

**ATTACHMENT 4
PRIVATE TREE REMOVAL FINDINGS
AMENDMENT TO THE MASTER DEVELOPMENT PLAN FOR
LAS ENCINAS HOSPITAL**

8.52.075.A Pasadena Municipal Code

Any permit or approval which will result in injury to or removal of a landmark, native or specimen tree protected under this chapter shall be denied unless one of the following findings is made:

(1) there is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree; or

Below is a list of seven public benefits the project offers that outweigh the benefits of protecting the trees proposed for removal.

1. **Urban Forestry:** The existing condition of the urban forest at the site is varied. The improved portions of the site have a wealth of mature trees, with a large variety of both native and non-native species. This carefully selected palette provides for an arboretum-like quality, with interesting and varying species, forms and qualities. The unimproved portions of the site exhibit a wholly different character. Here, non-native and invasive species have been naturally seeded directly adjacent to high, value and in some cases, very old native species. These non-native, invasive species pose a threat to users of the site – as they have an inferior structure and are known to drop limbs. Additionally in some areas of the site, these species have created a thicket of trees that stymie the growth and threaten the health of native species. The applicant has designed a site plan and conceptual landscape plan with the goal of improving the overall health of the site's urban forest by:
 - Thinning out non-native and invasive species.
 - Giving priority to native species.
 - Mitigating the loss of trees by only planting native, drought resistant trees.
 - Planting a responsible number of trees and palette of trees by designing a plan with a long-term perspective, taking into account the eventual size of trees at their maturity.
 - Extending the quality of the urban forest in the existing main campus, while re-focusing it on native and drought resistant trees such as: Western Sycamore, Coast Live Oak and Engelmann Oak.
2. **Senior Housing:** The current master plan for Las Encinas Hospital provided, solely for the expansion of only the hospital and outpatient services. This amendment to the master plan provides a more diversified public benefit in that it would expand the assisted living services the hospital provides from 9 beds to 81 beds and independent-living services from 85 units to 245 units.
3. **Hospital Services:** Las Encinas Hospital has provided psychiatric care in Pasadena for over 100 years. Currently the hospital provides chemical and alcohol dependency services to roughly 3,500 patients a year. They are one of only six facilities in the San

Gabriel Valley. The hospital provides services to not only adults, but also children. The construction of a new, safer, and more secure hospital building will help to ensure that Las Encinas Hospital will be able to continue servicing the needs of the surrounding community.

4. **Community Resources:** The applicant will make available meeting space as a community resource for local club meetings.
5. **Medical Office Building:** The addition of 34,300 square feet of medical-office space will allow additional outpatient psychiatric services to members of the public. Behavioral health and general practice physicians will continue to provide services to adolescents, adults and families.
6. **Water Efficiency Improvements:** Water efficiency improvements through California friendly landscaping and plumbing improvements to existing buildings.
7. **Historic Preservation:** Las Encinas, in conjunction with other hotels and sanitariums, played a significant role in the history of Pasadena. Large portions of the hospital site are eligible for inclusion in the National Register of Historic Places. Mitigation measures in the EIR will require the applicant to apply for listing in the National Register, and thus preserve this historic landmark for many years into the future.
8. **Environmental Improvements:** The current hospital and its landscape were constructed in the early 20th century when ground water was plentiful. A century later, the efficient use of resources has become essential. In response Las Encinas has agreed to construct the hospital, independent living facility and assisted living facility to meet the LEED Silver requirements. Las Encinas hospital will be one of only four LEED-Certified hospital buildings in the nation. To further reduce its environmental impact, the existing buildings will be retrofitted with water saving fixtures and the existing landscape will be replaced with drought tolerant, California friendly landscaping.

**ATTACHMENT 5
MEMORANDUM REGARDING DESIGN AND
HISTORIC PRESERVATION COMMISSION'S ADVISORY REVIEW**

TO: PLANNING COMMISSION
FROM: SCOTT REIMERS, ASSOCIATE PLANNER
SUBJECT: LAS ENCINAS HOSPITAL MASTER PLAN AMENDMENT
DATE: AUGUST 21, 2009

The Design and Historic Preservation Commissions reviewed the amendment to the Las Encinas Hospital Master Plan on July 27 and August 3, respectively. Both commissions received the plans favorably. Below are recommendations from both Commissions.

