

# Agenda Report

**TO:** CITY COUNCIL                      **DATE:** SEPTEMBER 19, 2005

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED  
OUTPATIENT SERVICES PAVILION TO SERVE HUNTINGTON  
MEMORIAL HOSPITAL (70 WEST CALIFORNIA BOULEVARD)

## RECOMMENDATION

This report is provided for information only at this time.

## BACKGROUND

This project summary is presented to the City Council according to the Predevelopment Plan Review guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. Pacific Medical Buildings, L.L.P. submitted a proposal for a new medical office building, on property owned by the Huntington Memorial Hospital Trust, to provide patient-care facilities for physicians associated with the Hospital.

## PROJECT DESCRIPTION

The site includes the parcels at the southwest corner of the intersection of Fair Oaks Avenue and California Boulevard, with a site area of approximately 153,400 square feet. (Attachment A) The site is divided between two separate zoning districts: (1) on the eastern portion of the site, the IG Industrial district, which is also subject to the SP-2 South Fair Oaks Specific Plan Overlay District and (2) on the western portion of the site, the PS Public and Semi-Public district, which is also subject to the Huntington Memorial Hospital Master Development Plan.

The proposed medical office building, known as the Outpatient Services Pavilion, would have a floor area of 189,818 square feet. It includes a pharmacy and coffee shop, as well as radiation oncology and surgery facilities and medical offices. The northern portion of the L-shaped building is three stories, or 46 ½

feet, in height. The southern portion is four stories, or 60 feet. The building abuts the sidewalk on California Boulevard and on Fair Oaks Avenue. The sidewalk on Fair Oaks Avenue would be widened by three feet. Approvals would provide for an extension of the eastbound right hand turn lane on California Boulevard.

East of the medical office building is a 693-space parking structure: two and one half levels below grade and four levels above. The parking structure is 51 feet in height. It is set back 55 feet from California Boulevard. Vehicle access is provided from Fair Oaks Avenue, Congress Street, or Fairmount Avenue, depending on whether the access is for patients, service, or staff and physicians. The primary pedestrian entrance is at the intersection of Fair Oaks and California, but midblock walkways and entrances are also available on both major streets.

### **PREDEVELOPMENT PLAN REVIEW SUMMARY**

Staff provided comments to the applicants on February 24, 2005 for the initial Predevelopment Plan Review submittal. Staff has met since that date with the applicants to discuss successive revisions of the project. The following comments respond to both the initial submittal and the project as now revised, received on August 23, 2005.

***General Plan and Specific Plan Review:*** The project is within the South Fair Oaks Specific Plan area, designated in the City's Land Use Element. The area is intended to support various technology-related uses, included healthcare.

***Zoning:*** The height limit on the site is 45 feet except on the portion of the site that is south of Pico Street, where the SP-2 South Lake Specific Plan district provides a height bonus to 56 feet as an incentive for medical offices, among other technology-related uses. Proposed building heights exceed the 45-foot and 56-foot height limits by one and one half feet and by four feet respectively, and the parking structure exceeds the 45-foot limit by up to six feet on the sloping site, so variances are required. The site is within the radius for transit-oriented development associated with the Fillmore Gold Line station. Consequently, parking is limited to 90 percent of the standard requirements for the project uses.

***Environmental:*** An initial study is required to determine whether the proposal would result in potential significant impacts.

***Transportation:*** The Transportation Department has received and approved a traffic study for the project. On Fair Oaks, sidewalk area sufficient for a bus shelter is required, and with a dedication of property the sidewalk will be widened by three feet from California to Congress.

**Tree Removal:** The tree inventory indicates that a total of thirty-one trees on the development site would be removed, including four protected specimen trees. The specimen trees include three Red Ironbark Eucalyptus and one Victoria Box trees. In addition, six street trees would be removed. The initial study will evaluate the removal of the trees.

**Historic Preservation:** The Cal Oaks Pharmacy neon sign is listed in the City's Historic Sign inventory as an historic resource. The initial study will evaluate removal of this sign.

**Design Review:** The applicable design guidelines and principles are the South Fair Oaks Specific Plan design guidelines, the Citywide Design Principles in the General Plan Land Use Element, and the Purposes of Design Review included in the Zoning Code. Staff noted the importance of windows and entrances, for the street to be "an active and engaging place," as required in the Citywide Design Principles.

## **PROJECT APPROVALS**

The following approvals are to be considered for the project as it is proposed: a zoning map amendment, an amendment to the Huntington Memorial Hospital Master Plan boundary, a minor conditional use permit, variances for height, and design review. In addition, an exchange of property dedicated for sidewalk purposes will be considered at the time of the project land use approvals.

