

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 6, 2007

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED MASTER DEVELOPMENT PLAN AMENDMENT TO ALLOW A 54,480SF EXPANSION OF THE HUNTINGTON MEMORIAL HOSPITAL, INCLUDING A 22,120SF ADDITION TO THE EMERGENCY DEPARTMENT (ROOM)

RECOMMENDATION

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

BACKGROUND

This project summary is being presented to the City Council per Predevelopment Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. Huntington Memorial Hospital has submitted a proposal for construction of a 54,480sf expansion, including a 22,120sf addition to the Emergency Department (ED) and a 32,360sf vertical expansion. The project is to be located at the northwest corner of Fairmount Ave. and Congress St., interior to the Huntington Hospital Master Plan area. The project site is currently improved with a 5,106sf medical office building, which would be demolished as part of the proposed project. Additionally, Fairmount Ave. would be realigned in order to allow for the new building footprint.

Huntington Hospital's existing ED was designed to accommodate up to 30,000 patients per year. As a result of recent hospital closures throughout the region, Huntington is currently treating an average of 45,000 patients per year, with an anticipated demand of 85,000-90,000 patients in its ED by the year 2013.

Building plans for this project are currently under review by the Office of Statewide Health Planning and Development (OSHPD). Consequently, the City of Pasadena Building Division will not review the plans for this project as it is under State jurisdiction.

PROJECT DESCRIPTION

The proposed project is a Master Development Plan (MDP) Amendment to allow the construction of a 22,120sf expansion of Huntington Hospital's Emergency Department (ED). The project also includes a 32,360sf vertical expansion above the ED in order to provide shell space for future growth of the hospital's surgical capacity as well as Women's Services and/or Imaging. The proposed building height is 72ft. Additionally, the project would include a 19,818sf renovation of the existing ED.

The building footprint for the new construction would be 22,120sf plus a new 4,400sf canopied ambulance drop-off area. The new construction would be comprised of three floors plus a mechanical penthouse.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the Pre-Application Conference (PAC) process is to identify site-specific requirements from the various City departments to give applicants guidance and information for their projects. This report is not intended to present a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

Environmental Review: Environmental review of the project is required and therefore an Initial Study will be completed. Preparatory work for the Initial Study is currently underway by HELIX Environmental Planning, Inc. The draft is anticipated to be completed by Fall 2007. Concurrently, a traffic impact analysis is being prepared by Linscott, Law & Greenspan, Engineers.

Certificate of Exception: The project requires a Certificate of Exception to add the 56' x 263' parcel at the northeast corner of Fairmount Avenue and Congress Street (47 Congress Street; APN 5719-027-052) to the main hospital parcel (APN 5719-027-056). The parcel in question is located within the Hospital's Master Development Plan boundary, as amended in 2005.

Master Development Plan Amendment: A Master Development Plan ("Master Plan") is intended to: a) Establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time; and b) Ensure orderly and thoroughly City review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development. The City Council is the review authority of a Master Plan Amendment.

The existing adopted Huntington Memorial Hospital Master Plan does not provide for the proposed Emergency Department addition and vertical expansion. Accordingly, a Master Plan Amendment is required in order to allow the additional floor area and site plan adjustments included in this proposal. In addition, the amendment must address the requirements for development within a Transit-Oriented Development area.

Design Review: The project will require Concept and Final Design Review conducted by the Design Commission.

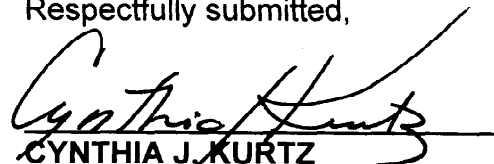
Timeline: The following timeline outlines the major steps in the process. If the Initial Study indicates that an Environmental Impact Report is required, the schedule will be extended by approximately six months.

Date	Activity
June 11, 2007	Submittal of Pre-Application Conference (PAC) Application
June 25, 2007	Preparatory work on Initial Study began
July 11, 2007	Traffic Study began
July 19, 2007	PAC Meeting with Applicant and City representatives to review Department comments
August 6, 2007	PPR presentation to City Council
August 2007	Submittal of Master Development Plan Amendment Application
September 2007	Neighborhood Meeting
September 2007	Transportation Advisory Commission (if required by environmental review)
October/November 2007	Planning Commission hearing for Master Development Plan Amendment and environmental documents (if Neg. Dec. or Mitigated Neg. Dec.)
November/December 2007	City Council hearing for Master Development Plan Amendment and environmental documents (if Neg. Dec. or Mitigated Neg. Dec.)
December 2007	Concept or Consolidated Design Review
December 21, 2007	Completion of OSHPD Review
January 2008	Final Design Review (if necessary)

FISCAL IMPACT

The applicant will be required to pay fees for the Master Development Plan Amendment, Certificate of Exception, Design Review, and environmental analysis for the project. The project will also require permit fees.

