



DATE: June 13, 2022

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D21-00004) AND CONDITIONAL USE PERMIT (CUP21-00002) TO CONSTRUCT A 14,400 SQUARE-FOOT PSYCHIATRIC CARE BUILDING ASSOCIATED WITH THE TRI-CITY ACUTE PSYCHIATRIC HOSPITAL AND SAN DIEGO COUNTY HEALTH DEPARTMENT WITHIN THE NORTHWESTERN PORTION OF THE TRI-CITY MEDICAL CENTER'S PARKING LOT AND LOCATED ON A 3.77 ACRE SITE AT 4002 VISTA WAY – APPLICANT: SAN DIEGO COUNTY HEALTH SERVICES (DAVID L. DOBSON)**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion;

- (1) Confirm issuance of a Categorical Exemption per CEQA Guidelines Article 19, Section 15332 (In-Fill Development Projects); and
- (2) Approve Development Plan (D21-00004) and Conditional Use Permit (CUP21-00002) by adopting Planning Commission Resolution No. 2022-P14 with findings and conditions of approval attached herein.

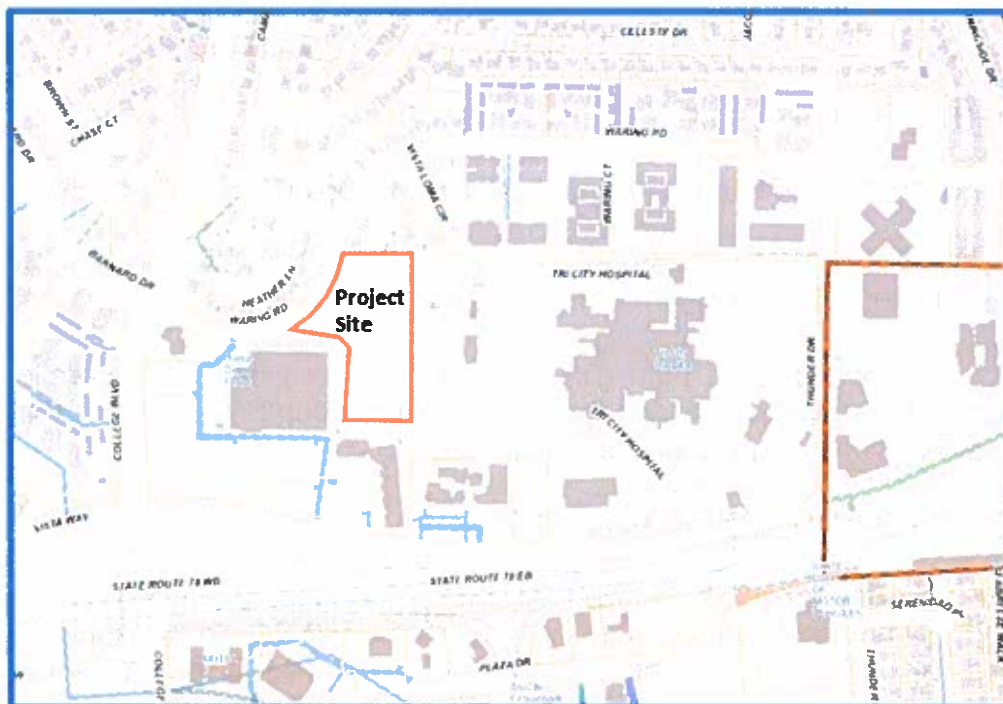
**PROJECT DESCRIPTION AND BACKGROUND**

**Site Review and Background:** On May 18, 1959, the Planning Commission approved a Variance and Conditional Use Permit under resolution 59-P42 to construct the City of Oceanside's first medical hospital known as the Tri-City Hospital. Through the 1970s, there was continual expansion of services, with additions of a helipad, cardiopulmonary lab, a 56-bed north wing, surgical suites, and a 42-bed maternity unit. In the 1980s, a four-story wing was added and the existing facilities remodeled. New services were added, which included cardiac rehabilitation, a mental health unit, and a dialysis center. By 1985, the official name of the hospital was changed from Tri City Hospital to Tri-City Medical Center (TCMC) to reflect its growth into a comprehensive, regional facility. Patients were able to receive modern medical services and benefit from advances in technology, as TCMC developed a magnetic resonance imaging center, a neonatal intensive care unit, and updated emergency department.

