

RESOLUTION NO. PC 2022-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2021-43 (CENTER FOR NEUROSCIENCES) – CONSIDERATION OF A REMODEL AND 20,182 SQUARE FOOT ADDITION TO THE EXISTING SINGLE-STORY REHABILITATION CENTER TO CREATE A TWO-STORY CENTER FOR NEUROSCIENCES AT THE SHARP GROSSMONT HOSPITAL AT 5555 GROSSMONT CENTER DRIVE, APN 490-340-23-00 IN THE RB-G-D (RESIDENTIAL BUSINESS/ GROSSMONT OVERLAY/ URBAN DESIGN OVERLAY) ZONE

WHEREAS, project applicant Sharp Grossmont Hospital has submitted an application for a site development plan and special permit (Project 2021-43) to construct a 20,182 square foot addition to the existing single-story rehabilitation center to create a two-story Center for Neurosciences at the Sharp Grossmont Hospital at 5555 Grossmont Center Drive, APN 490-340-23-00 in the RB-G-D (Residential Business/ Grossmont Overlay/ Urban Design Overlay) zone;

WHEREAS, the proposed building would exceed the height requirement for a building in the RB zone as specified by La Mesa Municipal Code (LMMC) Section 24.05.030B;

WHEREAS; pursuant to LMMC Section 24.02.040, the Planning Commission may authorize a special permit to expand the limits of certain development standards, when such expanded limits are reasonable but need evaluation of impact on adjacent properties and uses;

WHEREAS, La Mesa Municipal Code (LMMC) Section 24.05.030B3a provides that the maximum height of buildings in Zones R3 and RB, and buildings for which a conditional use permit or site development plan is required may be increased by special permit;

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), the City prepared and circulated for a 30-day public review comment period from August 19, 2022, to September 19, 2022, an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project, which concluded that with the implementation of mitigation measures identified in the Mitigation Monitoring and Reporting Program included and conditions of approval, the project would not have an adverse impact on the environment;

WHEREAS, the Planning Commission did receive and consider a staff report on the proposed project;

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on September 21, 2022, and accepted public testimony in considering Project 2021-43; and

WHEREAS, on September 21, 2022, the Planning Commission adopted Resolution No PC 2022-09 approving the Initial Study and adopting the Mitigated Negative Declaration prepared for the project.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. Based on the whole record before it and in its own independent judgment and analysis, that there is no substantial evidence that the project will have a significant effect on the environment with implementation of the mitigation measures identified in the Initial

Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project and included as conditions of approval herein.

2. Special Permit Findings (La Mesa Municipal Code Section 24.02.050):

- (A) The location and characteristics of the proposed buildings and/or structures, and the allowed uses of them, will not impact unfavorably upon adjacent properties.

The location and characteristics of the proposed additions and the allowed use of the structure would not impact unfavorably upon adjacent properties. The project site is within an urbanized area characterized predominantly by medical facilities. Adjacent development includes medical facilities to the north and west, the State Route 125 to the east, and commercial shopping centers to the south. The proposed development is located near the center of the campus, and is located between existing buildings that are taller, including the existing three-story patient care tower and the parking structure. Therefore, the proposed height of 34 feet and six inches for a building that is located towards the center of the Sharp Grossmont Hospital would not unfavorably impact adjacent properties.

- (B) Is the project consistent with the design objectives established as policy of the City Council?

The Design Review Board reviewed the project on September 12, 2022, and found that the project was consistent with the City Council adopted urban design policies, including the Urban Design Program, Grossmont Specific Plan, and the design policies in the Land Use and Urban Design Element of the General Plan.

3. The project is consistent with the Grossmont Specific Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

- 1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
- 2. The foregoing findings of fact and determinations are supported by the staff, report, plans, and exhibits, all of which are herein incorporated by reference.
- 3. The Planning Commission approves Project No. 2021-43 subject to the conditions of approval in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 21st day of September 2022, by the following vote, to wit:

AYES: Chair Torpey and Commissioners Alvarado, Cooper, and Coston

NOES:

ABSENT: Commissioner Jones

I, Kerry Kusiak, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2022-10, duly passed and adopted by the Planning Commission.