In greater detail, the approvals include the following:

1. A zoning map amendment to move the PS zoning district boundary, so the project site is entirely within the IG/SP-2 zoning district, which is the existing zoning for the Fair Oaks frontage and the western portion of the California frontage;
2. A master development plan amendment to eliminate from the Huntington Memorial Hospital Master Plan (1) that portion of the site that is currently within the Master Plan boundary and (2) the 57,000 square feet potential floor area that is designated for a medical office building on that portion of the Master Plan area;
3. A minor conditional use permit for development exceeding 15,000 square feet within a transit-oriented district (i.e., one quarter mile from a Gold Line platform). The minor conditional use permit requires the following findings, in addition to the standard CUP findings: (a) The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user; (b) The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit; and (c) The project encourages pedestrian activity and/or other non-motor

vehicle modes of transportation and reduces dependency on motor vehicles;

4. Variances to exceed the heights permitted in the IG/SP-2 district, including (a) a height of 46 1/2 feet in the northern portion of the site where the limit is 45 feet, (b) a height of 60 feet in the southern portion of the site where the limit is 56 feet with the incentive, and (c) a parking structure height of 51 feet on a portion of the site where the limit is 45 feet;
5. Concept and final design review;
6. And, approval of dedication of property on Fair Oaks Avenue in exchange for a prior dedication.

Concurrent permit processing by a single decision-maker is allowed now by the City's Zoning Code (PMC 17.60.030). The discretionary actions numbered one through four will be reviewed concurrently by the City Council, after the Planning Commission holds a public hearing and adopts a recommendation. The Council will review the approval of the dedication of property at the same meeting. The Design Commission has responsibility for Concept and Final Design Review.

**TIMELINE**

The following timeline outlines the major steps in the approval process for the Outpatient Services Pavilion.

<b>Date</b>	<b>Activity</b>
May 5, 2005	Applicant submits application for project approvals
August 23, 2005	Applicant submits most recent project revisions
September 21, 2005	Staff releases Initial Study and Mitigated Negative Declaration; Notices Planning Commission hearing; Posts environmental notice at L.A. County Recorder's office
Late September	Staff holds neighborhood meeting to present project and receive comments
October 3, 2005	Staff receives comments from Historic Preservation Commission on Initial Study analysis of Cal Oaks Pharmacy sign
October 12, 2005	Planning Commission holds hearing on land use approvals for recommendation to Council
Mid October	Council sets hearing date, and staff notices Council hearing

Late October/ Early November	City Council holds hearing on land use approvals; Council considers dedications for sidewalk and bus shelter
Late November	Council holds first reading of zoning map amendment ordinance
Late Fall, 2005	Design Commission holds Concept Design Review
Winter, 2006	Design Commission holds Final Design Review

**FISCAL IMPACT**

The applicant pays fees to cover the expense of staff time for the concurrent development approvals, as well as for Design Review, plan check, and permit fees.

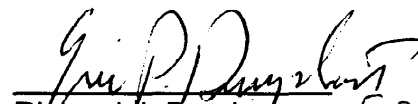
Respectfully submitted,

  
 CYNTHIA J. KURTZ  
 City Manager

Prepared by:

  
 William Trimble  
 Senior Planner

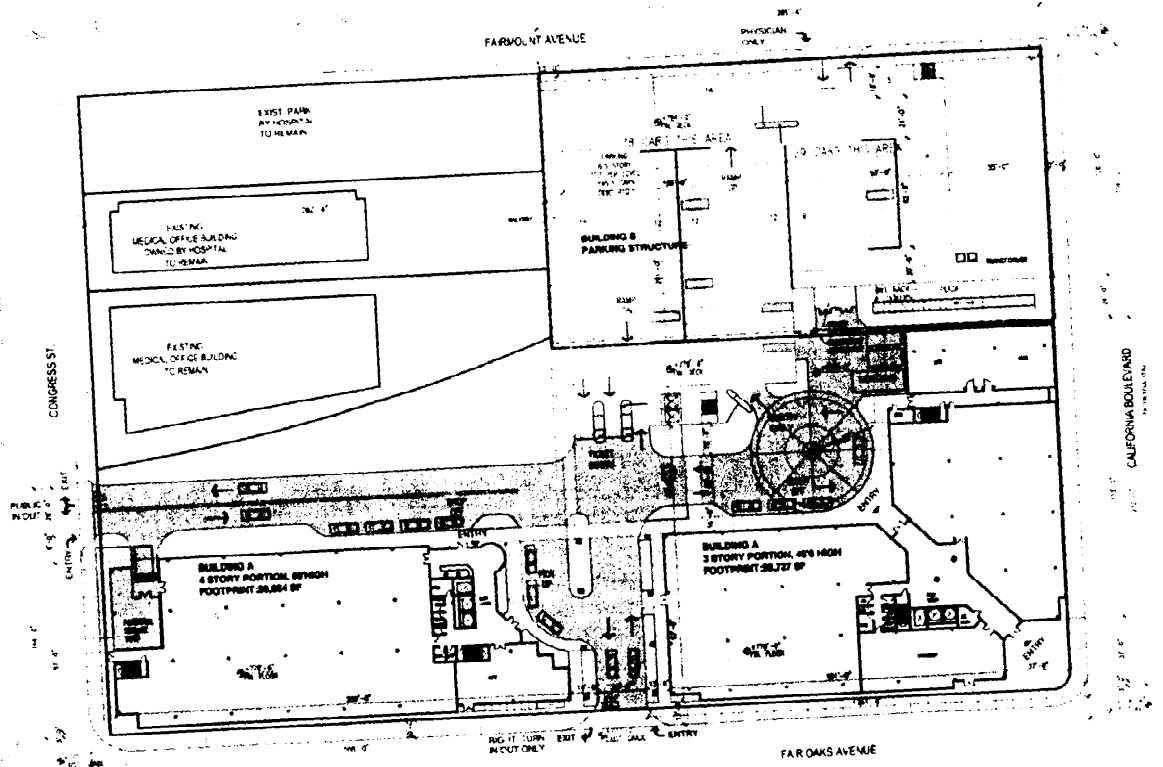
Approved by:

