

Agenda Report

TO: CITY COUNCIL **DATE:** FEBRUARY 25, 2008
FROM: CITY MANAGER
SUBJECT: HUNTINGTON MEMORIAL HOSPITAL MASTER DEVELOPMENT
PLAN AMENDMENT – EMERGENCY DEPARTMENT AND
VERTICAL EXPANSION

RECOMMENDATION

It is recommended the City Council, following a public hearing:

1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachment C);
2. Find the Master Development Plan amendment is consistent with the goals, objectives and policies of the General Plan and make the findings required by the Pasadena Municipal Code (Attachment A);
3. Approve a Permit for Removal of Twelve Private Trees, as described in the report, with the Findings (Attachment B);
4. Adopt a resolution to amend the Huntington Memorial Hospital Master Development Plan to allow development of the Emergency Department and Vertical Expansion addition to the east tower.

PLANNING COMMISSION RECOMMENDATION

On January 23, 2008, the Planning Commission recommended approval, with two conditions in addition to those recommended by staff to the Commission. The two additional conditions of approval are:

- (1) The applicant shall submit to the City of Pasadena a complete Master Development Plan application for the HMH

campus, including among other requirements a campus circulation plan with signage and impacts of the Master Development Plan on adjacent streets, an updated employee Trip Reduction Plan including benchmarks, and a campus landscape plan, prior to occupying the Emergency Department space of the project;

(2) Before the second and third levels of the Expansion are occupied, HMM shall vacate floor area elsewhere on the campus equal to the floor area of the second and third levels, or HMM shall demonstrate that occupancy of the two levels results in no net intensification on the HMM campus. A revised Master Development Plan for the campus as a whole may establish a new limit on development.

The attached Conditions of Approval (Enclosure, Exhibit 2) include the two additional conditions recommended by the Planning Commission, Conditions 5 and 6.

The Commission also recommended that a master circulation plan for corridors near Huntington Memorial Hospital be included in the next update of the City's General Plan Mobility Element. The Commission did not recommend that preparation of the master circulation plan be a condition of approval for the Emergency Department and Vertical Expansion amendment to the Master Development Plan. Rather, it recommended that the City initiate the plan while preparing the Mobility Element update.

Staff reviewed the recommendation, including the proposed boundaries for the proposed plan, and suggests the area corridor plan be required in conjunction with the future Master Development Plan application for the Hospital campus. Appropriate boundaries would be set at a future date.

DESIGN COMMISSION RECOMMENDATION

The Design Commission considered the proposed amendment on November 26, 2007. All Commissioners spoke in favor of the proposed amendment, with a condition of approval requiring replacement of the canopy provided by the 40 trees proposed for removal. Some commented on the need to incorporate the replacement tree canopy in a landscape design of the Hospital campus as a whole and requested the Planning Commission recommend a large open space area on the main axis be included in the campus-wide landscape design.

EXECUTIVE SUMMARY

Huntington Memorial Hospital proposed an amendment to the Hospital's Master Development Plan to allow development of an Emergency Department and Vertical Expansion. The proposed four-level expansion of 66,035 square feet

includes 22,120 square feet for the Emergency Department and one level for mechanical equipment, in addition to two levels for future relocation of Hospital medical services. The expansion involves rerouting of Fairmount Avenue (a private street) between California Boulevard and Congress Street (a private street). A permit for removal of twelve private trees is also required.

BACKGROUND

The applicant, Huntington Memorial Hospital (HMH), applied for an amendment to the HMH Master Development Plan to allow construction of a 66,035 square foot addition to the Hospital east tower. The addition is the Emergency Department and Vertical Expansion project. The expansion of the Emergency Department is intended to accommodate both existing and projected demand for emergency services resulting from changes in the regional hospital network, including closure of other emergency facilities. A site plan of the entire campus is attached. (Enclosure, Exhibit 1, Page 18)

As proposed in the application, the amendment involves:

- modifying the MDP site plan to extend the east tower building footprint and to reroute Fairmount Avenue (a private street) between California Boulevard and Congress Street (Enclosure, Exhibit 1, Pages 5, 14, and 18);
- including development standards for the Expansion, with a height of four stories and approximately 70 feet (Enclosure, Exhibit 1, Pages 29-31).
- adding gross floor area of 43,000 square feet to the MDP Phase II and III Scope of Development to accommodate the Emergency Department and Vertical Expansion project and replacing Condition 11 of the 1994 Amendment, which limited total development on the MDP site with a new condition (Condition 4) limiting development to 1,216,000 square feet.

In addition, the amendment requires approval of a Tree Removal Permit for 12 protected Jacaranda trees. Replacement of the tree canopy of the 12 protected trees and of 28 other trees is a condition of the approval. (Enclosure, Exhibit 2, Condition 7).

Under PMC 17.60.030, multiple concurrent approvals may be approved or disapproved by the highest level review authority, in this case the City Council following a recommendation from the Planning Commission.

Project Description

The proposed amendment to the HMH Master Development Plan (“MDP”) allows a four-story Emergency Department and Vertical Expansion addition to the east tower, with a redesigned emergency vehicle loading area and rerouting of Fairmount Avenue.

Huntington Memorial Hospital is located at 100 West California Boulevard, and the proposed Emergency Department and Vertical Expansion is located within the Hospital campus on the north side of Congress Street at Fairmount Avenue. The Hospital campus is approximately 28 acres and is within the South Fair Oaks Specific Plan area. The site of the proposed Expansion is zoned PS (Public and Semi-Public). The 47 Congress parcel, site of the rerouted Fairmount Avenue and owned by the Hospital Trust, is zoned IG/SP-2 (Industrial/South Fair Oaks Specific Plan Overlay District) and is not within the boundaries of the Master Development Plan.

