

Agenda Report

TO: CITY COUNCIL DATE: AUGUST 22, 2005
FROM: CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED
MASTER PLAN AMENDMENT FOR LAS ENCINAS HOSPITAL
(2900 EAST DEL MAR AVENUE)

RECOMMENDATION:

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

BACKGROUND:

Signature Healthcare, the owner of Las Encinas Hospital, has submitted a proposal for Preliminary Plan Review to amend their existing Master Plan. 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 project site is located on the south side of Del Mar Boulevard between San Gabriel Boulevard and El Nido Avenue. It is mostly bordered by single family neighborhoods. To the south is Monte Vista Grove, a home for retired Presbyterian ministers.

On October 28, 1996 the Council approved a Master Plan for Las Encinas which allowed construction of additional psychiatric units, a nursing home, medical offices, a maintenance building, a dining hall, gymnasium/school, and a conference center for a total of 151,000 square feet. The applicant is proposing to amend the master plan to construct a total of 211,700 square feet of offices, assisted living and independent living units, and a psychiatric hospital building.

The construction of the project would take place in three phases spread over an undetermined number of years. The applicant is requesting to amend the master plan to allow for mostly two story buildings and two, three story buildings. In the previous plan all but one of the proposed buildings was one story. The table below provides more information on the proposed buildings.

TABLE I: LAS ENCINAS HOSPITAL
Summary of Proposed Development

Bldg. No.	Use	Stories	Sq. Ft.	Beds	Units
30	Medical Offices	2	10,000	N/A	
31	Medical Offices	2	6,000	N/A	
32	Assisted Living	1 - 2	32,000	52	
33	Dining/Kitchen Hall	1	6,100	N/A	
34	Independent Living	2	14,100		18
35	Independent Living	3	41,400		55
36	Independent Living	3	29,200		27
37	Psychiatric Hospital	2	63,500	120	
38	Residence	N/A	4,700	4	
39	Residence	N/A	4,700	4	
Total			211,700	180	100

In addition to the above, the use of the following buildings will change:

- Acacia (Bldg. 2) – change from six-bed CD to a medical office;
- Villa (Bldg. 6) – change from 2-bed long term care facility to a medical office; and
- Gables (Bldg. 7) – change from 11-bed long term care facility to a medical office.

PREDEVELOPMENT PLAN REVIEW SUMMARY:

On July 18, 2005 staff conducted a meeting between the applicant and the interested City Departments. The meeting identified the following discretionary review and issues.

Environmental Review: An initial environmental study (IES) will be prepared. This study will identify potential areas of impact. Areas anticipated to require further study include cultural resources (removal of historic resources), air quality, aesthetics/biological resources (tree loss), and traffic. The IES will determine if this project will require an environmental impact report.

Tree Removal: The applicant is proposing to locate surface level parking and residential structures along the southern portion of the site. This area is little used and contains hundreds of trees of varying species, size, aesthetic value and degrees of health. The plans show the removal of 75 protected trees and 190

unprotected trees. Staff advised the developer to do an in depth analysis of the trees on the site and revise the proposal based on the data gleaned from the study.

Historic Preservation: The applicant is proposing to adaptively reuse three buildings Acacia, Villa and the Gables. In addition, three buildings (numbers 14 to 16) – which could be architecturally significant – are slated for removal or demolition. Staff has advised the applicant to prepare a cultural resources survey to review the significance of these buildings and revise the plan based on the feedback.

Traffic & Parking: The proposed master plan calls for the creation of a subterranean parking structure for the hospital and surface parking lots in the interior and along the southern portion of the site. The proposal does not meet Code requirements for the number of parking spaces. Las Encinas currently offers shuttle services for residents of The Oaks Apartment Building – a senior living facility on the site. The applicant is proposing to extend the use of the shuttle to residents of the proposed independent living facility. 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 100 units for independent living and 52 units for assisted living care. If the design of the proposed “dwelling units” conforms to the following definition, compliance to the Ordinance is mandated: *“Dwelling Unit. One or more rooms with no more than one kitchen, designed for occupancy by one household for living and sleeping purposes, with all rooms accessible from the interior of the dwelling unit.”* (Title 17, Pasadena Zoning Code, Chapter 17.80.020 D.) Since the applicant stated that the assisted living units would not have their own kitchen facilities these 52 units would not be required to comply with the Ordinance. The final determination on the applicant’s compliance with the Ordinance will be made when plans are submitted for building plan check.

Residential Impact Fee: All new units on the property not deemed as 24-hour nursing care units will be required to pay the City’s residential impact fee which is currently \$10,977 per unit. The nursing care units will be assessed a fee of \$756 per unit. The assisted living units may not need to pay the residential impact fee, because they do not have individual kitchens, and therefore, may not be considered individual living units. The above issues will be clarified when the City Attorney’s Office amends Ordinance 6252 as approved by the City Council on August 8, 2005.

TIMELINE:

The date of submittal of the Master Plan 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
07/18/05	Convene Preliminary Plan Review meeting with the applicant
08/22/05	Present Preliminary Plan Review to City Council
Unknown	Applicant submits application to amend master plan
30 days	Review and determine completeness of the application
60 days	Initial Study and Mitigated Negative Declaration <ul style="list-style-type: none">• Review studies• Prepare draft environmental documents• Circulate environmental documents to various departments for review and comment Neighborhood Meeting <ul style="list-style-type: none">• Prepare neighborhood meeting notices• Mail notice within a 500 foot radius• Facilitate discussion of the project
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 application: <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 application: <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• Assist City Attorney to prepare the resolution

*The above timeline assumes the project will not need an environmental impact report. If one is required, at least an additional six months will be required.

