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CITY CLERK

REQUEST FOR APPEAL

APPLICATION INFORMATION

Project Address: Las Encinas Hospital, 2900 East Del Mar Blvd., Pasadena, CA 91107  
Case Type (MCUP, TTM, etc.) and Number: Concept Design Review  
Hearing Date: March 25, 2014 Appeal Deadline: April 7, 2014

APPELLANT INFORMATION

APPELLANT: Signature Healthcare Services, Attn: Eric Tolonen Telephone: [951] 520-4199  
Address: 4238 Green River Road Fax: [951] 549-8033  
City: Corona State: CA Zip: 92880 Email: etolonen@signaturehc.com  
APPLICANT (IF DIFFERENT): \_\_\_\_\_

I hereby appeal the decision of the:

- Hearing Officer
- Design Commission
- Historic Preservation
- Zoning Administrator
- Director of Planning and Development
- Film Liaison

REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

See attached.

R. Scott Jenkins  
Signature of Appellant

AS ATTORNEY IN FACT

April 3, 2014  
Date

* OFFICE USE ONLY		
PLN # _____	CASE # _____	PRJ # _____
DESCRIPTION _____		
DATE APPEAL RECEIVED: _____	APPEAL FEES: \$ _____	RECEIVED BY: _____

## LAS ENCINAS HOSPITAL

### REQUEST FOR APPEAL

Applicant hereby appeals the denial by the Design Commission of Applicant's application for Design Concept Review.

The application involves the construction of a new 120-bed psychiatric hospital building on the campus of Las Encinas Hospital. The project also includes a partially subterranean parking structure with spaces for 104 vehicles. The project was previously approved by the City Council as part of the Las Encinas Master Development Plan on September 19, 2009.

The latest hearing was a continuation of previous Design Commission reviews of the same project which occurred on March 25, 2013, August 20, 2013, November 26, 2013, March 11, 2014, and March 25, 2014.

Applicant's design concept (Option 1) complies with the Citywide Design Principles and the Secretary of the Interior Standards, and should have been approved. The City Staff Report submitted by David Reyes, prepared by Kevin Johnson, and reviewed by Leon White, recommended approval of the application, with conditions which were acceptable to Applicant.

The rejection of Applicant's application by the Design Commission is largely the result of a fundamental conflict between the desire of the Applicant to create a building to meet the unique programmatic needs of a psychiatric hospital, and the demands of the Design Commission for the proposed building to be more open and articulated.

We attach copies of the architect's pictorial renderings of the proposed psychiatric hospital and parking structure. These renderings were shown to the Design Commission. Please keep in mind that the project is merely at the concept design stage, and more detailed articulation will appear as the plans are further developed in later design phases.

The building site at issue here is located in the interior of the Las Encinas nearly 25 acre campus, is not visible from public streets, and is not accessible to the public. The location as approved by the City Council in the Master Development Plan involves the delicate balancing of several important interests, including the location and rehabilitation of surrounding historic buildings, the retention of trees on the heavily forested campus, the desire to avoid blocking mountain views from Monte Vista Grove and other homes located to the south, and the location of the related parking structure.

The building at issue is a psychiatric hospital. It is designed to help treat human beings with significant psychiatric issues. It is not a retail building, an office building, or a resort hotel. Unlike other buildings where the interior use can be more easily molded and moved, the shape of the preferred building layout is largely dictated by the operational functions inside – importantly, sightlines down hallways from central nursing stations, security, and privacy. In this type of

facility, security is at a premium; only close family and friends may visit and then only with close supervision; and, the professional staff must keep close observation on all patients.

In addition, as a hospital, the Las Encinas Hospital building plans and design are subject to the review and approval of the Office of Statewide Health Planning Department (OSHDP). Unlike other buildings, hospitals must not only be safe for the public, but must remain functional and able to provide care to the community in the event of a major disaster, including earthquakes. Pursuant to the Alfred E. Alquist Hospital Facilities Act (HSSA), as amended, the California Legislature preempted local building departments from all hospital construction plan review responsibility and transferred it to OSHDP. Essentially, within OSHDP, there is a separate building department called the Facilities Development Division (FDD). FDD is a single point of accountability and authority for plan review and construction observation activities relating to hospitals. During the concept review process with the Design Commission, Applicant has been maneuvering a dual track of approvals for the hospital plans with OSHDP. In contrast to the protracted Pasadena design review process, OSHDP has already accepted Applicant's preferred plan, including layout and design.

Applicant agrees with the Staff Report and the Staff Recommendation in this matter. Applicant asks that the City Council approve the design concept of Applicant's Option 1.

Aurora Los Encinas  
Signature Healthcare  
New Psychiatric Hospital  
Pasadena, CA 91107  
2900 E. Old Ave Blvd.