The gross floor area of the expansion is 66,035 square feet, including the ground level Emergency Department, two levels to provide space for other Hospital medical services, and a mechanical equipment level.

The addition to the east tower requires rerouting of Fairmount Avenue, a private street, to accommodate the expanded footprint and emergency vehicle loading area, eliminating most of a landscaped area on the east side of the current alignment of Fairmount Avenue. The rerouted private street will have a width of 24 feet, providing continuous two-way service on the entire segment between California Boulevard and Congress Street (a private street), as well as south of Congress Street.

The project involves demolition of a one-story medical office building at 47 West Congress Street, immediately east of the MDP boundary on the north side of Congress Street, for the rerouting of Fairmount Avenue on the Hospital campus.

Master Development Plan Amendment

Scope of Development

The 1987 Huntington Memorial Hospital Master Development Plan, amended in 1994 and again in 2005, controls the site of the proposed new construction. The amendment in 1994 provided for development of a vertical expansion to the main hospital building (i.e., the east tower) and construction of the west tower, among other projects, in Phases II and III of the MDP. The amendment in 2005 modified the boundaries of the MDP and reduced the permitted floor area, in conjunction with approval of the Outpatient Services Pavilion at Fair Oaks Avenue and

California Boulevard. After actual development of 230,738 square feet (gross), there is a remainder of 26,537 square feet available under the Scope of Development for Phases II and III.

With the remaining 26,537 square feet, the addition of 43,000 square feet to the Scope of Development would accommodate the proposed Emergency Department and Vertical Expansion. A margin of 3,502 square feet would cover any differences in the Expansion as ultimately approved and built (Enclosure, Exhibit 2, Condition 3).

Condition Limiting Total Development

In addition to the Scope of Development described above, the 1994 Amendment includes a limit on total Master Development Plan development. The current limit is 1,142,607 square feet. Adding the proposed Emergency Department and Vertical Expansion, however, results in a total of 1,215,805 square feet. The proposed amendment to the MDP would establish a new limit with a condition of approval (Enclosure, Exhibit 2, Condition 4) limiting onsite development to 1,216,000 square feet. The limit in the proposed condition does not include the gross floor area of subterranean tunnels and energy plant connections. The table summarizes total development under the Master Development Plan.

Total Onsite Master Development Plan Area Development

Buildings and Projects	Gross Floor Area (Square Feet)
Total Onsite Development (Existing)	1,149,770
Total with Proposed Emergency Department and Vertical Expansion	1,215,805 (with addition of 66,035 for Emergency Department and Vertical Expansion)
Allowable with proposed Condition	1,216,000

Height

The proposed Expansion has a height of four stories, or approximately 70 feet. The east tower itself has a height of approximately 143 feet. Height of the Expansion's habitable three stories is 52 feet. Mechanical equipment is housed in a fourth-story penthouse rather than as appurtenances on the roof of the building. Height limits for the Expansion are established by the MDP amendment. (Enclosure, Exhibit 1, Pages 29-31)

Traffic and Parking

Linscott, Law, and Greenspan Engineers prepared a study of traffic generated by the project, including any redistribution of trips resulting from the rerouting of

Fairmount Avenue. The study analyzed eleven area intersections, finding no significant impacts at any of the intersections. The consultant previously analyzed the Outpatient Services Pavilion, which is currently under construction, considered the potential impacts and required mitigation for that project in assessing the Emergency Department and Vertical Expansion.

The parking requirement for hospitals is based on the number of licensed beds. There will be no increase in the number of licensed hospital beds, so the required number of spaces does not increase. Existing facilities on the Hospital campus provide a total of 2,408 spaces. The Initial Study analyzed the potential increase in parking demand and the available supply, concluding that the current daily average surplus of 254 spaces is adequate for the anticipated increase in demand.

Neighborhood Meeting

Staff held a neighborhood meeting on November 29, 2007 at the Allendale Public Library. Three people attended, in addition to representatives of Huntington Hospital and Freeman/White, the architectural firm.

Private Tree Removal Permit

Twelve protected trees would be removed, along with 28 trees (Indian Laurel Fig, Maidenhair Tree, and Jacaranda, and Magnolia) that are not protected. All twelve protected trees are Jacarandas (*Jacaranda mimosifolia*). The Initial Environmental Study indicates that an additional tree proposed for removal, a Magnolia, is also protected, based on the description in the Tree Inventory submitted by the applicant. After review on the project site, however, staff determined that the Magnolia (*Magnolia grandifolia*) identified in the Initial Study does not qualify as a protected tree, because the actual diameter (15 inches) is less than the diameter listed in the Tree Inventory (45 inches) and does not meet the required diameter for protection (25 inches). Canopy diameters for the twelve protected trees and for the remaining 28 trees are listed in the Tree Inventory, providing a measure of the canopy to be replaced on the Hospital campus. Trees with canopy sufficient to replace the canopy of the 40 trees that are to be removed are required by Condition 7 of the Conditions of Approval (Enclosure, Exhibit 2). The condition requires a landscape design plan which will result in tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after project completion.

ENVIRONMENTAL DETERMINATION

An Initial Environmental Study (Attachment C) determined that the project will have no significant impacts after mitigation. Potential impacts were identified for

Air Quality, Hazards and Hazardous Materials, and Noise. The Initial Environmental Study and Mitigated Negative Declaration and Mitigation Monitoring Program are attached.