On November 27, 2017, the City Planner approved an Administrative Development Plan (ADP17-00002) to enable the construction of an approximate 290 surface parking lot with associated landscaping at the northwest corner of the TCMC campus. The surface parking lot would be altered and reconfigured with the development of the proposed psychiatric care building.

**Site Review:** The project site is located at 4002 Vista Way at the northwest corner of the Tri-City Medical Center's site within the Tri-City neighborhood Planning Area. The site is zoned CP (Commercial Professional) and has a General Plan land use designation of PC (Professional Commercial). The nearby land uses adjacent to the site consist of single-family homes and medical offices to the north, commercial offices to the east, Highway 78 to the south, and the Home Depot commercial center to the west.

The project site consists of one parcel (APN: 166-010-37) and is approximately 3.77 acres in total out of the 35.57 acres for the entire TCMC campus. The site slopes to the south and has a topography difference of approximately 10 feet. The project site consists of approximately 290 asphalt parking stalls and site landscaping.



**Project Description:** The proposed project requires two entitlements: a Development Plan (D21-00004) and Conditional Use Permit (CUP21-00002) as described below.

Development Plan (D21-00004) represents a request to:

Construct a single-story 14,400-square foot medical office building with associated site landscape, parking improvements, and a new emergency access driveway located from

Waring Road. The psychiatric medical office building will be associated with the Tri-City Hospital and the County of San Diego Health Department and will be located within the northwestern portion of the Tri-City Medical Center's parking lot. See the image below for a rendering of the proposed psychiatric medical office building.

The development involves removal of a portion of the newly constructed 287 surface parking lot to enable the construction of the proposed medical office building with associated parking.



Approximately 88 existing parking stalls will be removed to accommodate the medical office building. A total of 199 parking spaces will be available to serve the new psychiatric medical office building, exceeding the minimum required 88 parking spaces. An analysis showing parking compliance is referenced within the Zoning Ordinance compliance section of this report.

In order to accommodate construction of the single-story medical office building, on-site grading, landscaping, hardscape, and infrastructure improvements would be necessary. Primary public access to the building will be provided via Tri-City Medical Center's driveway entrance off Vista Way. The proposed driveway accessed from Waring Road will only be available to emergency and City/County dispatch vehicles. Pedestrian and vehicular circulation on the property will be inherently connected with the existing driveways located off Vista Way. Aesthetics and surrounding land use compatibility are addressed in part through site/slope grading, minimal retaining wall design, and landscaping. As proposed, a total of 41,000 square feet of landscaping (24.96%) will be provided on-site, significantly exceeding the minimum (15%) required amount.

Conditional Use Permit CUP21-00002 represents a request to permit the following:

The existing TCMC Hospital, located at 4002 Vista Way, was approved for a Conditional Use Permit through Planning Commission Resolution 59-P42 in May 18, 1959. Since the original approval, several additions and expansions have been approved beyond what was originally approved in 1959. The introduction of the 14,400-square foot medical office building with associated surface parking and an emergency access driveway requires the

revision to the original Conditional Use Permit. The psychiatric care service will provide supervised psychiatric in-patient care for 16 individuals and each individual will be admitted by a family member or County Health official. Admitted individuals cannot leave the facility without a chaperone and visiting hours will be by appointment only. Per Article 11, the proposed medical office uses are permitted within CP (Commercial Professional) districts and the proposed psychiatric inpatient 16-bed use associated with the existing medical hospital uses are permitted with the approval of a Conditional Use Permit.

