

**ATTACHMENT 3
 SPECIFIC FINDINGS
 AMENDMENT TO THE MASTER DEVELOPMENT PLAN FOR
 LAS ENCINAS HOSPITAL**

1. *The proposed Master Development Plan is allowed within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

The proposed amendment to the Las Encinas Hospital Master Plan would allow the following uses, as defined by the City of Pasadena Municipal Code: Offices-Medical, Life/care facilities, Home Occupations, and Medical services – Hospitals. The site is entirely within a Public, Semi-Public Zoning District (PS). All of the proposed uses are either permitted or allowed with a conditional use permit within this zone. In compliance with Section 17.26.040 and 17.61.050 of the Zoning Code, the development standards for this zone shall be set by a Master Plan. The applicant has proposed the following Master Plan in compliance with these sections.

2. *The location of the Master Development Plan is in accord with the special purposes of this title and the purposes of the applicable zoning district.*

The site of the Master Development Plan is entirely within the Public and Semi-Public (PS) District. This category is used to designate public land uses, including hospitals. The proposed project is consistent with this designation.

3. *The Master Development Plan is in conformance with the goals, policies, and objectives of the General Plan.*

General Plan Objective/Policy

Analysis

OBJECTIVE 1 – TARGETED DEVELOPMENT: Direct higher density development away from Pasadena’s residential neighborhoods and into targeted areas creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities

The Master Plan amendment proposes an FAR of .53 and density of 9.19 units/acre. This measurement of density and building mass is comparable to other zones (RM-12 and CL) which the General Plan allows to abut single family area. Given the manner in which the project has been designed, with generous setbacks, reduced heights, and protection of viewsheds the impact of this development on the single family area will be negligible. Further, this site was envisioned to be used as an institutional use by the General Plan Land Use Diagram and the same General Plan allows for the expansion of existing institutions.

OBJECTIVE 2 – OPEN SPACE: Preserve and acquire open space in targeted development areas and residential areas of the City in Order to enhance the quality of Pasadena life.

The 1994 Land Use Element and the update in 2004 envisioned the area to be used for institutional uses, not open space. Therefore the project’s proposal to use the undeveloped portions of the project site for expansion is in compliance with this objective.

General Plan Objective/Policy

OBJECTIVE 3 – AFFORDABLE HOUSING: Encourage the retention and creation of affordable housing throughout Pasadena by providing sufficient land and densities to develop new affordable housing.

OBJECTIVE 4 – LIMITED DEVELOPMENT: Development citywide shall be limited to the building intensity levels established in this Element.

OBJECTIVE 5 – CHARACTER AND SCALE OF PASADENA: Preservation of Pasadena’s character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.

Analysis

All units proposed within the life/care facility that include a kitchen must comply with the City’s Inclusionary Housing Requirements (Chapter 17.42), which requires the provision of affordable housing.

Table 2-A of the Land Use Element envisioned an additional 1,437,124 square feet of development within the Institutional land use areas. Since 1994, 311,894 square feet of net-new development and 10 affordable units has been constructed in the PS zone. In addition 208,617 square feet of development and no units are under construction. There are 159 units (gross) and 328,380 square feet of development in the pipeline. Las Encinas Master Plan is included in this pipeline number. The proposed master plan is within the building intensity standard provided for in the General Plan.

The project proposes buildings ranging in height from one to three stories (27 – 49.5’ high). The surrounding residential neighborhoods and the Master Plan for Monte Vista Grove Homes allow buildings up to two stories in height and up to 32 feet high. The three-story buildings have been placed in the interior of the site away from the single family neighborhoods. The two story detached life/care units have been placed on the interior of the site as well. In response to concerns of Monte Vista Grove Homes, the applicant redesigned the Independent-living structure (Building 34) in order to preserve views from Monte Vista Grove Homes, thus retaining reducing possible negative effects of character and scale. In addition, staff has recommended conditions of approval that would set not only a maximum story requirement but a maximum height and top plate requirement. In addition the site is heavily landscaped around its perimeter which, according to the photographic illustrations and analysis in the EIR (see page 3.1-8 to 3.1-19), will obstruct views of the projects tallest structures. Staff proposed height maximums, the landscaping, the site’s slope, and the site layout will combine to create a project that preserves the neighborhoods character and scale.