FISCAL IMPACT

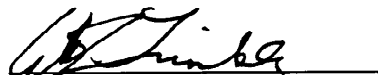
Consistent with the adopted Fee Schedule, fees will be charged for review of applications, and for processing, permitting, inspections, and monitoring.

Respectfully submitted,



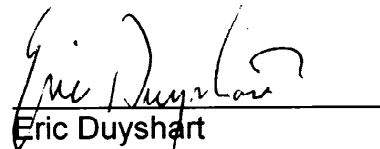
BERNARD K. MELEKIAN
CITY MANAGER

Prepared by:



William Trimble
Senior Planner

Reviewed by:



Eric Duyshart
Business Development Manager
Planning and Development

Enclosure:

RESOLUTION TO AMEND THE HUNTINGTON MEMORIAL HOSPITAL
MASTER DEVELOPMENT PLAN -- EMERGENCY DEPARTMENT AND
VERTICAL EXPANSION

Exhibit 1 to the Resolution – EMERGENCY DEPARTMENT AND
VERTICAL EXPANSION, PLANS

Exhibit 2 to the Resolution – CONDITIONS OF APPROVAL FOR
AMENDMENT

Attachments:

- A. SPECIFIC FINDINGS FOR MASTER DEVELOPMENT PLAN
AMENDMENT
- B. SPECIFIC FINDINGS FOR PRIVATE TREE REMOVAL
- C. INITIAL ENVIRONMENTAL STUDY, MITIGATED NEGATIVE
DECLARATION AND MITIGATION MONITORING AND REPORTING
PROGRAM

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING A THIRD AMENDMENT TO THE HUNTINGTON MEMORIAL
HOSPITAL MASTER DEVELOPMENT PLAN**

WHEREAS, the City of Pasadena approved the first amendment to the Huntington Memorial Hospital Master Development Plan (“Master Plan”) by Resolution No. 7166 on September 26, 1994; and

WHEREAS, the City of Pasadena approved the second amendment to the Master Plan by Resolution No. 8533 on November 14, 2005; and

WHEREAS, the third Master Plan amendment is necessary to provide for an expansion of the Emergency Department to accommodate existing and projected demand for emergency services and to provide space for the relocation of other hospital services; and

WHEREAS, the third Master Plan amendment, and its Initial Study and Mitigated Negative Declaration, have been considered before the Planning Commission on December 12, 2007 and January 23, 2008 and the City Council on February 25, 2008; and

WHEREAS, the City Council finds the third Master Plan amendment to be consistent with the City of Pasadena General Plan and the requirements of the

Pasadena Municipal Code, and by separate action has adopted the findings necessary to support amendment of the Master Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena, as follows:

1. The City Council adopts the Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Report Plan, for the third Master Plan amendment, and hereby directs the City Clerk to file a Notice of Determination within 5 working days.
2. The Master Plan, Section III, Scope of Development is amended as shown in Condition 3 of the Conditions of Approval for Amendment to Huntington Memorial Hospital Master Development Plan (Exhibit 2), allowing a total gross floor area of 300,275 square feet in Phases II and III, as shown in Condition 3.
3. The Master Plan is amended to limit total onsite development to 1,216,000 square feet, as described in Condition 4.
4. The third amendment to the Huntington Memorial Hospital Master Development Plan for the Emergency Department and Vertical Expansion as shown in Exhibit 1 attached hereto and incorporated herein is approved.

Adopted at the _____ meeting of the City Council on the
_____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

0000059181C031

Exhibit 1

**HUNTINGTON HOSPITAL EMERGENCY DEPARTMENT AND VERTICAL
EXPANSION – MASTER DEVELOPMENT PLAN AMENDMENT
PAGES 5, 14, 18, 29-31**

LEGEND

--- 10' SETBACK LINE
 --- 15' SETBACK LINE
 --- 20' SETBACK LINE
 --- 25' SETBACK LINE
 --- 30' SETBACK LINE
 --- 35' SETBACK LINE
 --- 40' SETBACK LINE
 --- 45' SETBACK LINE
 --- 50' SETBACK LINE