The project is subject to the following ordinances and City policies:

1. General Plan Land Use Element
2. Zoning Ordinance
3. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **1. General Plan conformance**

The General Plan Land Use Map designation for the subject property is Professional Commercial (PC). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

#### **A. Land Use Element I**

##### **Goal 1.11    Balanced Land Use**

**Objective:**    To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

**Policy A:**    The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land uses so as to foster a sense of neighborhood, community, and regional identity.

**Policy B:**    The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

The medical office building and use will be located within the Tri-City Medical Center campus, a regional medical hospital campus along the State Highway 78. The proposed medical office building will accommodate additional permitted medical psychiatric services, which will benefit the community and enhance existing land uses within the medical campus and immediate neighborhood area. The use and intent of the building will be consistent with the TCMC operations and services. Therefore, the proposed

medical office building will be consistent with the medical office uses on site and permitted within the Commercial Professional (CP) zoning district.

Goal 1.22 Landscaping

Objective: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

Policy A: Existing mature trees shall be retained whenever possible.

Policy B: Mature trees removed for development shall be mitigated by replacement with an appropriate type, size and number of trees.

The site exists with Eucalyptus, Mexican Fan Palm, and Golden Medallion trees along the site boundary, which will remain in place. A portion of the landscaping within the parking lot will be removed to allow for development and new landscaping will be planted to the satisfaction of the City's Landscape policies. As proposed, 24.96 percent of the project site area will be landscaped, significantly exceeding the 15 percent (min) required by City ordinance.

Goal 1.23 Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Policy B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed medical office development will enhance its surroundings through building siting, landscaping, architectural design and use of high quality materials. The project will significantly improve the visual image of the Tri-City Medical Center campus and contribute toward enhancing the neighborhood.

**2. Zoning Ordinance Conformance**

The proposed project is subject to the CP Development standards of the Zoning Ordinance. The Zoning Ordinance identifies medical office and hospital developments as a land use permitted within the CP zoning district. With respect to compliance with the development standards, the proposed project meets all development standards of the CP zoning district and as highlighted in Table 1 of this report.

**TABLE 1: DEVELOPMENT STANDARDS**

Development Standard	Required	Proposed
Lot Area	10,000	11,554.3 sq. ft. (existing)
Front Yard Setback	20 ft.	54.4 ft.
Side Yard Setback	0 ft.	74.9 ft.
Corner Side Yard Setback	20 ft.	39.5 ft.
Rear Yard (Alley)	10 ft.	0 ft.
Maximum Height	50 ft.	23.6 ft.
Minimum Landscaping	15 %	24.96%

**Parking Conformance**

Approximately 88 existing parking stalls will be removed to accommodate the medical office building. A total of 199 parking spaces will be available to serve the new medical office building, which will exceed the minimum required 88 parking spaces.

The proposed medical office building and associated access driveway has been reviewed and analyzed to ensure traffic impacts and parking deficiencies should not arise. A total of 880 parking stalls are required for the entire/existing TCMC hospital and the ancillary medical office uses for the entire TCMC site as depicted within the Parking Standards Table (Table 1.2) below. The project site as well as the entire TCMC site exist with shared parking. The existing 1,851 parking stalls on-site will be reduced by 88 stalls for a total of 1,760 parking stalls for the entire TCMC site. The TCMC will be over parked by 880 stalls, so the reduction of 88 stalls does not impact available parking.

**TABLE 1.2  
PARKING STANDARDS AND PROPOSALS**

Land Use	Square Footage	Parking Requirement	Available	Proposal
Hospital (Existing)	400,000	1.5 spaces per bed = (1.5x380) = 570	797	797 (Existing)
Medical Office (Existing)	59,940	1/250 sq. ft. = 238	464	464 (Existing)
Office Space (Existing)	21,535	1/300 sq. ft. = 72	300	300 (Existing)
Psychiatric Care (Proposed)	14,400	1/200 for Medical Office = 72 1/bed for Hospital = 16 Total = 88 spaces	287 (Existing)	287-88= 199 (Proposed)
<b>TOTALS</b>	<b>138,475</b>	<b>880</b>	<b>1,848</b>	<b>1,760</b>

**3. Environmental Determination**

Planning Division staff has completed a review of the proposed project in accordance with the City of Oceanside's Environmental Review Guidelines and the California

Environmental Quality Act (CEQA) of 1970. Based upon this review, staff finds the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15332 "In-Fill Development." The site is less than 5 acres and is located in an urbanized area, and would not result in any significant environmental effects to habitat, on air, water, noise or traffic.