General Plan Objective/Policy

OBJECTIVE 6 – HISTORIC PRESERVATION: Promote preservation of historically and architecturally significant building and revitalization of traditional neighborhoods and commercial areas.

OBJECTIVE 7 – RESIDENTIAL NEIGHBORHOODS: Preserve the character and scale of Pasadena's established residential neighborhoods.

OBJECTIVE 8 – HOUSING SUPPLY: Encourage retention of Pasadena's existing supply of affordable housing.

OBJECTIVE 9 – OPEN SPACE PRESERVATION AND ACQUISITION: Preserve and acquire open space in Pasadena in order to enhance the quality of Pasadena life.

OBJECTIVE 10 – DIVERSE ECONOMY: Pasadena shall promote a diverse economic base that serves local residents by providing jobs, by providing city revenues, by enhancing our dynamic social and cultural life, and by meeting the needs of international competition.

OBJECTIVE 11 – JOB OPPORTUNITIES: Encourage the retention and creation of job opportunities for Pasadena residents, particularly the underemployed and unemployed, and jobs that can support families.

Analysis

A large portion of the proposed master development plan is eligible for listing in the National Register of Historic Places. Of these structures the proposed amendment to the Master Plan would demolish four structures that contribute to the eligible National Register District. Staff recommends preservation of three of the four structures (The Barn, The Lodge, and Las Palmas), which would allow demolition of the Men's dormitory. Staff's recommendation would allow the potential district to keep its eligibility for listing in the National Register.

The policies in this objective relate to residential development in residential neighborhoods. Please see the analysis in Objective 5 for the effect of non-residential development on the character and scale of residential neighborhoods.

The policies of this objective relate to second units and replacement of affordable housing – neither of which presently exist on site. Please see the analysis in Objective 3 for the project's compliance with the City's housing objectives.

The 1994 Land Use Element and the update in 2004 envisioned the area to be used for institutional uses, not Open Space. Therefore the project's proposal to use the undeveloped portions of the project site for expansion is in compliance with this objective.

This Master Plan would allow for this hospital facility to continue and expand its operations. Employment in the field of medical care, nursing, administration and senior care would expand as the master plan is fulfilled. Fulfillment of the master plan would provide for jobs in the construction sector, currently a sector with significant job losses. Local residents are served by both the hospital facility and the life/care facility.

See analysis in Objective 10.

General Plan Objective/Policy

OBJECTIVE 12 – FISCAL HEALTH: Encourage a business climate that contributes to the City's fiscal well Being.

OBJECTIVE 13 – ADEQUATE SERVICES: Provide adequate support for businesses and institutions that serve the needs of Pasadena's diverse residents and families, including schools, hospitals, parks, child and adult day care centers, libraries, shelters, public auditoriums, clinics, social clubs and recreation Centers.

OBJECTIVE 16 – ALCOHOL AND DRUG ABUSE: Reduce the impact of alcohol and drug related problems in Pasadena.

OBJECTIVE 18 – IMPROVED ENVIRONMENT: Improve the quality of the environment for Pasadena and the region.

OBJECTIVE 19 – BIOLOGICAL, PALEONTOLOGICAL, AND ARCHAEOLOGICAL RESOURCES: Protect and enhance areas of the city containing important biological resources; protect and minimize disturbance of any important paleontological and/or archaeological resources that might remain in the city.

Analysis

The zoning for this property in conjunction with the master plan allows for a balance between providing for City revenues and jobs while balancing its environmental effects. The project does not place an undue burden on City resources. The public services chapter of the EIR provides specific analysis on this subject.

The Master Plan provides support to this institution by permitting the hospital to expand while also mitigated its environmental impacts and weighing the concerns of the community.