GENERAL PHASE NOTES

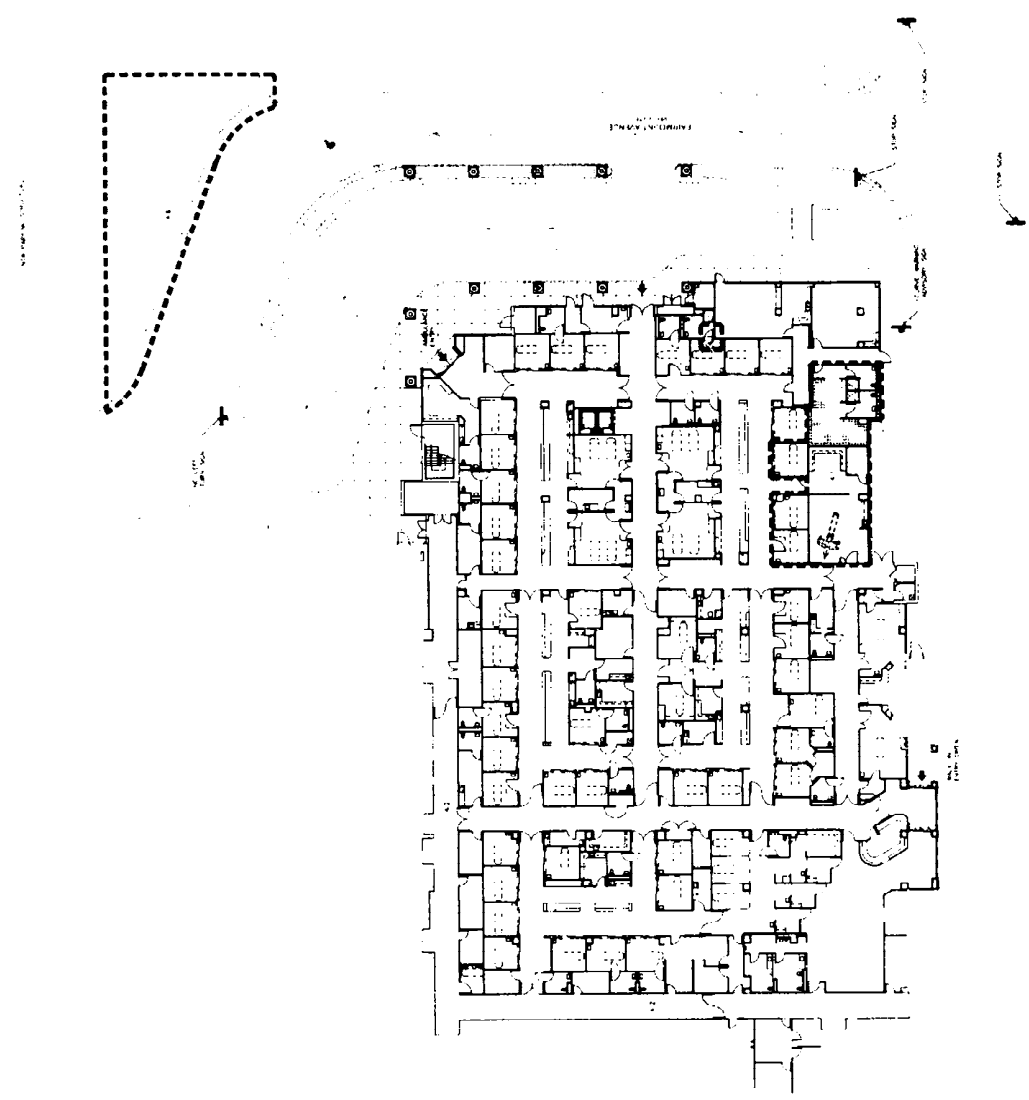
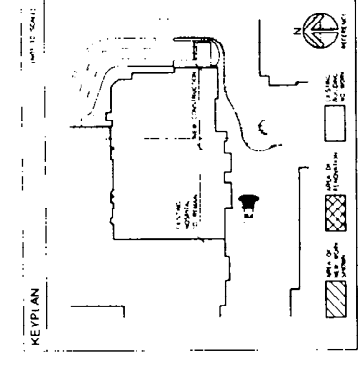
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC AND UPC.
3. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
5. THE INFORMATION ON EXISTING CONDITIONS, SEE SHEET 2.

GENERAL PHASE DESCRIPTIONS

PHASE 4: GROUND FLOOR PHASING PLAN

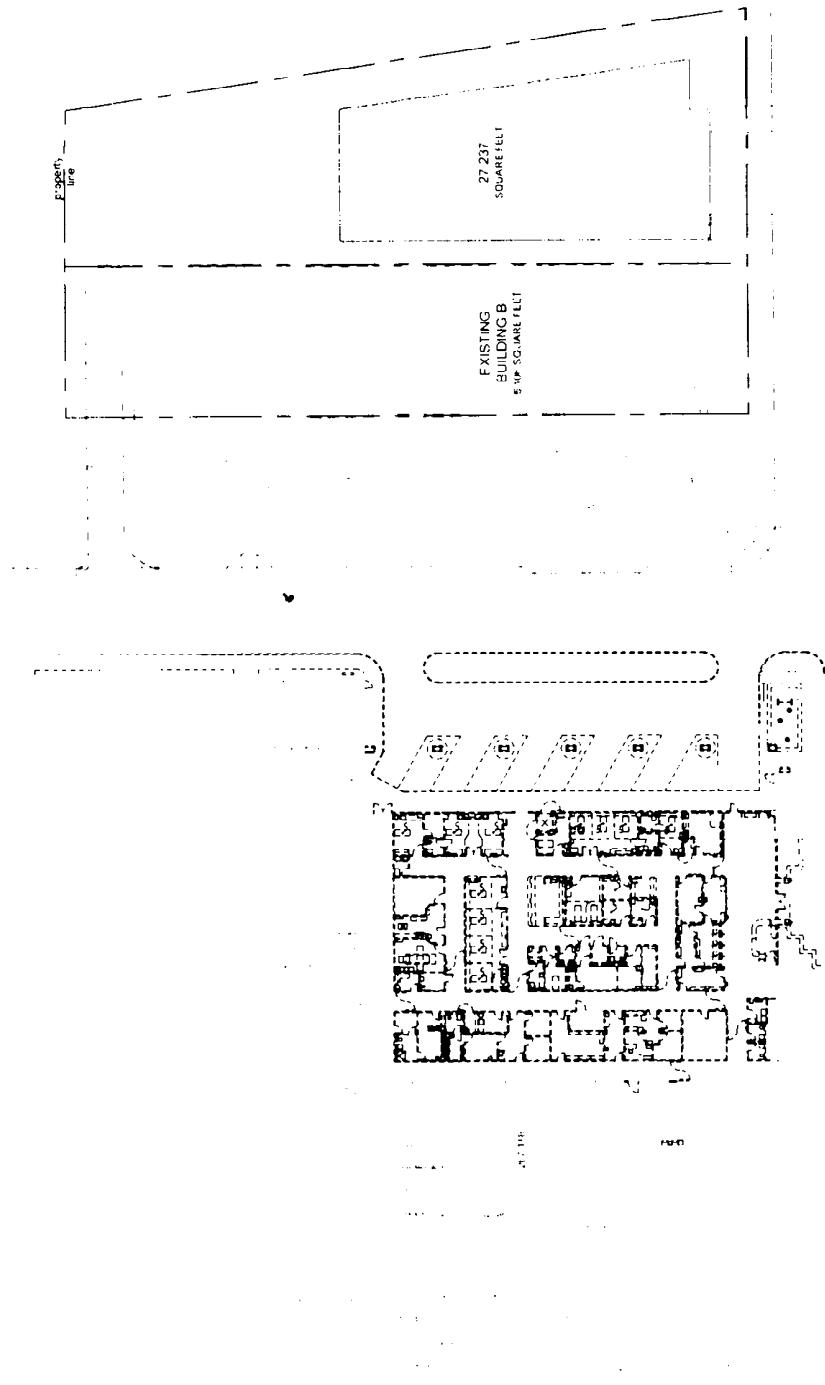
1. THIS PHASE INCLUDES THE GROUND FLOOR PHASING PLAN FOR THE ENTIRE PROJECT.
2. THE PHASING PLAN IS BASED ON THE LATEST EDITIONS OF THE IBC, IRC AND UPC.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
4. THE INFORMATION ON EXISTING CONDITIONS, SEE SHEET 2.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