Kerry Kusiak, Secretary
La Mesa Planning Commission

Exhibit A
PC Resolution PC-2022-10
Project No. 2021-43 – Site Development Plan and Special Permit
Conditions of Approval

A. GENERAL CONDITIONS

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on July 15, 2022, consisting of 46 sheets total, including CS-G-000, CS-G-001 – Overall Campus Plan, CS-G-002 – Enlarged Campus & Compliance Plan, CS-A-010 – Demolition Site Plan, CS-A-011 – Overall Renovation Site Plan, CS-A-100 – Demo First Level Floor Plan, CS-A-101 – Level 1 Renovation Floor Plan, CS-A-102 – Level 2 Renovation Floor Plan, CS-A-130 – Overall Renovation Roof Plan, CS-A-201 Exterior Elevations, CS-A-202 – Exterior Renderings, CS-A-300 – Building Sections, C-1 – Site Plan, C-2 – Grading Plan, L-100 – Overall Landscape Concept Plan, L-110 – Landscape Enlargements Concept Plan, L-120 – Landscape Enlargements Concept Plan, L-130 – Irrigation Index Plan, L-140 – Landscape Concept Details, L-150 – Existing Tree & Landscape Demo Plan, L-160 – Partial Plant Palette, E1 – Site Lighting Plan, all designated as approved by the Planning Commission on September 21, 2022, and shall not be altered without express authorization by the Community Development Department.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
4. This constitutes an approval of the discretionary entitlement only. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
5. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

B. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING AND GRADING PERMITS:

Engineering

1. The applicant's engineer shall ensure that the design and construction of all improvements in the public right of way shall be in accordance with standard plans and specifications of the City of La Mesa, and subject to the approval of the City Engineer.

2. An Encroachment Removal and Maintenance Agreement (ERMA) shall be entered into with the City for the private facilities proposed to be constructed in the Center Drive public right-of-way; sewer and water tanks and protective wall.
3. The applicant shall submit all plans and supporting documents concurrently for plan check and approval as required for all private storm drain, street, and any public sidewalk improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer. All street dedications, alignments, widths, and geometrics shall be as approved by the City Engineer.
4. A precise grading, drainage and erosion control plan shall be prepared by a Registered Civil Engineer in accordance with the City of La Mesa Grading Ordinance Title 14.05 showing all buildings, access roads, parking, driveways, landscaping, and drainage. The grading and erosion control plans shall be submitted for plan check and approval of the City Engineer and Planning Division prior to approval of the Grading and Building Permits.
5. The method of disposing of surface water from the site shall be submitted and approved to assure that the site will drain to the street or to a natural watercourse. New drainage facilities, and private maintenance agreements or covenants may be required.
6. A hydrology report prepared by a registered Civil Engineer shall be furnished to establish the adequacy of the drainage system and the base flood elevation of the 100-year storm. Report must support the design and sizing of any water quality BMPs to treat the 85th percentile storm in perpetuity.
 - a. Hydrologic and Hydraulic analyses shall be based on the County of San Diego Hydrology and Drainage Design Manuals, most current editions.
7.
 - a. Report must clearly address pre-development and post development offsite discharge, and erosion potential. Any post-development increases in offsite discharge and erosion potential must be minimized, justified and mitigated to the satisfaction of the City Engineer.
8. Site operations shall comply with City of La Mesa Municipal Code Chapter 7.18 Storm Water Management and Discharge Control Program. A completed City of La Mesa storm water management permit application shall accompany the grading plan submittal.
9. The applicant shall comply with Storm Water Pollution Control Ordinance (City of La Mesa Municipal Code Chapter 7.18) and the State's current General NPDES Storm Water Permit. If required, the applicant shall show evidence that a Notice of Intent (NOI) has been applied for and fees paid to the State Water Resources Control board prior to issuance of a grading permit. A Water Quality Technical Report (WQTR) shall accompany the grading plan submittal.
10. This project shall comply with the City of La Mesa hydromodification management requirements. For more information please refer to the City of La Mesa website at <http://www.cityoflamesa.com/stormwater>, on the Development Requirements tab.