ARCHITECT:

MORSE - BONDREAU ARCHITECTS

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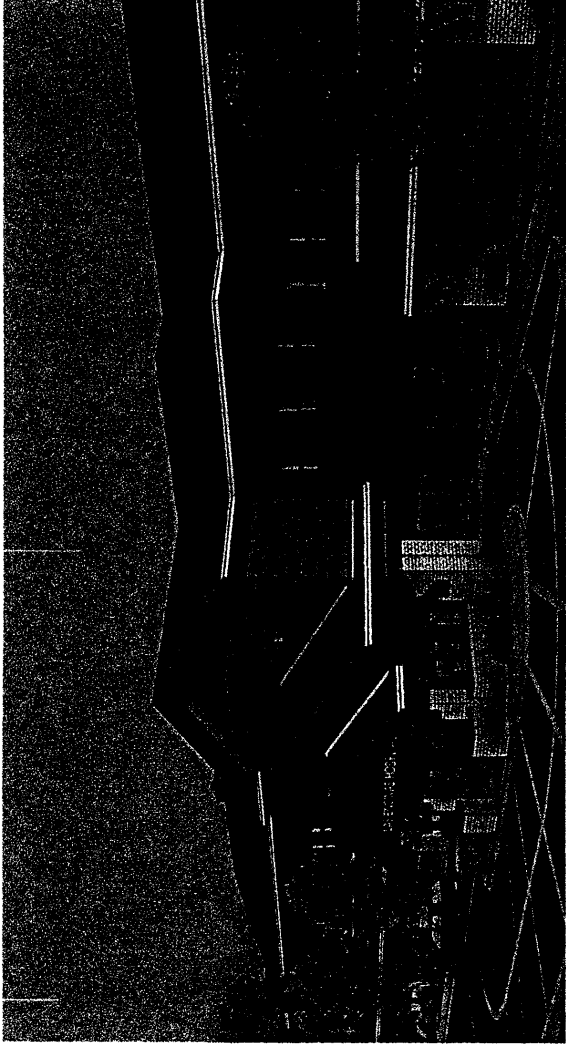
Project Approval:  
C.S.P.P. #2011-00037

