

# Agenda Report

**TO:** CITY COUNCIL  
**DATE:** April 09, 2001  
**FROM:** CYNTHIA J. KURTZ, CITY MANAGER  
**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED PROJECT,  
"GATEWAY AT HUNTINGTON," 30 WEST CALIFORNIA BOULEVARD.

**RECOMMENDATION:**

This report is being provided for information purposes only at this time.

**BACKGROUND:**

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs that a report for projects of community-wide significance be presented to the City Council for information purposes only. Held Properties, Inc. submitted a proposal to develop the site at the southwest corner of South Fair Oaks Avenue and West California Boulevard within the South Fair Oaks Specific Plan and the Huntington Memorial Hospital Master Development Plan Areas.

**PROJECT DESCRIPTION:**

The property consists of approximately 3.5 acres bounded by West California Boulevard to the north, the Huntington Hospital to the west, South Fair Oaks Avenue to the east, and Congress Street to the south. The proposed development involves the removal of existing structures on the site consisting of a pharmacy/liquor store, construction office, and vacant United Parcel Service collection and dispatch center.

The development proposal continues to evolve beyond the PPR submittal application. The first submittal included a hotel, medical office building and physical fitness center. The revised submittal removed the fitness center and reconfigured the building masses to be more compatible with the Huntington Hospital campus environment.

**ORIGINAL SUBMITTAL – (3/19/01)**

1. Four-story medical office building with a gross floor area of approximately 65,453 square feet; and
2. Four-story wellness center with a gross floor area of approximately 68,902 square feet; and
3. Five-level 150 room extended stay hotel building with approximately 108,908 square feet; and
4. Five-level parking structure with approximately 548 parking spaces. The parking structure is approximately 184,608 square feet.

**Total development: 243,263 square feet, 548 parking spaces**

**REVISED SUBMITTAL (4/4/01)**

1. A medical office building fronting on South Fair Oaks Avenue, graduating in height from four stories (52 feet) at the corner of West California Boulevard/South Fair Oaks Avenue to five stories (64 feet) at the corner of South Fair Oaks Avenue/Congress Street. The approximate gross floor area is 110,000 square feet; and
2. A 150 room extended stay hotel building fronting on West California Boulevard with approximately 108,000 square feet, graduating in height from three stories (32 feet) along West California Boulevard to six stories (52 feet) at Fairmont Avenue; and
3. Four-level (52 feet) parking structure with approximately 169,200 square feet of floor area and parking for 486 vehicles. An additional 12 parking spaces will be provided in a surface parking lot.

**Total development revised submittal: 218,000 square feet, 498 parking spaces**

**PPR MEETING SUMMARY:**

A PPR meeting with the applicants and City staff was held on March 19, 2001. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

**General Plan Review** – The entire site is located within the South Fair Oaks Specific Plan area. The northwest portion of the project site (approximately 1.4-acres) is also within the Huntington Memorial Hospital Master Development Plan, with a Public, Semi-Public (PS) zoning designation. The eastern portion of the site (approximately 2.15 acres) is within the South Fair Oaks Specific Plan overlay. The zoning for this portion of the site is General Industrial with Specific Plan-2 overlay (IG SP-2).

The proposed land uses are consistent with the Hospital Master. However the Master Plan envisioned a 55-foot set back along California Boulevard in anticipation of a proposed phase 2 hospital tower similar to the existing hospital tower, which was planned to be substantially set back from California Boulevard. The buildings currently proposed do not warrant such an extensive setback, suggesting a need to amend the setback requirements of the Hospital Master Plan. The other proposed buildings, including the medical office, hotel, and parking structure which serves all three uses, are consistent with the South Fair Oaks Specific Plan. In addition, the proposed project advances the Specific Plan vision for a district where a mix of community serving retail and medical facilities can support the existing and future biomedical and technology-based businesses.

Staff recommends that the applicant obtain land use entitlements that would provide flexibility while ensuring an orderly manner of development. This can be achieved in the form of an amendment to the Hospital Master Plan (to dissociate the northwest portion of the project site from this Master Plan), coupled with establishing a Planned Development (PD) zoning district for the entire project site. A PD provides flexibility by tailoring the development standards according to the objectives of the project and the limitations of the site. This course of action would take place in the following sequence of actions:

1. Amend the Hospital Master Plan to remove the northwest portion of the site from the Master Plan area. This amendment would change the boundaries of the Master Plan area. Removing this portion from the Hospital Master Plan would free the specific site from the development standards required by the Master Plan.
2. Change the zoning designation of the northwest parcel from Public, Semi-Public (PS) to Planned Development (PD); and the zoning designation of the eastern portion of the project site from South Fair Oaks Specific Plan overlay (IG SP-2) also to Planned Development (PD). This will be followed by a zoning map amendment to reflect the above zone changes accordingly.