11. The development plan(s) shall clearly show compliance with the criteria of the City of La Mesa Storm Water Standards Manual for Priority Development Projects. Each component requiring maintenance shall be perpetually maintained by the property owner and located on private property, codified in a Storm Water Covenant. These include the following:
 - a. A post-construction Water Quality Technical Report and recorded maintenance agreement pursuant to Title 7.18 of the La Mesa Municipal Code shall be required. Compliance requires post-development BMPs. Each (BMP) component requiring maintenance shall be, perpetually maintained by the property owner and located on the private property.
 - b. Drain impermeable rooftops, sidewalks, walkways, and patios through adjacent landscaping or other pervious surfaces to maximize infiltration and provide vegetative filtration.
12. Post Construction BMPs
 - a. Tree box/modular wetlands are only allowed if bio-retention style IMPs are proved to be infeasible. Vault/Separator style units are not allowed.
 - b. Each drainage management area that discharges into the public system outlet or street shall have storm water quality controls, and shall be maintained by the property owner and located on the private property
 - c. A post-construction Water Quality Management Plan and recorded maintenance agreement pursuant to section 7.18 of the La Mesa Municipal Code shall be required. Perpetual maintenance requirements should be considered when selecting appropriate BMPs.
 - d. Trash enclosures shall be covered to prevent rainwater intrusion or otherwise designed to prevent offsite migration of contaminants.
13. Prior to grading of any part of the project, a comprehensive soils and geologic investigation shall be conducted of the geologic formations, soils, and slopes of the site. A soils investigation report verifying that the site is suitable for the proposed development shall be prepared by a licensed civil or geotechnical engineer. All necessary measures shall be taken and implemented to ensure slope stability, erosion control, and soil integrity.
14. The applicant/developer shall provide adequate erosion control devices at the completion of each phase of grading. This shall include landscaping and temporary irrigation systems on exposed slopes. Such temporary measures shall be subject to the approval of the City Engineer.
15. The applicant shall show the following information on the site plan and/or add a note to the plans:

16. The applicant shall pay the current Sanitary Sewer Connection Fee as determined by the City's current fee structure.
 - a. The sanitary sewer main, sewer service lateral and property line clean out shall be identified. A clean out shall be installed if one does not exist.
 - b. The rim elevation of the nearest upstream sewer manhole on the sewer main and the lowest finish floor or lowest waste water fixture unit shall be identified. If the lowest finish floor elevation or lowest waste water fixture unit is less than or equal to the top of the manhole elevation PLUS two feet, then a backwater valve shall be installed.
17. The applicant shall obtain an Encroachment Permit and Traffic Control Permit prior to beginning any proposed work within the City right of way. Traffic control plans for streets which will be opened to public travel during construction shall be in accordance with construction signing, marking and other protection as required by the State Department of Transportation (CalTrans) Traffic Manual
18. Surety (security) for improvements and/or grading shall be posted with the City of La Mesa prior to improvement and/or grading permit approval to guarantee the construction of all the required street improvements, drainage, grading, erosion control, landscaping, irrigation, and sewer. The security shall include all onsite and offsite grading and improvements. The amount of security shall be determined by the City Engineer based upon an estimate furnished to the City taken from approved plans submitted by the engineer of work. The engineer's cost estimate should include an estimate of utility relocation, if applicable.
19. Water improvements are separately approved by and bonded with the Helix Water District prior to approval of the grading plan. Please submit with Helix Water District concurrently to avoid project delays.

