



OFFICE OF THE CITY MANAGER

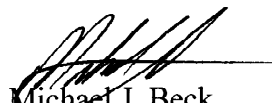
January 12, 2009

TO: Mayor and City Council

FROM: Michael Beck
City Manager

RE: Agenda Item 9.A.

Subsequent to the distribution of the agenda packet, modifications were made to the subject report in order to provide additional information regarding consistency of the proposed project with the General Plan. The attached report reflects these modifications, which have been highlighted for your convenience. Additionally, the revised report was posted on the City's website earlier today.

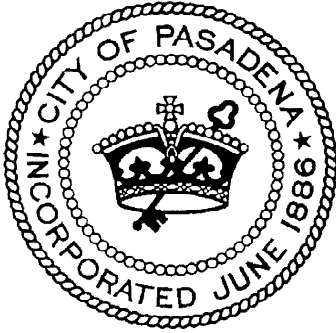


Michael J. Beck
City Manager

MJB:ld

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01/12/2009
Item 9.A
Submitted by staff



Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 12, 2009

FROM: CITY MANAGER

SUBJECT: PRE-APPLICATION CONFERENCE FOR THE PROPOSED
PLANNED DEVELOPMENT ZONE CHANGE, GENERAL PLAN
AMENDMENT, AND VESTING TENTATIVE TRACT MAP
FOR THE FORMER ST. LUKE'S MEDICAL CENTER SITE
(2750 EAST WASHINGTON BOULEVARD)

RECOMMENDATION:

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

BACKGROUND:

The applicant, DS Ventures, has submitted an application for a Pre-application Conference to propose a Planned Development for the former St. Luke's Medical Center site. Since this project is of "community wide significance", as defined by the City's Preliminary Plan Review guidelines, staff is presenting this item to the City Council for information purposes.

PROJECT DESCRIPTION:

The Planned Development is proposed to establish 352 senior assisted living units, medical office space, and administrative offices on the former St. Luke's hospital site (Attachment 1). The 12.9-acre project site is bounded by Washington Boulevard on the north and east, Del Rey Avenue on the west and Woodlyn Road on the south. The project involves the renovation and reuse of historic buildings, as well as new construction. The existing education trailer and storage building will be demolished. The application proposes the construction of five new structures. A zone change is being requested from PS (Public and Semi Public) to PD (Planned Development).

The information below provides more details on the proposed uses, which includes the existing and proposed buildings for the Planned Development (Attachment 1):

- Assisted Living Facility – (Site A) – Building No.s 1,2,4, and 5 (existing) – 180 units *
- Senior Housing Units – (Site B, three new structures) – 172 units**
- New Medical Office – (Site D) – 42,000 square feet
- New Parking Structure – (Site A, 296 parking spaces) - 20,155 square feet
- Medical Office (Site D, existing) – Building No. 12 - 29,504 square feet
- Administrative Offices – (Site A, existing Chapel and Convent) – Building No. 8 – 20, 296 square feet
- Amenities/Services – (Site A) – Building No. 7 - 24, 307 square feet
- Central Generation and Cooling Plant – (Site D, existing) – Building No. 6 – 14,505 square feet

* The Assisted living facility totals approximately 66,974 square feet.

** The senior housing unit residential structures total approximately 87,484 square feet.

The St. Luke's property is currently vacant, with the exception of the existing medical office building in the southeastern portion of the site, where some medical services are currently being offered. The existing surface parking lot, located at the southwestern portion of the site will remain as part of the project. The property also contains five single family residential buildings, along the southwesterly portion of the site, with frontage on Woodlyn Road (Site C shown in Attachment 1). Although under the same ownership, this portion is not apart of the proposed Planned Development.

A Vesting Tentative Tract Map application is proposed to create eight land parcels, and two air parcels in order to separate the senior housing use from the office use within the convent and chapel, shown as building No. 8. With the creation of separate land parcels, the Tract Map is intended to allow the project components to be operated by separate entities, and allow the individual sale of the residences in the future.

