

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2178872  
**VETERANS AFFAIRS HOSPITAL ANNEX – PROJECT NO. 614178 [MMRP]**

WHEREAS, PROTEA AERO DRIVE LLC, Owner/Permittee, filed an application with the City of San Diego for Conditional Use Permit No. 2178872 to expand an existing approximately 114,000 square-foot (SF) building to become an approximately 139,000 SF Veterans Affairs Hospital Annex building and construct a new, four-story parking garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2178872) on portions of a 5.70-acre site; and

WHEREAS, the project site is located at 8875 Aero Drive, in the IP-2-1 zone and the Airport Land Use Compatibility Overlay Zone, within the Kearny Mesa Community Plan area; and

WHEREAS, on January 31, 2019, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2178872, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, the project site is legally described as Lots 7 and 8 of Research Park Subdivision Addition, in the City of San Diego, County of San Diego, State of California according to Map No. 6386, filed in the Office of the County Recorder of San Diego County, June 12, 1969; NOW,

THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2178872:

**A. CONDITIONAL USE PERMIT – SDMC SECTION 126.0305**

**1. Findings for all Conditional Use Permits:**

- a. The proposed development will not adversely affect the applicable land use plan;**

The proposed project is a request for a Conditional Use Permit to expand an existing approximately 114,000 SF building to become an approximately 139,000 SF VA Hospital Annex structure. The project also proposes to construct a new four-story parking garage. The project site is designated as Industrial and Business Parks in the Kearny Mesa Community Plan. The Industrial and Business Park land use designation accommodates general industrial, business park, scientific research and development, and heavy commercial uses. The VA Hospital Annex land use is consistent with the Industrial and Business Park designation. The Community Plan also includes a recommendation to buffer residential uses from industrial developments on industrially designated land. The existing building height will not increase, the expanded portions do not substantially increase the bulk of the existing structure, and the new parking structure will be buffered from residential uses by including a screening element on its southern façade to screen the internal parking operations and reduce the perceived structure bulk as visible from the adjacent residential structures to the south of the project site.

Total Floor Area Ratio (FAR) for the entire lot is .58. The Community Plan allows an FAR of 0.50, but states that the limit may be exceeded if a discretionary permit is processed. The additions to existing building for the VA Facility would not significantly alter the bulk or scale of the building and, therefore, the proposed total FAR would be appropriate for the site. Hospitals are an allowed use in the IP-2-1 Zone with the approval of a CUP. Furthermore, the proposed VA project is consistent with the policies and recommendations for the Industrial and Business Park land use designation and within the Kearny Mesa Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare;**

The proposed development of the VA Hospital Annex and parking garage will provide healthcare service to veterans and the appropriate amount of parking to support that development. All project access complies with City of San Diego requirements and the San Diego Municipal Code. One driveway at the project site will be closed and replaced with City Standard Curb, gutter and sidewalk, providing pedestrian safety. The median with Aero Drive adjacent to the project site will be enhanced, improving traffic conditions and meeting City standards. In addition, services provided at the VA Hospital Annex structure will improve the public health, safety, and welfare through health services provided to the veteran population. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

The proposed development adheres to the use and development regulations of the Land Development Code. The Industrial Park (IP-2-1) zone allows a mix of light industrial and office uses. The proposed hospital use is permitted by Land Development Code (LDC) §141.0103 with a Conditional Use Permit (CUP) in the IP-2-1 zone as a separately regulated institutional use, subject to the additional regulations listed below.

Pursuant to LDC §141.0413(b), the design of the structures shall incorporate a variety of architectural elements that help to diminish building bulk. The proposed VA Hospital Annex conforms to this provision as the structure contains numerous architectural elements including a variety of materials (e.g. metal panel, glass), canopy elements, glazing for the floor to ceiling expanse, and accent walls with painted patterns. Although the existing two-story building is being expanded, these architectural elements will improve the perception of building bulk and provide variety that improves the aesthetic value and architectural character of the structure. The new parking structure will include a screening element on its southern façade to screen the internal parking operations and reduce the perceived bulk of the structure as visible from the adjacent residential area to the south.

Pursuant to LDC §141.0413(c), the location of larger structures, areas of high activity, and parking areas shall be planned to minimize impacts to surrounding development that is smaller in scale and less intense. The proposed VA Hospital Annex structure conforms to this provision as the entry is located on the northern portion of the structure on Aero Drive and away from the residential development to the south. The parking structure location also conforms as it provides new landscaping, 14 new trees and a screen on the structure's southern elevation buffering the internal parking activity and reducing the perceived parking structure bulk as viewed from the adjacent residential development to the south.

Pursuant to LDC §141.0413(d), access to the site shall be as direct as possible from freeways, primary arterials, and major streets and shall avoid residential streets. The proposed project conforms to this provision as access is entirely from Aero Drive and the project site cannot be accessed from residential streets. The Interstate 15, State Route 163, and Interstate 805 freeways all have either direct or nearby connections to access Aero Drive.

Pursuant to LDC §141.0413(e), off-street parking shall be provided in accordance with Table 142-05G. This project conforms by providing 637 parking spaces where 486 parking spaces are required. (3.5 parking spaces per 1,000 SF of building area).

Pursuant to LDC §141.0413(f), all storage, service, and repair areas shall be located on the premises or screened so that they are not visible from adjacent development and public rights-of-way. This project conforms to this provision as all storage, service, and repair areas are located internally. The new parking structure will include a screening element on its southern façade to screen the internal parking activity and reduce the perceived bulk of the structure as visible from the adjacent residential development to the south.

The proposed project adheres to the use and development regulations for the IP-2-1 zone and conforms to the provisions in and the additional regulations in LDC §141.0103. Therefore, the proposed development complies with the regulations of the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

The proposed site is located within the Industrial and Business Parks land use designation and the IP-2-1 zone which allows the proposed project with the approval of a Conditional Use Permit. The project site is located adjacent to other industrial uses to the east and to the west and, is directly south of the Montgomery Field Airport. The project site and associated parcel to the west also contain existing buildings and are adjacent to the single-family residential area to the south. The project will be constructed within this previously disturbed area. Notwithstanding the proposed mitigation for potential traffic impacts, the site is served with adequate transportation and public utility services needed for the project. As the building on the project site is in relatively good condition, complete demolition is not needed, and in this regard the location can accommodate the proposed use. Configuration of the site allows the proposal without the need for deviations to the SDMC. The proposed use is located within 1/4-mile of two Metropolitan Transit System bus stops, is located near several retail uses, and near the Serra Mesa-Kearny Mesa Branch Library. As these site features and services are readily available, the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by the reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopts by the Planning Commission, Conditional Use Permit No. 2178872 is hereby GRANTED by the Planning Commission

## ATTACHMENT 4

to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2178872, a copy of which is attached hereto and made a part hereof.

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Morris E. Dye  
Development Project Manager  
Development Services

Adopted on: January 31, 2019

IO#: 24007979