The Design Commission recommended the adoption of the following additional conditions of approval:

1. **Additional Designations of Landmark Trees:** In addition to the requirement of mitigation measure CUL-E, the applicant shall submit a landmark designation application for trees number 947 and 835. The application for designation of the trees shall be reasonably concurrent with the Design Commission submittal for Phase 1 or within 2 years of the adoption of the master plan amendment, whichever comes first.
2. **Preservation (Restoration) Architect:** The design team shall include an architect experienced in historic preservation, and this architect shall participate in the design of the new, infill construction and exterior rehabilitation of contributing historic resources (to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings).
3. **Ability to Modify Building 36:** The applicant and Design Commission shall have some flexibility to modify the locations, massing, and building footprints of the detached independent-living units (Building 36) to allow for protection of oak trees or to increase open space under the dripline of oak trees. This flexibility, which may allow combining of one-story structures to two-story structures, shall not alter the overall number of units and square footages entitled in the master development plan.
4. **Ability to Modify Building 35:** The applicant and Design Commission shall have some flexibility to modify the site plan of the main hospital building (Building 35), without altering the allowable square footage, to improve the relationship of this structure to the open spaces and character of the site.
5. **Ability to Transfer Units above Parking Garage:** To preserve the oak trees and open space at the west end of the campus—and in concert with recommended condition of approval 3—the applicant and Design Commission shall have the flexibility to transfer detached independent-living units to an area above the footprint of the parking structure (Building 39). The increased height of the structure and the corresponding views from the nearby single-family neighborhoods shall be given consideration if this flexibility is required. The flexibility allowed

by this condition does not allow additional square footage or units or a reduction of allowable square footage or units.

6. **Permeable Paving:** Where feasible, the applicant shall study the use of permeable paving throughout the site to allow for percolation of water and for aeration of tree roots. During design review, the Design Commission or Planning Director shall review the appropriateness of the material and its application to specific sites.

The Historic Preservation Commission supported the Design Commission's recommendations and recommended the adoption of the following additional conditions of approval:

1. **Additional Designations of Landmark Tree:** In addition to the requirement of mitigation measure CUL-E and the recommended condition of approval from the Design Commission, the applicant shall submit a landmark designation application for tree number 406, an Australian Tea Tree.
2. **Lighting Fixtures:** The finishes on exterior lighting fixtures should be compatible with the historic context of the campus.
3. **New Retaining Walls:** As part of design review of new construction, new retaining walls should be compatible with the existing retaining walls (to allow continuity throughout the site).
4. **Contextual Design:** During design review new construction shall be reviewed and conditioned to ensure that new construction reflects the context of the surrounding historic fabric of the area.

In addition the Historic Preservation Commission recommended that **mitigation measure CUL-A** be revised to require the applicant to submit the registration form for listing the hospital in the National Register of Historic Places prior to issuance of building permits for phase one, instead of within two years of approval of the 2007 Master Development Plan.

ATTACHMENT 6
MEMO FROM CY CARLBERG DATED 04/23/2009
SUBJECT: LAS ENCINAS – OAK TREES

C Y C A R L B E R G

REGISTERED CONSULTING ARBORIST



MEMORANDUM

TO: Scott Reimers, Associate Planner, City of Pasadena
FROM: Cy Carlberg, Registered Consulting Arborist
DATE: April 23, 2009
SUBJECT: Las Encinas – Oak Trees

Dear Mr. Reimers,

This memo addresses the 30 coast live oak trees (*Quercus agrifolia*) proposed to be removed to accommodate proposed construction at Las Encinas Hospital in Pasadena, California. Twenty-six of these trees range in trunk diameter (dbh¹) from eight inches to 18.7 inches. The remaining four have trunk diameters measuring between 23 and 24.2 inches. No oaks above 24.2 inches in trunk diameter are proposed to be removed.

Coast live oaks growing in nursery conditions with regular irrigation and fertilizer will add an approximate inch of caliper to their trunks each year. An oak growing in the conditions typical to Las Encinas (irregular irrigation and no fertilizer) will grow approximately ½ (one-half) inch in trunk diameter per year. It is safe to say that the oaks proposed for removal do not exceed 50 years in age, with the average age approximating twenty-five years.

Please feel welcome to call if you have any further questions or concerns.

Very truly yours,

Cy Carlberg
Registered Consulting Arborist

¹ Dbh – a forestry term referring to trunk diameter measured at “breast height”, or 4.5 feet above natural grade. Often used as a representation of tree size.