The surrounding property is zoned Los Angeles County C-1(Restricted Business Zone) and CL (Limited Commercial) to the north, RS-6 (Single-Family Residential, 0 – 6 units per acre) to the south, OS (Open Space) to the east, and CL (Commercial Limited), RM-6 (Multi-Family Residential 0 – 16 units per acre), and RM-32, 0-32 units per acre to the west.

DISCRETIONARY REVIEWS

Multiple land use applications will be filed including the Planned Development Zone Change, General Plan Amendment, and Vesting Tentative Tract Map.

PRELIMINARY PLAN REVIEW SUMMARY:

On October 30, 2008 staff conducted a meeting between the applicant and the responsible City Departments. The following issues were identified:

General Plan Consistency: The General Plan designation for the project site is Institutional. This category is used to designate public land uses, including schools, colleges, libraries, fire stations, and hospitals among other uses. The proposed use is inconsistent with the Institutional designation, and would therefore require a General Plan Amendment.

The project advances General Plan policies and objectives by providing additional units to the City's housing stock, and promotes historic preservation with the adaptive reuse and restoration of the historic St. Luke's hospital buildings.

Environmental Review: An initial environmental study (IES) will be prepared. This study will identify potential areas of impact. The IES will determine if this project will require an environmental impact report.

Planned Development: The Planned Development entitlement is intended for sites where an applicant and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to the neighborhood character. In this project, appearance and sensitivity to the neighborhood character should be given particular consideration given the surrounding primarily residential neighborhood to the south and west of the project site. One of the specific purposes of the Planned Development District, in Section 17.26.020 of the Zoning Code, is to "Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended". The existing historic hospital buildings will be restored and reused to provide assisted living housing units.

Zoning: The project will need a zone change from Public Semi-Public to Planned Development (PD). The development standards for the Planned Development District will be determined through the rezoning process. As staff reviewed the project layout of the three new residential structures proposed on Site B (Attachment 1), the height, setback, and layout of these buildings are of particular concern as proposed. Development standards will guide and enhance the project's compatibility and character with the surrounding neighborhood, the PD district does provide flexibility regarding the application of development standards. Any deviation from recommended development standards would be assessed on a case-by-case basis.

Tree Removal: There are 264 trees located on the site, and 32 trees are identified as protected trees under Chapter 8.52 of the Pasadena Municipal Code. At this time, the applicant has indicated that it is unknown which trees would be affected by the proposed project. If any protected trees on the site are proposed to be removed, a

Tree Removal Permit must be requested with the Planned Development application. To prevent any remaining trees to be harmed during construction, a tree protection plan must be submitted and approved prior to the issuance of the building permit. Further, future tree removal requests and potential impacts will be examined for environmental impacts as part of the Initial Study phase once the entitlement application is filed.

Parking & Traffic: The proposed Planned Development calls for the construction of a subterranean parking structure on Site A (centrally located on the project site), with the existing surface parking lot on Site D to remain along the southeastern corner of the site. The proposal as presented would meet the parking requirements as designated by the Zoning Code. The Transportation Department will require a traffic and parking study in order to identify potential traffic and parking impacts on the surrounding community.

Inclusionary Housing: The applicant is proposing to construct 352 assisted living units. If the design of the proposed units conforms to the Zoning Code definition of "dwelling unit", which requires a minimum of a kitchen, compliance with the Inclusionary Housing Ordinance is required. The applicant has stated that it is unknown at this time whether the assisted living units will have their own kitchen facilities. The final determination on the applicant's compliance with the Ordinance will be made when plans are submitted for building plan check.

Design Review: The Design Commission will review the proposed Planned Development and environmental study and forward comments to the Planning Commission and the City Council. At a later stage, the Commission will review the design of new construction.

Advisory Review: The following Commissions would be involved in the entitlement process:

- Planning Commission
- Design Commission
- Historic Preservation Commission
- Transportation Advisory Commission will be required if the project exceeds transportation thresholds.