DATE: 01/11/11  
BY: [Signature]  
DESCRIPTION: PAINT

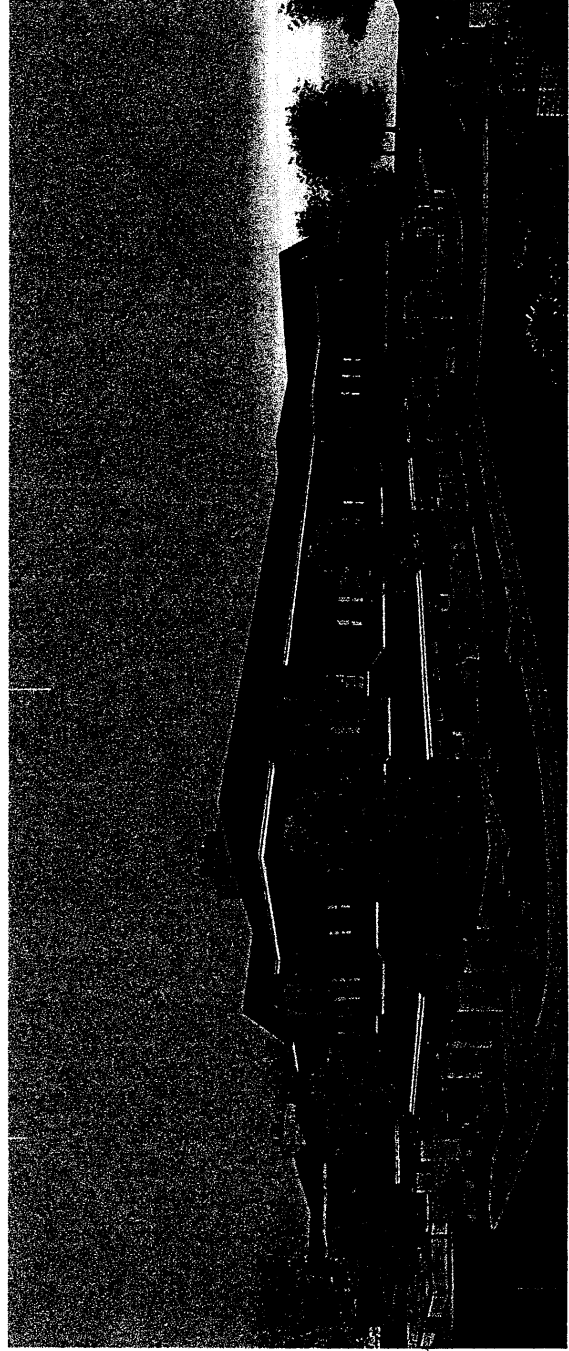
Revised View

H-11

NOT TO BE USED AS BID SET



3D View of Main Entry



3D View From Southwest

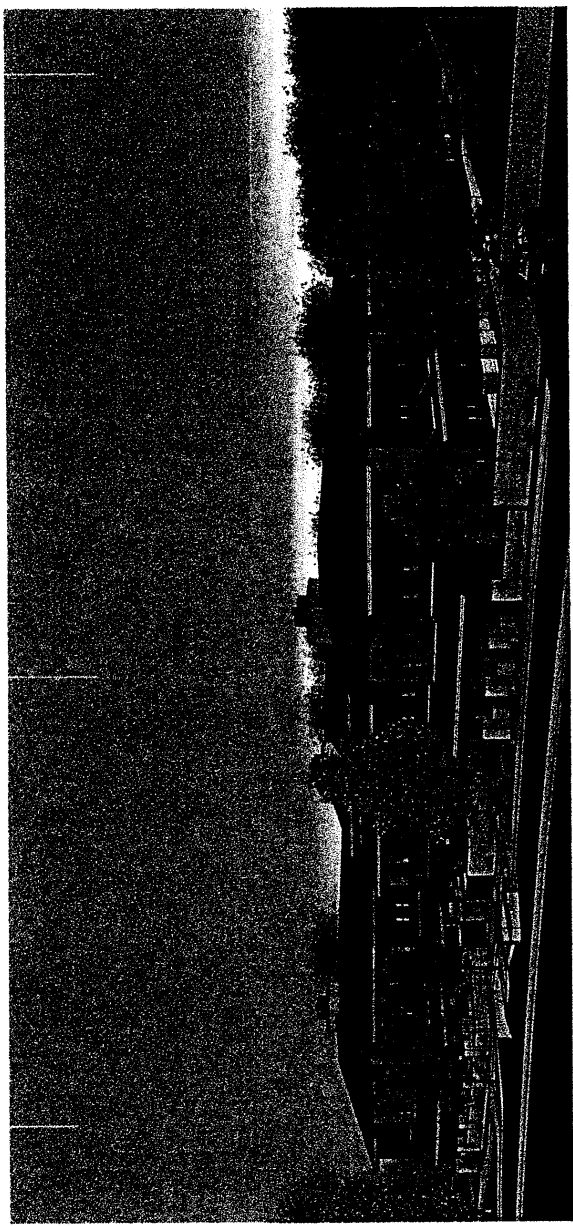


**Aurora Las Encinas**  
Signature Healthcare  
New Psychiatric Hospital  
Fresno, CA 91107  
2900 E. Old Mill Blvd.  
ARCHITECT

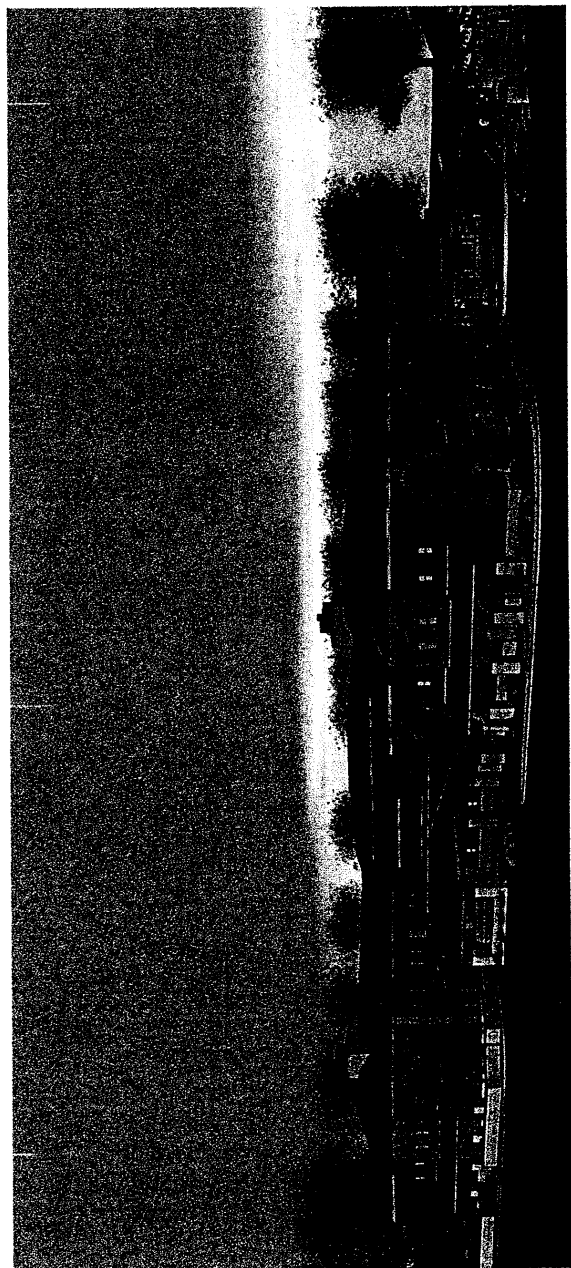
**MORSE - BOURDREUX ARCHITECTS**  
1931A Knapton Boulevard (Lobby Main) CA 91277 | 949 515 4220 | 949 515 4275 | [info@morse-bourdreux.com](mailto:info@morse-bourdreux.com)  
ARCHITECT