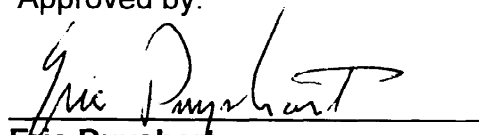
Respectfully submitted,


CYNTHIA J. KURTZ
 City Manager

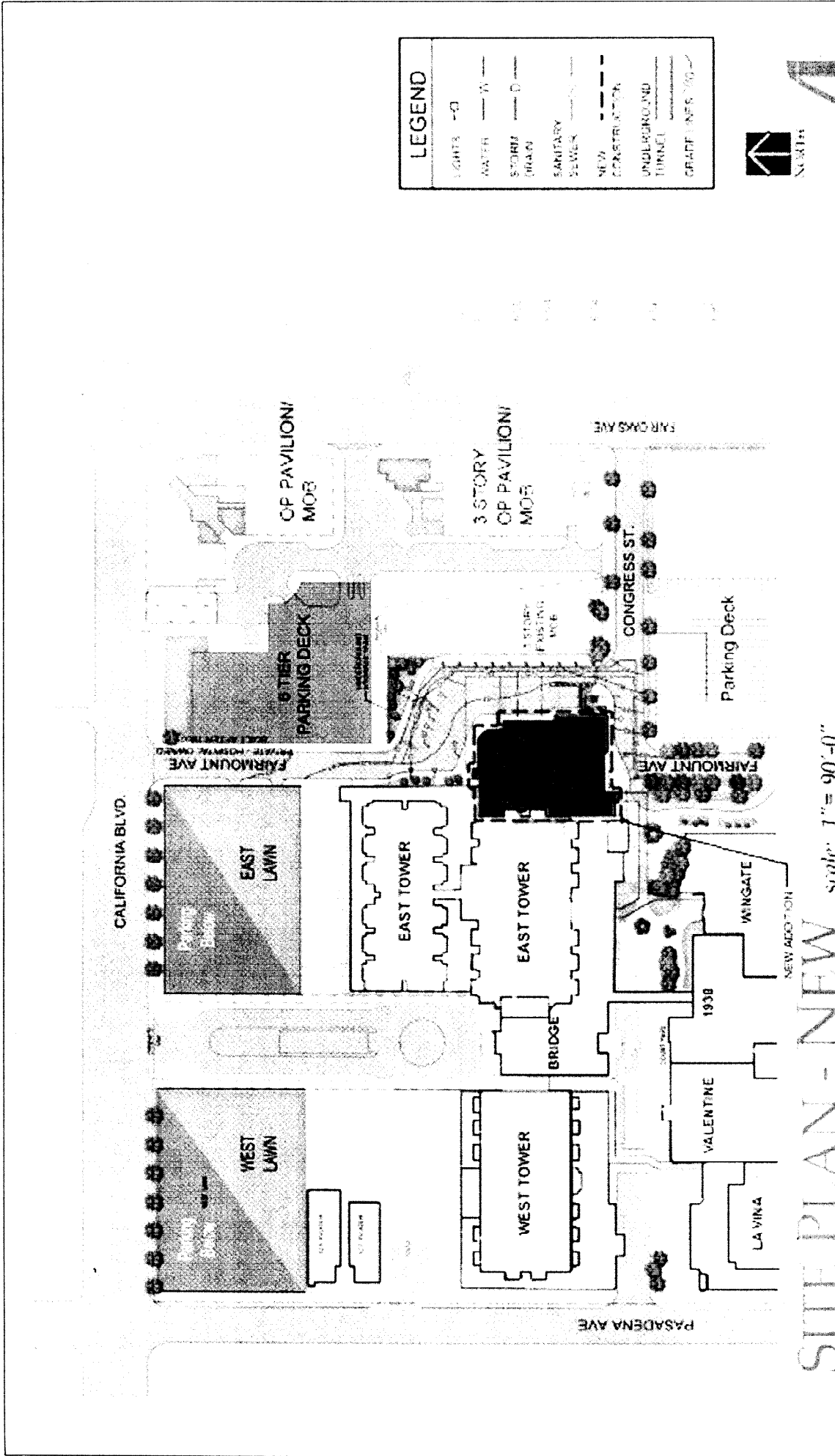
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Attachment: Proposed Plans for the Huntington Hospital Emergency Department Expansion Project



HUNTINGTON HOSPITAL
 Emergency Department and Vertical Expansion
Master Development Plan Amendment



FreemanWhite