Project Timeline Summary

The timeline for the entitlement processing will be determined when the required application is submitted. The overall time frame is approximately 6 months, including the following milestones:

- 1 month - Submit, review, and determine completeness of application for Planned Development
- 1 month - Prepare Initial Study*
- 1 month - Hold Neighborhood Meeting


- 1 month - Review of application by other Commissions as needed
- 1 month – Planning Commission review of application and environmental documents
- 1 month - City Council review of application and environmental documents

* If the evaluation of the project's potential impacts determines that an Environmental Impact Report is required, the time frame of up to one year would be required. See Attachment 2, for further details.

Fiscal Impact:


The applicant would pay fees for the discretionary actions. The project would also generate plan check and permit fees. In addition, the project would generate property tax revenues not currently assessed.

Respectfully submitted,



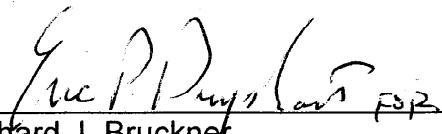
Michael J. Beck
City Manager

Prepared by:



Patrice A. Martin
Senior Planner

Approved by:



Richard J. Bruckner
Director of Planning and Development

Attachments:

- 1). Site Plan - Attachment 1
- 2). Timeline – Attachment 2

Attachment 1

ST. LUKE MEDICAL CENTER SITE
PRELIMINARY

PROJECT SUMMARY

TOTAL AREA:
17.21 ac = 742,949 SF.

SITE A
4.1 ac = 179,174 SF.

EXISTING BUILDINGS:
BLDG 1 - 1,100 AMBULATING UNITS = 66,974 SF
BLDG 2 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 3 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 4 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 5 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 6 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 7 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 8 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 9 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 10 - 2,400 AMBULATING UNITS = 148,336 SF
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BLDG 12 - 2,400 AMBULATING UNITS = 148,336 SF
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BLDG 99 - 2,400 AMBULATING UNITS = 148,336 SF
BLDG 100 - 2,400 AMBULATING UNITS = 148,336 SF

SITE B
4.31 ac = 186,468 SF.

TOTAL BUILDING FOOTPRINT:
87,784 S.F.
LOT COVERAGE:
44.5%

DEL REY MEDICAL BUILDINGS:
BUILDING FOOTPRINT:
74,335 S.F.
BUILDING GROSS AREA:
87,784 S.F.
PRIVATE OPEN SPACE AREA:
5,887 S.F.

PARKING REQUIRED:
UNITS: 52 UNITS X 1.5 STALLS = 78 STALLS
OFFICES: 29,504 SF X 0.15 STALLS/SQ FT = 4,426 STALLS
TOTAL: 4,504 STALLS

PARKING PROVIDED:
4,504 STALLS

PARK WEST BUILDING:
BUILDING FOOTPRINT:
19,075 S.F.
BUILDING GROSS AREA:
53,865 S.F.
PRIVATE OPEN SPACE AREA:
5,887 S.F.

PARK EAST BUILDING:
BUILDING FOOTPRINT:
19,075 S.F.
BUILDING GROSS AREA:
53,865 S.F.
PRIVATE OPEN SPACE AREA:
5,887 S.F.

PARKING REQUIRED:
UNITS: 45 UNITS X 1.5 STALLS = 68 STALLS
OFFICES: 29,504 SF X 0.15 STALLS/SQ FT = 4,426 STALLS
TOTAL: 4,494 STALLS

PARKING PROVIDED:
4,494 STALLS

PROPOSED:
TOTAL ASBEST. LIVING UNITS: 140 UNITS
TOTAL ASBEST. OFFICE UNITS: 91,900 SF
TOTAL OFFICE AREA: 91,900 SF
TOTAL PROJECTED PKG: 97 STALLS

GENERAL FEATURES OF SITE B & SITE D:

1. 55% OPEN SPACE - SITE B
2. PRESERVE EXISTING TREES ON THE SITE AND CREATES A PARK BETWEEN RESIDENTIAL BUILDINGS
3. SAVES ALL THE PROTECTED TREES ON THE SITE AND PRESERVES THEM IN THE ADJACENT PROPERTIES TO THE SOUTH.
4. GEORGRISTY LANDSCAPED WIDE SETBACKS ON THE SOUTH SIDE OF THE BUILDINGS.
5. FIRE DEPARTMENT ACCESS & 3 FOOT TURNING RADIUS.
6. TWO AND THREE LEVEL RESIDENTIAL BUILDINGS STEPPING DOWN WITH THE EXISTING GRADE (FROM 100' TO 110').
7. THE RESIDENTIAL BUILDINGS MASSING @ DEL REY AVENUE STEPS DOWN IN HEIGHT TOWARDS THE ADJACENT PROPERTIES TO THE SOUTH.
8. PROPOSED PROJECT MAKES A GRADUAL TRANSITION (IN VOLUME AND MASSING) FROM THE EXISTING RESIDENTIAL NEIGHBORHOOD (WEST & SOUTH) TO THE NEW OFFICES AND OFFICES TO THE SOUTH.
9. THE PROPOSED PROJECT MAKES A GRADUAL TRANSITION (IN VOLUME AND MASSING) FROM THE EXISTING RESIDENTIAL NEIGHBORHOOD (WEST & SOUTH) TO THE NEW OFFICES AND OFFICES TO THE SOUTH.
10. OFFICE VOLUMES CORRELATE IN SOME CASES ACROSS THE SITE FROM ADJACENT STREETS & PROPERTIES.
11. IMPACT ON THE VIEWS FROM THE ADJACENT PROPERTIES THEY ARE NOT RIGHER THAN THE EXISTING PROPERTIES.
12. THE ROOF OF THE HOSPITAL BLDG TO THE SOUTH OF THE HOSPITAL BLDG IS MAINTAINED.

SITE C
1.31 ac

EXISTING SINGLE FAMILY HOUSE:

SITE D
3.29 ac = 143,444 S.F.

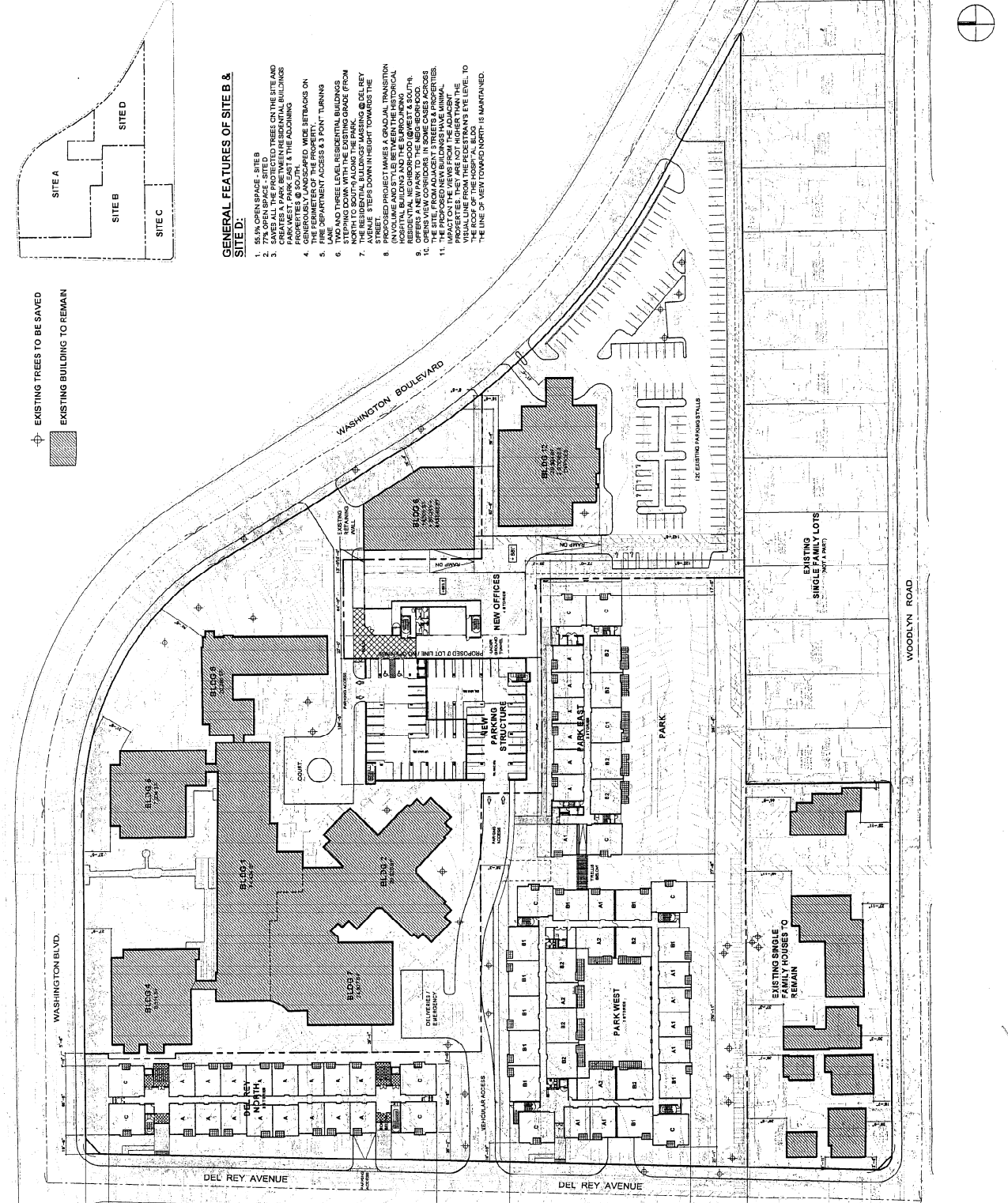
TOTAL BUILDING FOOTPRINT:
21,263 S.F.
LOT COVERAGE:
21%