Environmental Review – Planning and Permitting staff determined that the project requires an Initial Environmental Study to determine the scope of environmental analysis required. If it appears that the development proposal will likely create significant impacts a Supplemental Environmental Impact Report to the South Fair Oaks Specific Plan will be prepared to determine if these impacts can be mitigated to a level of insignificance.

Zoning Review –The project, under either proposal indicates a 48 to 60 foot tall Hotel or Medical Office Building and parking structure within the Huntington Memorial Hospital Master Development Plan Area. This portion of the site is subject to the height and setback limitations as prescribed by the Hospital Master Plan. The remaining buildings proposed in the revised development plan exceed the 45-foot height limit required by the IG Zoning District. The Planned Development process, however, would establish new development standards, including height requirements for the site.

**Cultural Heritage Commission Review** – The municipal code authorizes the Cultural Heritage Commission to review demolition of all buildings over 50 years old, even if the structures are architecturally undistinguished. In this case, because the buildings existing on the site are omitted from historic resources surveys, the Commission is likely to approve the demolition without delay.

**Design Review** – The municipal code authorizes the Design Commission to conduct concept-level design review at a noticed public hearing for new projects greater than 50,000 square feet.

Site design issues addressed at the PPR meeting include:

1. The proposed building at the intersection of West California Boulevard and South Fair Oaks Avenue should address the corner and be a major presence at this intersection.
2. Locate the buildings at the street front property line of the site. This placement is appropriate in this urban setting and will help to define the street edge and promote pedestrian activity along the sidewalk.
3. Minimize views of the proposed parking garage by placing the structure in the center of the site.
4. Develop an internal connection of pedestrian linkages, courtyard spaces, and focal elements to provide connectivity among the separate structures.

**Traffic and Transportation Review** The owner will be required to dedicate to the City a strip of land along the California Boulevard frontage, west of Fair Oaks Avenue, for the proposed street widening, including a 15-foot property corner rounding at the southwest corner of Fair Oaks Avenue and California Boulevard.

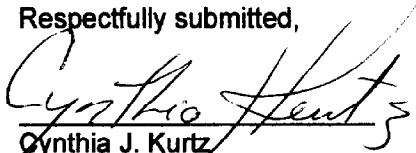
<b><u>Timeline</u></b>	The following schedule outlines the major stages in the process:
03/19/01	PPR meeting between applicant and city department representatives
04/09/01	PPR report to City Council as an information item
04/23/01	Council authorization to proceed with contract for environmental consultant
05/01/01	Submit applications to change the zoning designations for each parcel to Planned Development; amend the Huntington Memorial Hospital Master Development Plan boundaries, and amend the zoning map to reflect the changes accordingly.
05/30/01	Prepare Initial Environmental Study/Notice of Preparation
06/15/01	Scoping session for draft EIR

- 07/15/01 Circulate draft EIR (Open 30 day public review period - 08/15/01)
- 07/15/01 Environmental review by Commissions
- 08/15/01 Public hearing held by Planning Commission on draft EIR
- 10/01/01 Public hearing held by Planning Commission on Final EIR, Planned Development and Master Plan Amendment
- 11/15/01 Public hearing held by City Council on Final EIR, Planned Development, and Master Plan Amendment
- 01/01/02 Cultural Heritage /Design Review for demolition of buildings over 50 years old and project design.

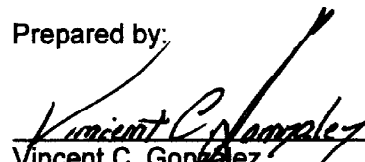
**FISCAL IMPACT:**

Fees will be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time. In addition, the project will generate property tax revenues not currently assessed.

Respectfully submitted,

  
Cynthia J. Kurtz  
City Manager

Prepared by:

  
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Senior Planner

Approved by:

  
Roderick Olguin  
Planning Manager

Attachments:

1. Project Site Plan
2. PPR Comments