The Master Plan allows for increasing the size of the life/care facility in order to allow assist in the financing of a modern, efficient, and safe hospital building. This hospital provides services to people who abuse alcohol and drugs. Allowing for the continued operation and improvements to hospital will allow for additional services and better care to be provided to those abusing alcohol and drugs.

In conjunction with this Master Plan the City prepared an Environmental Impact Report. With staff's recommended conditions of approval, all environmental impacts will be mitigated to a level that is less than significant. In addition all new buildings will comply with the City's Green Building Ordinance.

The Master Plan's Environmental Impact Report provides an in depth analysis of the project's impact on biological, paleontological, and archaeological resources. The project's mitigation measures will ensure that impacts to these resources will be less than significant.

General Plan Objective/Policy

OBJECTIVE 20 – LAND USE/TRANSPORTATION RELATIONSHIP: Promote the relation of land use and transportation.

Analysis

This site is located one mile from the Sierra Madre Villa Gold Line station. In addition there are six bus lines that pass along either San Gabriel Boulevard or Del Mar Boulevard. The six bus lines provide a diversity of regional and local connections as they include three busses operated by Los Angeles County Metro, one by Foothill Transit, one by Pasadena Arts, and one by the City of Montebello. In addition to these transit alternatives. The site is also accessible via two Class III Enhanced Bike Routes along Del Mar Boulevard and San Pasqual Street. There are a total of 10 bike routes within a one-mile radius of the site. In addition to these alternative forms of transportation, Las Encinas Hospital provides and will continue to provide its own shuttle service for its residents. This shuttle has proven to be a popular means of transportation for resident of The Oaks.

Both San Gabriel Boulevard and Del Mar Boulevard are classified as multi-modal corridor in the City's General Plan Mobility Element. In recognition of Policy 1.3, and Objective 20 the Master Plan proposes increased development in an area well served by alternative forms of transportation and along major transit corridors.

OBJECTIVE 21 – CIRCULATION: Make Pasadena a city where there are effective and convenient alternatives to using cars.

See analysis under Objective 20.

OBJECTIVE 22 – TRANSIT/PEDESTRIAN COORDINATION: Coordinate development between transit-oriented and pedestrian districts.

See analysis under Objective 20.

OBJECTIVE 23 – MOBILITY ELEMENT: The Mobility element shall support the development of transit-oriented and pedestrian oriented developments.

This project does not propose to modify the Mobility Element. It does comply with other objectives related to mobility.

OBJECTIVE 24 – EXISTING INSTITUTIONS: Provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment, and educational institutions in balance wit their surroundings.

The Master Plan acknowledges the value that Las Encinas Hospital and The Oaks provide to the community. It allows for expansion at a scale and density that is reasonable in comparison with surrounding land uses while mitigating the expansion's impact on the environment.

General Plan Objective/Policy

Analysis

OBJECTIVE 25 – NEW INSTITUTIONS: Foster a healthy economy and appealing urban setting conducive to attracting new cultural, scientific, corporate, entertainment and educational institutions to the City.

This is an existing institution; therefore this objective does not apply.

OBJECTIVE 26 – INFORMATION: Provide clear understandable information to encourage more citizen involvement in the planning process from the Pasadena community.

The applicant has complied with the City's requirement of posting notices of public hearings at the site. In addition, the City mailed notices to property owners within a 500' radius and to all those who have expressed an interest to the City in being involved in the project. The City has also used the Neighborhood Connections Office to identify neighborhood associations that should be notified of meetings.

OBJECTIVE 27 – PARTICIPATION: Provide numerous opportunities for citizens to become involved in planning decisions.

