



City of Encinitas

Planning and Building Department

Development Service Division

505 S. Vulcan Avenue, Encinitas, California 92024-3633

FINDING OF SUBSTANTIAL CONFORMANCE WITH MAJOR USE PERMIT, DESIGN REVIEW PERMIT AND COASTAL DEVELOPMENT PERMIT

CASE NO: 16-178 SUBC
APPLICANT: Scripps Memorial Hospital Encinitas
DESCRIPTION: Substantial Conformance Determination with Major Use Permit, Design Review Permit, Environmental Initial Assessment and Coastal Development Permit Case No. 06-066 MUP/DR/EIA/CDP, to allow for minor changes to the landscaping fronting on Devonshire Road, north of Melba Drive, along with changing the road striping pattern on Devonshire Drive, north of Melba Drive to allow for parking on both sides (where applicable). The subject property is within the Public/Semi-Public (P/SP) zone, the Office Professional (OP) zone, Scenic/Visual Corridor Overlay Zone and the Coastal Zone.

LOCATION: 354 Santa Fe Drive

DATE: August 23, 2016

This document is to certify that the applicant's proposed plans, dated and received by the City of Encinitas on August 18, 2016, have been determined to be in substantial conformance with Major Use Permit and Design Review Permit Case No. 06-066 MUP/DR/EIA/CDP approved as the Scripps Hospital Encinitas Master Plan.

The project proposal includes the following:

- Relocation of street trees on Devonshire Drive, north of Melba Road towards Requeza Street. The trees are proposed closer together to provide additional screening of the wall.
- Restriping proposed on Devonshire Drive:
 - The plan includes the realignment of the centerline proposed on the street from the approved plan in order to allow for parking on both sides of the road where available. The project includes a fog line on the west side of the street and red painted curbs and striping for applicable fire lane access.

This determination is based on the following findings for substantial conformance with a Major Use Permit:

1. No project condition is changed or deleted;

The proposed modification does not affect the original conditions of approval.

2. No feature, facility, or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety, or function by the decision making body;

The proposed project provides additional landscape screening on the east side of Devonshire Drive and parking on both sides of Devonshire Drive. The overall integrity and

function of Devonshire Drive and the hospital campus remains unchanged with this proposal and consistent with the approved road improvements pursuant to Planning Commission Resolution Nos. PC 2009-10 and PC 2009-11 approved on April 2, 2009. The subject request will have no significant change to the essential function of the master plan.

3. No additional lots or dwelling units are added;

No additional lots or dwelling units are proposed to be added to the project.

4. No private or public open space is reduced in area or in its potential for use and enjoyment;

The proposed project is limited to the existing developed portions of Scripps Encinitas Hospital campus and the adjacent public roadway Devonshire Drive to the west. No open space area exists on the subject property.

5. The shape and bulk of structures, exterior building materials, landscaping, parking and access are substantially in conformance with the spirit and intent of the Use Permit decision;

The project still maintains the same design appearance, whereby the spirit and intent of the original Major Use Permit, Design Review Permit and Coastal Development Permit are maintained. The proposed improvements will enhance the appearance of the campus adjacent to Devonshire Drive right-of-way.

6. The grading plan will not increase or decrease the final grade on any part of the site by more than three (3) feet over or under the plan approved by the Use Permit decision, unless the Director finds that the project is substantially altered by the grading change; and

No grading is proposed.

7. No significant changes are made which, in the opinion of the Director, should be reviewed by the body which approved the original application.

Based on the discussion above, the Department finds that there are no significant changes that should warrant a review by the Planning Commission.

This determination is based on the following findings for substantial conformance with a Design Review Permit:

1. No project condition is changed or deleted;

The proposed modification does not affect the original conditions of approval.

2. No feature, facility, or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety, or function by the decision making body;

The overall integrity and function of the hospital campus remains unchanged with this proposal and consistent with road improvements approved pursuant to Planning Commission Resolution Nos. PC 2009-10 and PC 2009-11 approved on April 2, 2009. The subject request will have no significant change to the essential function of the master plan.

3. **The area of any residential floor plan is not decreased or increased by more than five percent.**

The proposed project does not increase floor area.

4. **No additional lots or dwellings units are added;**

No additional lots or dwelling units are proposed to be added to the project.

5. **No public or private open space is reduced in area or in its potential for use and enjoyment.**

No public or private open space will be reduced by this proposal.

6. **The shape and bulk of structures, exterior building materials, landscaping, parking and access are substantially in conformance with the spirit and intent of the Design Review Permit decision;**

The project still maintains the same design appearance, whereby the spirit and intent of the original Major Use Permit, Design Review Permit and Coastal Development Permit are maintained. The landscape changes and roadway alterations on Devonshire Drive are similar to the approved condition.

7. **The grading plan will not increase or decrease the final grade on any part of the site by more than 3 feet over or under the plan approved by the Design Review Permit decision;**

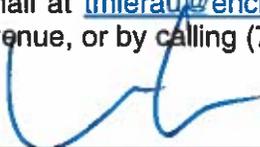
No grading is proposed.

8. **No significant changes are made which, in the opinion of the Director, should be reviewed by the body which approved the original application.**

Based on the discussion above, the Department finds that there are no significant changes that should be reviewed by the Planning Commission.

The proposed improvements do not result in any new impacts not previously cleared by the project CEQA document. This determination shall be valid 15 days from the date of this determination, during which time any aggrieved person may, upon payment of necessary fees file an appeal. Additional permits, including Building Permits, may be required by the Building Department or other City Departments. It is the applicant's responsibility to obtain all necessary permits required for the type of project proposed. The applicant may proceed through the plan check process during the appeal period at his/her own risk; **plan check fees are non-refundable.** Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

Any questions should be directed to Todd Mierau, Associate Planner, at (760) 633-2693 or via email at tmierau@encinitasca.gov; or the Planning and Building Department at 505 S. Vulcan Avenue, or by calling (760) 633-2710.



Manjeet Ranu, AICP
Planning and Building Acting Director