Planning

20. The applicant shall submit final landscape and irrigation plans with application fee or deposit prepared by a registered landscape architect in accordance with City standards and the State of California Model Water Efficient Landscape Ordinance, for review and approval in substantial conformance with the approved exhibits and conditions of approval for Project No. 2021-43.
21. To protect and avoid impacts to potential nesting birds, site brushing, grading and/or removal of vegetation within 300 feet of any potential migratory bird nesting location shall not be permitted during the migratory bird nesting season of February 1 – September 15 unless nesting bird surveys have first been completed and provided to the Community Development Department to ensure compliance with the Migratory Bird Treaty Act and California Department of Fish and Game Code Section 3503, which protect nesting birds. Nesting bird surveys shall be conducted within 72 hours of commencement of site brushing, grading, and/or removal of vegetation. A note shall be added to the grading plans documenting this requirement.

22. A note shall be placed on the building plans stating that should any archeological (cultural) or paleontological resources or human remains be discovered during construction-phase ground-disturbing activities, all work in the immediate vicinity must stop and the project applicant shall notify the City of La Mesa immediately. A qualified professional shall be retained to evaluate the finds and recommend appropriate action. For human remains, the applicant shall notify the County Coroner. For human remains determined to be of Native American origin, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. The applicant shall ensure, to the satisfaction of the City and the Native American Heritage Foundation, if applicable, that appropriate measures are undertaken prior to resuming any project activities that may affect such resources.

Building

23. Plans must be complete and stamped by a licensed professional before the Building Division will accept them into the plan review and permitting process.
24. The project shall comply with all applicable disabled accessibility regulations as contained in Chapters 11A, Title 24 California Building Code.

Fire

25. Building Plans shall comply with currently adopted California Fire Code and all applicable City ordinances.
26. Egress and egress signage shall be in accordance with Chapter 10 of the current California Fire and Building Codes.
27. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Fire Department access and water supply shall be installed as directed and shall be inspected and approved prior to delivery of combustible materials to the site. Access roadways shall be capable of holding an imposed load of 75,000 pounds including during adverse weather conditions.

C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY:

Engineering

1. The applicant shall place any proposed sewer pipe (public or private) outside the surface storm water drainage path in order to avoid any inflow into the sewer manholes. In cases where this requirement cannot be satisfied, the developer shall provide appropriate inflow dishes in the affected manholes.
2. The applicant shall remove and replace existing curb and sidewalk if it is found to be cracked, broken, displaced or not in compliance with current ADA standards. Existing driveways to be removed shall be replaced with full height curb and gutter. The city Inspector will identify the limits of removal and replacement. Any existing pedestrian ramps along your frontage will be brought up to current ADA requirements, as necessary.

3. All street and drainage improvements shall be completed and accepted by the engineering inspector prior to occupancy.

Building

4. The applicant shall obtain approvals from all departments for all issued permits: building, fire, planning, grading, SD County ACPD, SD County HazMat, Encroachment, or other permits for the proposed improvements prior to the issuance of a certificate of occupancy.

D. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ACCEPTANCE OF IMPROVEMENTS AND FILING OF THE NOTICE OF COMPLETION:

Engineering

1. Landscaping for trees, shrubs, walls, fences, cut/fill slopes or other structures at or near driveway and street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation (CalTrans) Highway Design Manual. Any obstructions which exceed a height of thirty-six (36) inches shall not be permitted within a distance of five (5) feet from the property line at the street.
2. Certification of the as-built elevations of the structures shall be furnished to the City Engineer prior to release of bonds.
3. The exact limits of pavement and sidewalks shall be approved by the City Engineer. Street structural sections shall have a gravel equivalent of a minimum of 4" AC over 8" CL-2AB with a T.I. of 6.0. Geotechnical tests of the existing pavement are subject to approval of the City Engineer in the field during project inspection. Existing public improvements will be repaired to good condition and proper alignment, as may be required for proper tie-in.
4. The applicant shall complete grading in one operation. All Best BMPs and improvements shown on grading and site development plans shall be installed.

Planning

5. The developer, contractor or landscape architect shall provide a letter to the Community Development Department stating that all landscaping, irrigation, drainage, and hardscape was installed according to City standards. A Certificate of Completion for landscape improvements shall be submitted, along with an irrigation schedule and soils management report as required by City standards and the State of California Model Water Efficient Landscape Ordinance.