THIS PHASE IS THE LATEST EDITION OF THE IBC, IRC AND UPC. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. THE INFORMATION ON EXISTING CONDITIONS, SEE SHEET 2.



GROUND FLOOR PHASING PLAN - PHASE 4 *not to scale*





LEGEND

---	To be removed
---	To be retained



SITE PLAN - DEMOLITION scale: 1" = 50'-0"

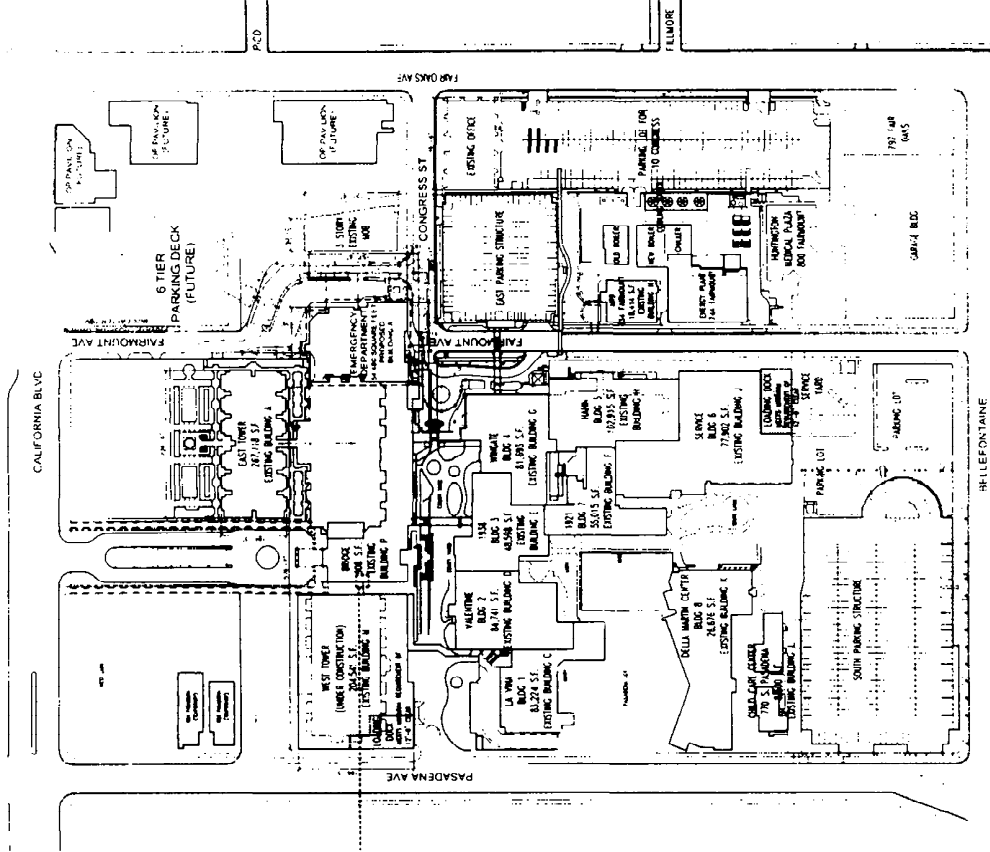


FreemanWhite
Master Development Plan Attachment

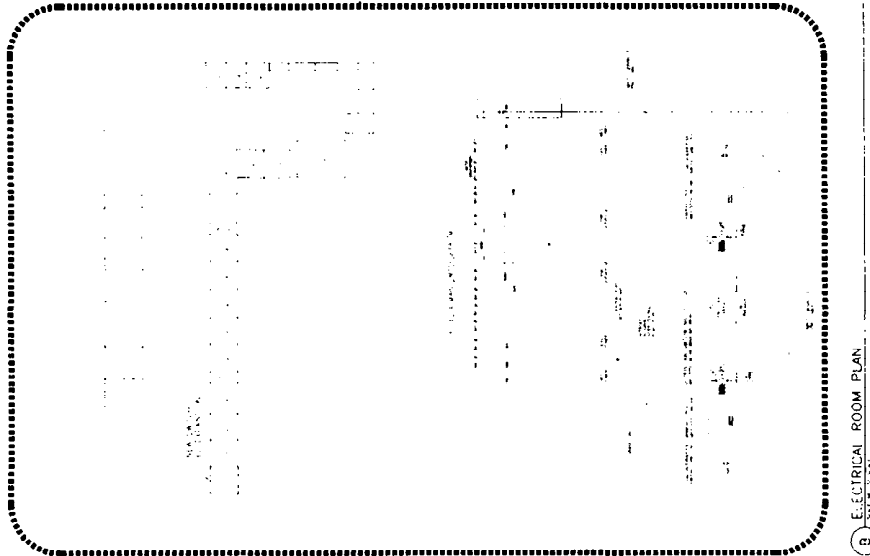
NOTE:
 REVISIONS AND RE-DRAWING OF ALL EXISTING METAL STREET LIGHT POLES, TRAFFIC SIGNAL POLES AND SMART SIGNAL CONTROLLER CABINETS TO BE ADDRESSED IN A SUBSEQUENT MASTER DEVELOPMENT PLAN AMENDMENT.

NOTE:
 A MAXIMUM OF 2 NEW STREET LIGHTS OR NEAR THE FRONTAGE OF THE DEVELOPMENT. ALL NEW STREET LIGHTS, CONDUCTIONS, ELECTRICAL SERVICE PULL BOXES, AND MISCELLANEOUS APPOINTMENT WORK SHALL BE ADDRESSED IN A SUBSEQUENT