EXISTING BUILDING:
BLDG 11
Medic. Offices = 29,504 SF

NEW OFFICES:
BUILDING FOOTPRINT:
10,900 S.F.
BUILDING GROSS AREA:
45,269 S.F.

PARKING REQUIRED:
OFFICES: 29,504 SF X 0.15 STALLS/SQ FT = 4,426 STALLS
TOTAL: 4,426 STALLS

PROPOSED:
TOTAL ASBEST. LIVING UNITS: 140 UNITS
TOTAL ASBEST. OFFICE UNITS: 91,900 SF
TOTAL OFFICE AREA: 91,900 SF
TOTAL PROJECTED PKG: 97 STALLS



SCALE: 1" = 100'-0"



NORTH

0 50' 100'

Attachment 2

TIMELINE:

The date of submittal of the Planned Development application is uncertain at this time. Therefore, the following is an outline of the approximate time involved in the stages of review for this project. A precise schedule will be prepared when the application is submitted.

Date	Activity
10/30/08	Convene Preliminary Plan Review meeting with the applicant
12/08/08	Present Preliminary Plan Review to City Council
Unknown	Applicant holds a community meeting
Unknown	Applicant submits application for Planned Development
30 days	Verify completeness of the application
60 days	Preparation of Initial Study to make environmental assessment * Neighborhood Meeting <ul style="list-style-type: none"> • Prepare neighborhood meeting notices • Mail notice within a 500 foot radius • Review project and facilitate discussion
30 days	Prepare reports for and attend the following: <ul style="list-style-type: none"> • Design Commission • Historic Preservation Commission • Transportation Advisory Committee (if the project meets thresholds)
30 days	Planning Commission review of the environmental documents and applications: <ul style="list-style-type: none"> • Prepare the public notice • Mail and post the public notice • Post the environmental determination at the L.A. County Recorder's Office • 20-day review for the environmental determination • Preparation of the Staff Report • Planning Commission Public Hearing with recommendation to City Council
45 days	City Council review of the environmental documents and applications: <ul style="list-style-type: none"> • Prepare the public notice and send to City Attorney for review • Mail and post the public notice • Prepare the agenda report and Ordinance, and send to City Attorney for review • City Council Reading of Ordinance – 1st and 2nd Readings

* The environmental determination will include a minimum of 30 days. If it is determined that the project will need an Environmental Impact Report, an additional time frame of approximately one year will be required.