



Tierrasanta Community Council & Planning Group

Agenda for Wednesday, August 21, 2013 Meeting

6:30 pm • Tierrasanta Recreation Center • 11220 Clairemont Mesa Blvd.

6:30 pm Pledge of Allegiance • Roll Call/Introductions – Determination of Quorum

Non-agenda Public Comment: Any member of the public may address a community issue not elsewhere on this agenda. Each speaker may take up to 2 minutes; speakers may be limited to less time if several speakers have filed speaker slips to speak on the same issue. The TCC is prohibited from acting on or voting on any issue that is not already on the agenda. Issues raised during Non-Agenda Public Comment will be referred to the appropriate TCC Committee.

6:35 pm Action Item 1: Consideration of a Conditional Use Permit and Planned Development Permit for the development of the Kaiser Permanente San Diego Central Medical Center Project, Project No. 274240 / SCH No. 201271092, Kearny Mesa Community Plan Area, Council District 6. The project proposes a 7-story, 450-bed hospital and a 180,000-square-foot hospital support building.

The proposed project would require demolition of the existing on-site 337,564-square-foot building that was formerly used as County of San Diego office space.

The project is proposed in two phases. Phase I would include a 565,000-square-foot, 7-story general acute and tertiary care hospital building (Hospital), a 75,000-square-foot outpatient hospital support building (HSB), and a 38,981-square-foot central utility plant (Energy Center). The Hospital would include 321 beds, an outdoor service yard, and a 1,359-stall parking structure in addition to 100 surface parking spaces.

Phase II (buildout) would include expansion of the Hospital by an additional 7-story, 155,000-square-foot building to accommodate 129 beds (for a total of 450 beds), an additional 105,000-square-foot HSB, and a 1,134-stall parking structure (for a total of 2,593 parking spaces).

The CUP [Conditional Use Permit] would allow for hospital use within the zone, and a PDP [Planned Development Permit] would enable the project to exceed the maximum .50 Floor Area Ratio (FAR) allowed within the community plan (up to 1.00 FAR) and to exceed the allowable retaining wall height (along Clairemont Mesa Boulevard).

A Site Development Permit (SDP) would allow for development of the site, which contains environmentally sensitive lands along the slopes, on- and off-site, adjacent to Clairemont Mesa Boulevard.

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The overall project site encompasses approximately 20 acres and is located at 5201 Ruffin Road, at the southeast corner of Ruffin Road and Clairemont Mesa Boulevard. The land use designation for the project is County Facilities within the community plan. The project site is located within IL-2-1 zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area (MCAS Miramar Review Area 2, Montgomery Field Review Area 1 on southwestern corner of property, Montgomery Field Review Area 2), the FAA Part 77 Noticing Area, the Montgomery Field Overflight Notification Area, Montgomery Field Safety Zone 6, and the Kearny Mesa Community Plan area.

Conclusions: Based on the analysis conducted for the proposed project, the City has prepared an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to inform the public agency decision-makers and the public of the significant environmental effects that could result if the project is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

As further described in the Draft Environmental Impact Report (DEIR), the City has determined that the project would result in less than significant impacts or no significant impacts in the following areas: Energy, Visual Effects and Neighborhood Character, Geologic Conditions, Hydrology/Water Quality, Public Utilities, Public Services and Facilities, Agricultural and Forestry Resources, Historical Resources, Mineral Resources, Population and Housing, and Recreation.

Mitigation measures as proposed in the DEIR to reduce impacts to below a level of significance in the areas of: Transportation/Traffic Circulation (direct impacts only), Biological Resources, Paleontology, and Health and Safety.

Significant Unmitigated Impacts: The evaluation of environmental issue areas in the DEIR concludes that the project would result in significant and unmitigated direct impacts related to Land Use, Transportation/Traffic Circulation, Noise, and Air Quality; and significant and unmitigated cumulative impacts related to Transportation/Traffic Circulation and Greenhouse Gas (GHG) Emissions.

Mitigation, Monitoring and Reporting Program: A series of mitigation measures are identified in specific issue area discussions in Section 5.0 Environmental Analysis, of the DEIR to reduce environmental impacts. The mitigation measures are also fully contained in Section 10.0, Mitigation Monitoring and Reporting Program, of the DEIR.

Based on the requirement that alternatives reduce significant impacts associated with the proposed project, the DEIR considers the following Project Alternatives which are further detailed in the Executive Summary and Section 9.0 Alternatives of the DEIR: 1. Reduced Bed Alternative; 2. Alternate Layout Alternative No. 1; 3. Alternate Layout Alternative No. 2; and 4. No Project Alternative.

Under CEQA Guideline Section 15126.6c(2), if the No Project Alternative is the environmentally superior alternative, the DEIR must also identify which of the other alternatives is environmentally superior. The DEIR identifies the Reduced Bed Alternative as the environmentally superior alternative as it would slightly reduce transportation/traffic circulation, greenhouse gases, and air quality impacts.

Comments on the proposed project must be received by September 3, 2013, to be included in the final document considered by the San Diego Planning Commission and the City Council. Written comments should be sent to E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or email to

DSDEAS@san Diego.gov with “Kaiser Permanente San Diego Central Medical Center Project No. 274240 / SCH No. 201271092” in the subject line.

To access the Draft Environmental Impact Report and all the Appendices online, visit <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> and select “California Environmental Quality Act Notices and Documents” and then search for “Kaiser Permanente San Diego Central Medical Center” – there are several documents for this project.

Representing the Applicant: Skyler Denniston, Kaiser Project Manager
Joe Stasney, Kaiser Lead Architect
John Boarman, LLG Traffic Engineering

Proposed Action by the Planning Group: Approve comments on the proposed project to submit to the City of San Diego prior to the September 3, 2013 deadline