MASTER DEVELOPMENT PLAN AMENDMENT. THE TYPE AND CURRENT POLICES APPROVED BY THE CITY COUNCIL AND THE LOCATIONS OF ALL NEW STREET LIGHTS SHALL BE ADDRESSED IN A SUBSEQUENT MASTER DEVELOPMENT PLAN AMENDMENT.

NOTE:
 A MAXIMUM OF 4 OFFICIALLY DESIGNATED STREET TREES SHALL BE ADDRESSED IN A SUBSEQUENT MASTER DEVELOPMENT PLAN AMENDMENT. A MAXIMUM OF 4 OFFICIALLY DESIGNATED STREET TREES OF THE TYPE AND SPECIES APPROVED BY THE CITY COUNCIL SHALL BE ADDRESSED IN A SUBSEQUENT MASTER DEVELOPMENT PLAN AMENDMENT.



(A) NEW SITE PLAN - ENTIRE BLOCK



(B) ELECTRICAL ROOM PLAN



NORTH

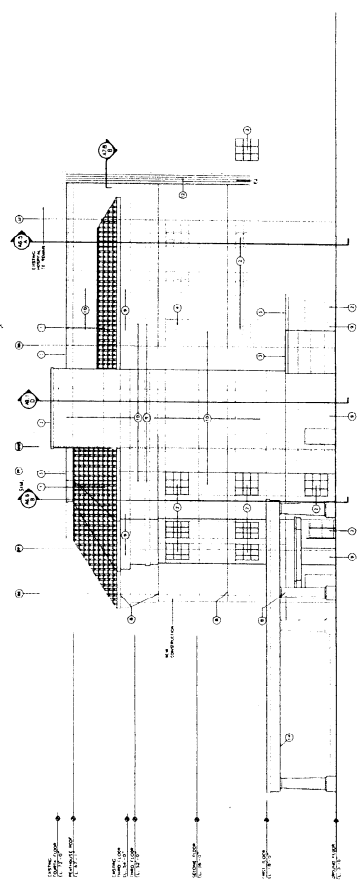
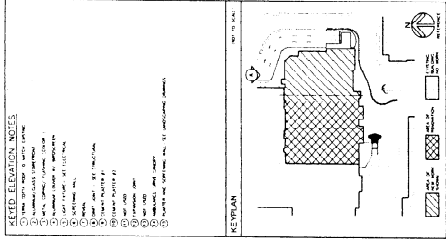
18

SITE PLAN - ENTIRE BLOCK scale: 1"=200'-0"



Freeman White

18000 E. WILSON AVENUE, SUITE 100, DENVER, CO 80231

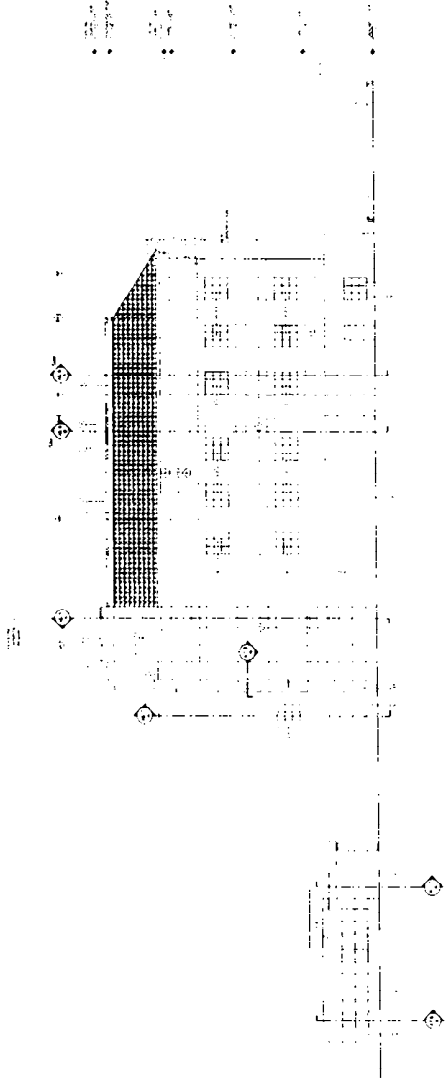
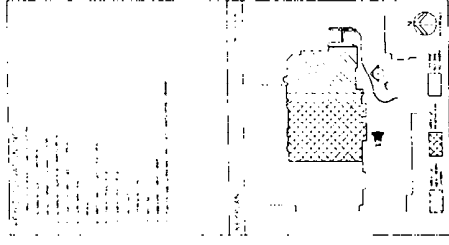