At the City's request the applicant sent notices to neighborhood associations and property owners within a 500' radius prior to submitting a master plan application. The notes from that meeting are included in the Master Plan document. Throughout the process the applicant has provided site tours and meetings with interested parties such as Pasadena Heritage, Pasadena Beautiful, and Monte Vista Grove Homes. Through these meetings the applicant has revised the master plan in order to take into account concerns regarding view corridors, tree removal, and preservation of historic structures and landscapes.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

The existing uses of the site (a hospital with outpatient medical offices and life/care facility) are proposed to be expanded by this Master Plan Amendment. The proposed uses are designed to improve the public health by providing a safe environment to receive health care services and assistance for senior living. The Life/Care facility and Hospital will be required to comply with the City's Municipal Code and requirements of the State licensing agencies. The Municipal Code contains requirements related to noise, security of the facility, and the safety of its occupants. The proposed use is intended to provide day to day care to seniors. Within the last year Code Compliance staff has only received one complaint, which was in regard to overgrown vegetation in the public right of way. The continual operation and expansion of this use was reviewed in the project's Environmental Impact Report. With the proposed mitigation measures and conditions of approval, the project would not have a significant effect on the environment, health, safety or public welfare. This residential and hospital use do not pose a threat to the health, safety or welfare of people residing or working in the neighborhood.

5. *The Master Development Plan, 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 Hospital and Life/Café facility will be required to comply with the City's Municipal Code. The Municipal Code contains requirements related to noise, security of the facility, and the safety of its occupants. The changes proposed by the Master Plan Amends will provide a modern, safer, and more efficient hospital and senior services. The improvements proposed are contained entirely within the property owner's site. The environmental documents have reviewed the project impact on the neighborhood's aesthetics, on glare, noise, air quality and other environmental issues. With the proposed conditions of approval and the mitigation measures found in the Final Environmental Impact Report the Master Plan Amendment will not have a significant negative impact on the surrounding neighborhood or the general welfare of the City.

6. *The design, location, operating characteristics, and size of the proposed Master Development Plan would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.*

There are three project objectives for this Master Plan Amendment which relate to keeping the proposed buildings compatible in terms of aesthetics. These objectives call for taller structures to be located within the center of the site and to improving perimeter buffering. The tallest structure, the Psychiatric Hospital (Building 35), is located in the middle of the site. Images within the Final Environmental Impact Report demonstrate that the building will be difficult to see from public vantage points given the site's slope, the building's location, and the perimeter and interior trees. The applicant redesigned the Independent-living Building (Building 34), which is also three stories in height. The building's new location and design allows for Monte Vista Grove residents to view the San Gabriel Mountains from existing semi-public view corridors. The Master Plan proposes the construction of detached independent-living buildings of similar height and mass as the surrounding single family neighborhood. Therefore the project's design will be compatible with the existing and future land uses in the vicinity.

The project is located directly north of an institutional use – a life/care facility. This facility, Monte Vista Grove Homes, also has a recently approved Master Plan to expand its senior housing and services. The project site is also located adjacent to a single-family neighborhood. Thee applicant has designed the Master Plan so as to place the residents requiring the least amount of care and the buildings with the smallest mass adjacent to these single family areas. Additionally the site will expand its outpatient medical offices. These uses are placed adjacent to Del Mar Boulevard so as to reduce traffic onsite. The main access and service roads for the site are placed on the interior portion of the campus to reduce noise and location based compatibility issues. The previously mentioned designs in combination with the additional safety and modernization of the hospital will allow this location to be compatible.

In terms of operating characteristics, the Life/Care facility and Hospital will be required to comply with the City's Municipal Code and requirements of the State licensing agencies. The municipal code contains requirements related to noise, security of the facility, and the safety of its occupants. The proposed use is intended to provide day to day care to seniors. The continual operation and expansion of this use was reviewed in the project's Environmental Impact Report. With the proposed mitigation measures and conditions of approval, the project will be compatible in terms of operating characteristics.

The Master Plan Amendment proposes a project with lot coverage of 30%, a floor-area ratio of .53 and a density of 9.19 units per acre. These figures are not dissimilar to that which is allowed in a single-family neighborhood or directly adjacent to single family zones. The Master Plan for Monte Vista Grove Homes, directly to the south, allows for a density of 10 to 14 units per acre (depending on whether assisted living and skilled nursing beds are counted in density). Thus the proposed master plan is compatible with the existing and future land uses in terms of size.

As demonstrated in the above analysis the project's design, location, operating characteristics, and size would be compatible with existing and future land uses.