## **DISCUSSION**

*Issue: Project compatibility with the existing neighborhood and surrounding properties: Is the proposed medical office building, new emergency access driveway, and associated improvements consistent with the existing pattern of development within the Tri-City Medical Center's campus and with the developments within the surrounding neighborhood?*

Staff finds and recommends that the Planning Commission approve the proposed development per staff's analysis of the project's compatibility with the surrounding medical office uses and scale with the surrounding built environment. The proposed single story building height and overall scale of the proposed medical office building would be consistent with the pattern of the mid-rise medical buildings within the Tri-City Medical Center's campus. The proposed psychiatric use will be consistent with the medical services provided at the Tri-City campus.

The proposed psychiatric services with the associated emergency access driveway would serve the needs of Tri-City Medical patients and the employees. The added parking would meet the needs for the anticipated hospital's operational growth.

It is staff's position that the proposed development would visually enhance the Tri-City Medical Center's campus, and the improvements would be designed to be consistent with the corporate image of the Medical Center, which would be a simplistic corporate design that would complement the existing buildings on site.

## **PUBLIC NOTIFICATION**

Legal notice was published in the newspaper and notices were sent to property owners of record within a 1,500-foot radius and to occupants/tenants within a 100-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. As of the date of completion of this staff report, several letters and emails opposing the subject project have been received in response to the notice of public hearing. A response to the community emails, community concerns and comments are provided in the attached (Attachment No. 3) Community Outreach Plan and Summary of Responses as detailed by the applicant.

In accordance with City Council Policy 300-14 "Enhanced Notification Program", a "Notice of Application" sign was posted and maintained on the project site.

Due to Executive Order N-33-20 issued by the Governor of the State of California in regards to COVID-19, all public or private "gatherings," the applicant sent out a mailer to all of the owners and occupants within 1,500 feet of the project site along with the City's interested parties describing project features, a site plan, a rendered elevation, a link to the City's eTrakit site, and another online location such as Dropbox where all application materials can be viewed. All parties were given a name, phone number, and email to contact the applicant's representative in order to make comments, ask questions, request additional information, and to discuss the project in general, and were asked to do so within a 30-day comment period. Comments letters were received directly by the City and reviewed by the applicant, and calls received directly by the applicant representative from the community were responded to and questions answered. The applicant held two community meetings via Zoom on February 2, 2022 and on February 16, 2022. Approximately 10-15 members of the public participated out of the two meetings. The public addressed concerns regarding psychiatric patients trespassing within the adjacent residential neighborhood and traffic concerns regarding the proposed emergency access driveway via Waring Road. Once the applicant explained that the patients are not permitted to leave the facility without a chaperon and that the new access drive will be gated for dispatch and emergency vehicles only, a majority of the public concerns were eliminated.

### **SUMMARY**

Staff finds that the Development Plan and Conditional Use Permit are consistent with the requirements of the General Plan and Zoning Ordinance. Therefore, staff recommends that the Planning Commission, by motion:

- (1) Confirm issuance of a Categorical Exemption per CEQA Guidelines Article 19, Section 15332 (In-Fill Development Projects); and
- (2) Approve, Development Plan and Conditional Use Permit by adopting Planning Commission Resolution No. 2022-P14 with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:

  
Scott Nightingale  
Senior Planner

  
Sergio Madera  
City Planner

SM/SN

#### Attachments:

1. Planning Commission Resolution No. 2022-P14
2. Project Plans (Online)
3. Other Attachments – Application Page, Description and Justification Community Outreach Plan and Legal Description, Notice of Exemption (Online)