a cement wall extended beyond the building to add continued variation and walkway for patrons.

The Village One Design Plan’s “Main Street” District concept requires specific design elements for buildings, walkways and paving, street furnishings, and parking. The proposed Project will include a newly designed drop-off/pick-up area utilizing decorative paving and leading to an outdoor plaza with an aluminum canopy to welcome incoming patients. Parking will be located to the rear of the site, and decorative walkways will enhance pedestrian circulation throughout the site and between the parking structure and primary building.

The Design Plan also requires a site design that incorporates shade, indoor and outdoor spaces, and people-gathering areas such as courtyards and plazas. The proposed entryway to the primary building will include an outdoor plaza with patio furniture and decorative landscaping to soften the site’s overall urban design.

Materials/Colors

The Village One Design and Master Precise Plan require the use of high quality, durable materials requiring little maintenance. The proposed building will be painted in compliance with the design standards of the Precise Plan, and include decorative paving to withstand all weather conditions, as well as aluminum fascia on the building facades and durable and low maintenance entryway awnings.

Circulation and Site Access

In accordance with the Village One Design Plan, the proposed site design permits vehicular ingress and egress at two points along Santa Andrea Street, south of East Palomar Street. The Project will include a network of pedestrian walkways with enhanced concrete paving connecting the parking areas, including the proposed four-story parking structure, to the MOB. The Project Site is very close to public transportation along East Palomar Street, with bus Route 712 as the primary means of accessing the site via transit.

Parking

The Design Plan indicates that parking lots should not dominate pedestrian-oriented street frontage, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. It encourages the location of parking areas behind buildings or in block interiors. Structured parking is also encouraged to allow for future intensification of Village Core uses, and bicycle parking should be considered as part of site designs in Village One.

The Project proposes construction of a 43,793-square foot detached parking structure to accommodate 570 vehicles. The proposed structure's placement is consistent with the Design Plan's direction to locate such structures at the rear of the property and away from the "Main Street" corridor. In addition, the structure will include 80 EV charging spaces, eight motorcycle spaces, and 33 bicycle parking spaces. Due to close proximity to residential properties directly south of the project site, the parking structure is enhanced architecturally to provide a green screen and landscaping features to soften the massing of the building to the existing residential units.

Landscaping

According to the Village One Design Plan, all areas of the Project Site not covered by structures, drives, parking, or hardscape must be appropriately and professionally landscaped. The Project has been designed so that 15 percent of the total site area is covered by landscaping.

The landscaping will consist of a blend of trees, shrubs, and groundcover. Trees are proposed along the street frontage, consistent with the surrounding properties, and adjacent to and within the parking areas to provide shade. Shrubs will be used to screen parked vehicles from the adjacent streets. Accent trees and groundcover will be provided near building entryways to identify entrances and provide color. All proposed landscaping is designed to be consistent with existing landscaping to create a campus feel across the development.

Exterior Lighting

In compliance with the Otay Ranch SPA One Planned Community District Regulations, exterior lighting will be provided around the building exterior and throughout the site to illuminate the parking areas, loading area, and pedestrian areas. The Project will primarily continue the existing lighting theme internally and within the public right-of-way along Santa Andrea Street, but the internal lighting program will be slightly modified with the addition of the parking structure. The submitted photometric study verifies that lighting throughout the site will illuminate the parking areas, building entrances, amenities, and other pedestrian areas while minimizing off-site glare, consistent with the City's performance standards.

CONCLUSION

Staff has reviewed the Project and determined that it is consistent with the general provisions of the Otay Ranch SPA One Plan and supporting Planned Community District Regulations, Village Design Plan, and Village One Master Precise Plan, as well as the Landscape Master Plan, applicable provisions of Title 19 of the

CVMC, and the City's General Plan. Staff recommends that the Planning Commission approve the proposed Project, subject to the conditions contained in the attached resolutions.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the Planning Commission members and found no conflicting property holdings within 1,000 feet of the subject property's boundaries. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, Section 18705.2(a)(11), for purposes of the Political Reform Act (Cal. Gov't Code §87100, *et seq.*).

Staff is not independently aware and has not been informed by any Planning Commission member of any other fact that may constitute a basis for a decisionmaker conflict of interest in this matter.

FISCAL IMPACT

There is no current year or ongoing Fiscal Impacts to the General Fund or Development Services Fund as a result of this action. All processing costs are borne by the Applicant.

ATTACHMENTS

1. Locator Map
2. Project Plans
3. Disclosure Statement
4. MND, MMRP, and DRP Resolution No. 2022-010
5. CUP Resolution No. 2022-011
6. Mitigated Negative Declaration IS21-0005

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