Project Agreement  
120811-00011  
5/5 R.P. / J. / S.P.  
DATE: 5/16/13  
JOB NO.: 13-0019  
DESCRIPTION / DATE:

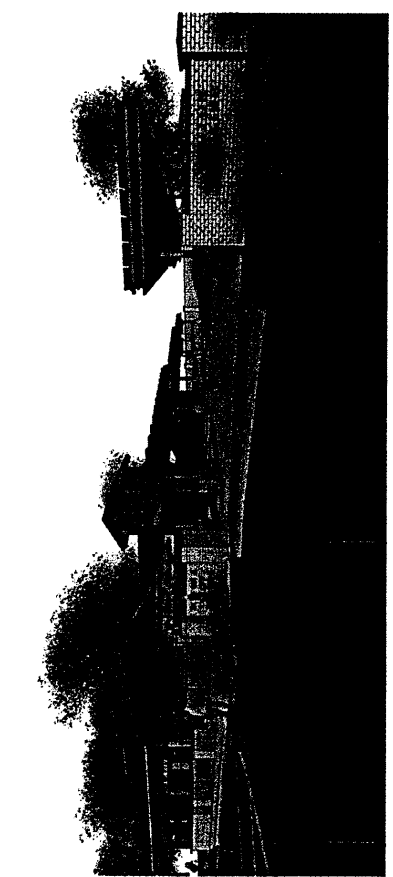
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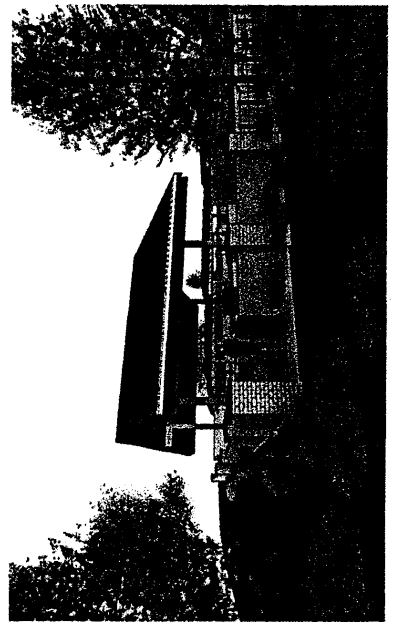
4. 3D View from Northeast



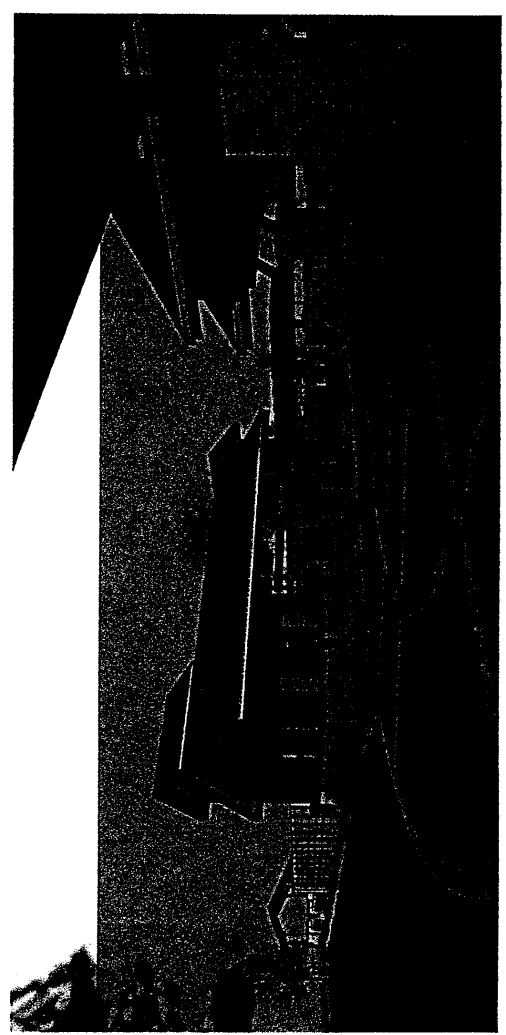
3. 3D View from Southwest Fair



3 Parking Structure Arrival



2 S/E Corner Stair



Garden Steps