  
 Richard J. Bruckner For  
 Director of Planning & Development

Attachment: Plans for Huntington Memorial Hospital Outpatient Services Pavilion, August 22, 2005



# Huntington Memorial Hospital Outpatient Services Pavilion Pasadena, California

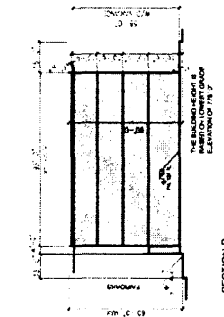


August 22, 2005

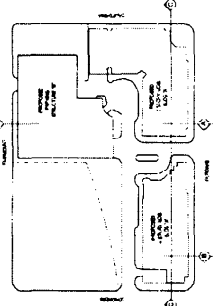




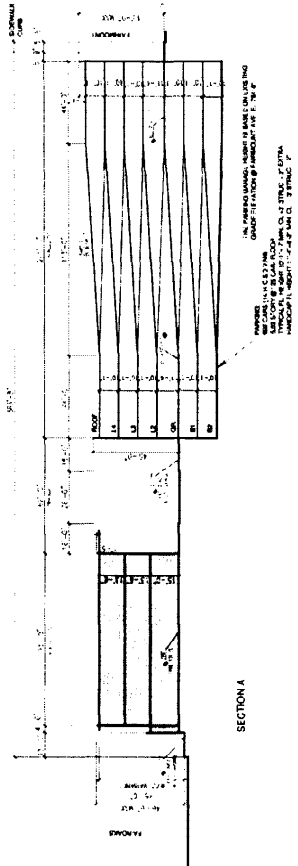
**Grading &  
 Elevations/Section**



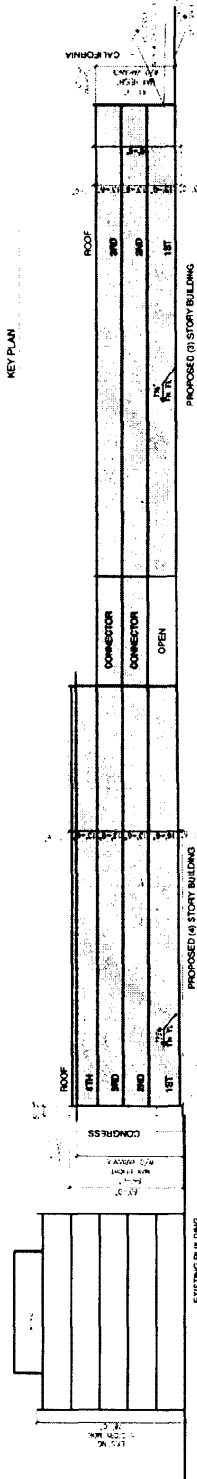
SECTION B



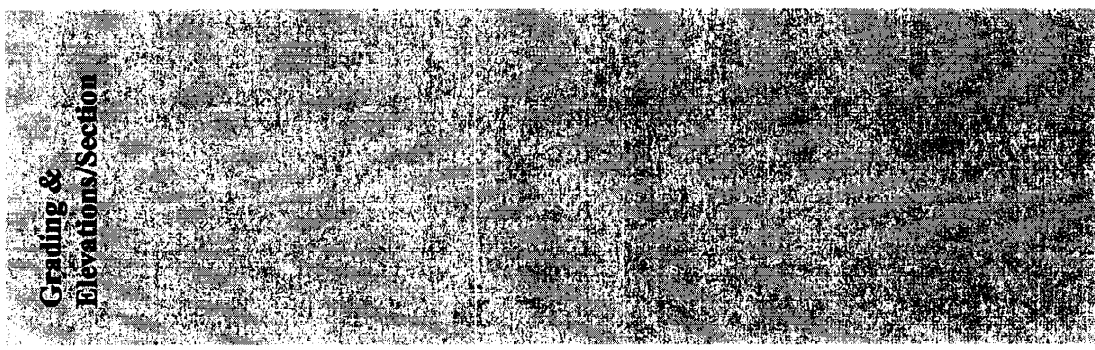
KEY PLAN



SECTION A



SECTION C













Huntington Memorial Hospital  
Outpatient Services Pavilion  
Pasadena, California

**STAFF & PHYSICIAN**  
Vehicular Traffic  
**FLOW**  
**STAFF & PHYSICIAN**  
Vehicular Traffic