20

NORTH ELEVATION scale: 1/32" = 1'-0"

HUNTINGTON HOSPITAL
 Emergency Department and Vertical Expansion
Master Development Plan Amendment





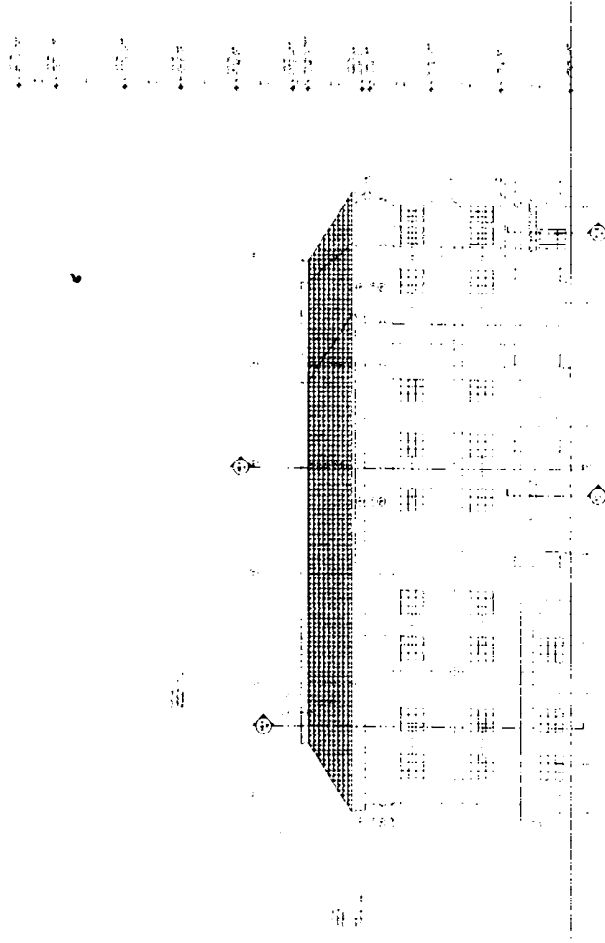
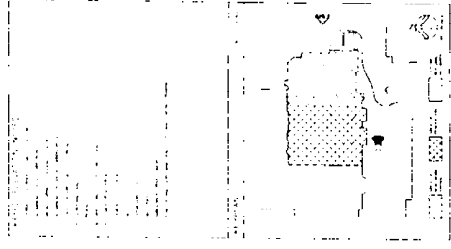
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SOUTH ELEVATION scale: 1/32" = 1'-0"

HUNTINGTON HOSPITAL
 Emergency Department and Vertical Expansion
Master Development Plan Amendment



FreemanWhite



EAST ELEVATION

scale: 1/32" = 1'-0"



FreemanWhite

HUNTINGTON HOSPITAL
Emergency Department and Vertical Expansion
Master Development Plan Amendment

EXHIBIT 2

**CONDITIONS OF APPROVAL FOR AMENDMENT
TO HUNTINGTON MEMORIAL HOSPITAL MASTER DEVELOPMENT PLAN**

The applicant or successor in interest shall comply with the following conditions:

1. The site plan submitted for building permits shall substantially conform to the site plan submitted in the application stamped, "Received at hearing, January 23, 2008," except as modified herein.
2. The height of the Emergency Department and Vertical Expansion shall not exceed four stories as shown on pages 29-31, North, South, and East Elevations, of the plan stamped "Received at hearing, January 23, 2008."
3. Phase II and III onsite development shall not exceed the gross floor area shown in the Master Development Plan Amendment. Amended Phase II and III onsite development is shown in Table A.

Table A

**Gross Floor Area under Master Development Plan
Scope of Development for Phases II and III
(including 2005 Amendment)**

	Project	Allowable Development (Gross Floor Area in Square feet)	Actual Development (Gross Floor Area in Square Feet)
Phase II	Vertical Expansion of Main Hospital Building (east tower)	105,000	121,454
Phase III	West tower	265,000	235,642
Phase III	Demolition of "1921" and "1938" buildings	(112,725)	(112,725, pending, and Actual Demolition of 13,633)
Total		257,275	230,738
Remaining Under Phases II and III			26,537 (remaining)
Proposed Amendment	Emergency Department and Vertical Expansion	43,000 (proposed additional Allowable Development)	66,035, proposed (3,502 remaining)

