

ATTACHMENT A

SPECIFIC FINDINGS FOR MASTER DEVELOPMENT PLAN AMENDMENT

1. *The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of the Zoning Code. The Emergency Department and Vertical Expansion is an expansion of the Medical Services – Hospitals use, which is allowed with a Conditional Use Permit in the PS district.*
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district. The Emergency Department and Vertical Expansion expands a Service land use that complies with the purposes of the PS zoning district and with the general purposes of the Zoning Code.*
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. The South Fair Oaks Specific Plan implements the goals, policies and objectives of the General Plan and recognizes the Huntington Hospital Master Development Plan and the Medical Services – Hospitals use within the Specific Plan boundaries. The additional floor area allowed by the Master Development Plan amendment is consistent with the intensity projected in the South Fair Oaks Specific Plan.*
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The Emergency Department and Vertical Expansion will increase access to emergency health care and other health care services, with no detrimental effects to health, safety, or general welfare.*
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. The Emergency Department and Vertical Expansion expands the existing emergency health care and other hospital services and is consistent with property and improvements in the area.*
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection. Design, location, and operation of the Emergency Department and Vertical expansion, as described in the application, will enhance access to hospital services with aesthetic values, character, and scale compatible with the vicinity.*

ATTACHMENT B

SPECIFIC FINDING FOR TREE REMOVAL PERMIT

Tree Removal Permit for Twelve Specimen Jacaranda Trees (*Jacaranda minosifolia*):

The project includes a landscape design plan which will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project. Tree canopy for forty trees that will be removed, as described in the Tree Inventory submitted by the applicant, shall be replaced. Condition 4 requires:

The applicant shall plant replacement trees on the hospital campus with canopy equivalent to or exceeding the canopy of the 40 trees, including 12 protected specimen trees, proposed for removal as part of the Emergency Department and Vertical Expansion project. The locations and specimen of the replacement trees shall be determined in an amendment to the Master Development Plan or a separate campus landscape plan which shall be submitted to the City's Planning Division prior to December 31, 2008. Some of the replacement trees may be approved separately by the Design Commission as part of the landscape plan for the new construction. The number of replacement trees required for submittal in the amendment to the Master Development Plan or the campus landscape plan shall be the remainder necessary to provide the required canopy.