4. The total onsite development shall not exceed 1,216,000 square feet. The limit on onsite development does not include the gross floor area of subterranean tunnels and energy plant connections.
5. The applicant shall submit to the City of Pasadena a complete Master Development Plan application for the HMM campus, including among other requirements a campus circulation plan with signage and impacts of the Master Development Plan on adjacent streets, an updated employee Trip Reduction Plan including benchmarks, and a campus landscape plan, prior to occupying the Emergency Department space of the project;
6. Before the second and third levels of the Expansion are occupied, HMM shall vacate floor area elsewhere on the campus equal to the floor area of the second and third levels, or HMM shall demonstrate that occupancy of the two levels results in no net intensification on the HMM campus. A revised Master Development Plan for the campus as a whole may establish a new limit on development.
7. 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.
8. The project is subject to Design Review. Prior to issuance of a building permit, the applicant shall secure all necessary approvals from the Design and Historic Preservation section.
9. Prior to approval of Concept Design Review or Consolidated Design Review, the applicant shall submit a complete landscape plan for the Emergency Department and Vertical Expansion site. A licensed landscape architect shall prepare the plan. The plan shall clearly indicate the type, size and species of all proposed landscaping throughout the site shown on page 5, Ground Floor Phasing Plan, of the plan stamped "Received at hearing, January 23, 2008."
10. A Tree Protection Plan shall be submitted and approved prior to Concept Design Review or Consolidated Design Review approval by the Design Commission.
11. All signage for the project shall require the review and approval of a building permit.

12. All Transportation-Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements shall be met, including required bicycle parking. The project is subject to maintaining the existing Transportation Systems Management Plan.
13. The project shall contribute a fair share to the South Fair Oaks Avenue Specific Plan. Based on the proposed project-related trips, the project's fair-share percentage is calculated to be 1.6% of the \$3.5 million total plan improvement costs. This share in the amount of \$56,000 shall be collected by the Department of Transportation prior to the issuance of the first permit for construction (i.e., demolition, grading, or building).
14. Access the northern entrance to the ambulance loading area shall be limited by a sign indicating to vehicles north-bound on Fairmount Avenue that no left turn is permitted into the loading area.
15. Existing on-street parking conditions fronting this project should be maintained.
16. The project shall comply with all Mitigation Measures as outlined in the Mitigation Monitoring and Reporting Plan.
17. A Construction Related Noise Plan is required as part of the Construction Staging Plan. This plan must show the location of any construction equipment and how the noise from this equipment will be mitigated by such methods as: temporary noise attenuation barriers; preferential location of equipment; and use of current technology and noise suppression equipment.
18. The applicant, or successor in interest, shall meet the applicable code requirements of the Zoning Code and of all other City Departments at all times.
19. The Emergency Department and Vertical Expansion project, Case No. **PLN2007-00571**, shall comply with all conditions of approval, and is subject to Condition Monitoring and a Final Zoning Inspection. Required fees for monitoring and inspections shall be paid prior to issuance of any building permit. Contact the Code Compliance staff at (626) 744-4633 to verify the fees and to schedule an inspection appointment time. All fees are to be paid to the cashier at the permit Center located at 175 N. Garfield Avenue. The cashier will for the activity number provided above. Failure to pay the required fees may result in revocation proceedings of this land use entitlement.
20. Except as amended herein, the applicant or successor in interest shall comply with all conditions of the Huntington Memorial Hospital Master Development Plan and prior Master Development Plan Amendments.
21. The applicant, or successor in interest, shall meet all conditions listed in the memorandum dated December 4, 2007 from the City Engineer, Department of Public Works, below.

MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS

DATE: December 4, 2007

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Master Development Plan Amendment – Huntington Hospital
100 West California Boulevard

The Department of Public Works has reviewed the proposal to amend the Master Development Plan for Huntington Memorial Hospital at 100 West California Boulevard with a four-story, 54,480 square foot expansion of the Emergency Department. If this Master Development Plan is approved, the following conditions are recommended:

1. If there are public utilities in the portion of Fairmount Drive to be relocated, the existing public utility easement must be quitclaimed, and a new public utility easement shall be executed in the relocated Fairmount Drive area. The applicant shall notify all affected public utilities of the proposed change of location. The applicant is responsible for all processing fees for executing an easement with the City.
2. The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.
3. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
4. Drainage from the subject property drains to a Los Angeles County storm drain system and will require approvals from both the City of Pasadena and the Los Angeles County Department of Public Works. In addition to the approvals by the Planning and Development Department for building permits, all improvements to meet Standard Urban Storm Water Mitigation Plan (SUSMP) requirements will require the approval of both the City and County Departments of Public Works.

10. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection tape submitted to the Department of Public Works for review. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
11. A composite utility plan showing the exact locations for proposed utility connections, existing utilities and proposed improvements in the public right-of-way (i.e. street trees, street lights, drainage structures, etc.) shall be submitted to the Department of Public Works for approval before any utility connection permits will be approved.
12. Civil engineering plans must be submitted to the Department of Public Works for approval of the public right-of-way improvements. Plans submitted to the Building Department do not satisfy this requirement.
13. The applicant shall plant and maintain, for a period of three years, a maximum of four (4) officially designated street trees per the City approved master street tree plan on the California Boulevard frontage, and a maximum of four (4) officially designated street trees per the City approved master street tree plan on the Fair Oaks Avenue frontage, and install and permanently maintain an irrigation system for the trees. Locations will be finalized in the field by the Department of Public Works. Trees must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval.

14. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.

15. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at:
<http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled “Abandoned Driveways” of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled “Inspection required for Permit Clearance” of the PMC

o Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC

This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>.

o City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC

The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.

o Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC

The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

Denver Miller, Zoning Administrator
Master Development Plan Amendment – Huntington Hospital
December 4, 2007
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If you have questions regarding the above conditions and requirements of the ordinances,
please contact Sean Singletary, of this office, at (626) 744-4273.

A handwritten signature in black ink, appearing to read "Daniel A. Rix". The signature is fluid and cursive, with a large initial "D" and "R".

DANIEL A. RIX
City Engineer

DAR:ss