Advisory Review:

The following Commissions would be involved in the entitlement process:

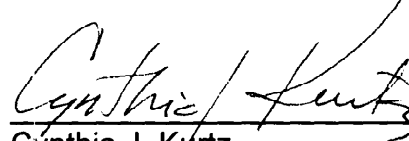
- Planning Commission
- Design Commission
- Historic Preservation Commission
- Transportation Advisory Commission will be required if the project exceeds transportation thresholds.

Following approval of the master plan the Design Commission will review the new construction.

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,



Cynthia J. Kurtz
City Manager

Prepared by:



Scott A. Reimers
Associate Planner

Approved by:



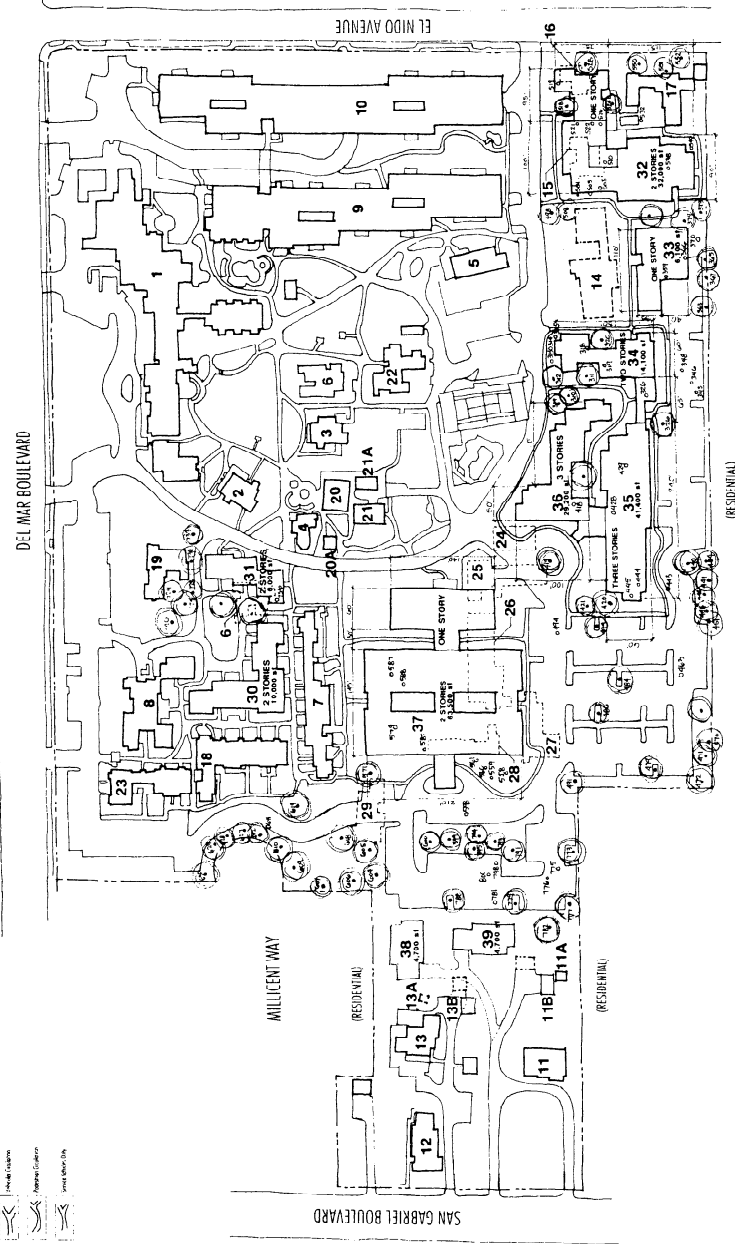
Richard J. Bruckner
Director of Planning and Development

Attachment: Site Plan

LAS ENCINAS HOSPITAL MASTER DEVELOPMENT PLAN AMENDMENT

- LEGEND**
- Building Footprint
 - Parking Lot
 - Access Road
 - Utility Line
 - Storm Drain
 - Fire Hydrant
 - Fire Alarm
 - Fire Alarm Control Panel
 - Fire Alarm Pull Station
 - Fire Alarm Sounder
 - Fire Alarm Control Panel (CP)
 - Fire Alarm Control Panel (CP) with Sounder
 - Fire Alarm Control Panel (CP) with Pull Station
 - Fire Alarm Control Panel (CP) with Sounder and Pull Station
 - Fire Alarm Control Panel (CP) with Sounder and Pull Station and Sounder
 - Fire Alarm Control Panel (CP) with Sounder and Pull Station and Sounder and Sounder
 - Fire Alarm Control Panel (CP) with Sounder and Pull Station and Sounder and Sounder and Sounder

NO.	DESCRIPTION	QTY	UNIT	DATE	REVISION
1	Building Footprint	1	sq ft	10/1/00	1
2	Parking Lot	1	sq ft	10/1/00	1
3	Access Road	1	sq ft	10/1/00	1
4	Utility Line	1	sq ft	10/1/00	1
5	Storm Drain	1	sq ft	10/1/00	1
6	Fire Hydrant	1	sq ft	10/1/00	1
7	Fire Alarm	1	sq ft	10/1/00	1
8	Fire Alarm Control Panel	1	sq ft	10/1/00	1
9	Fire Alarm Pull Station	1	sq ft	10/1/00	1
10	Fire Alarm Sounder	1	sq ft	10/1/00	1
11	Fire Alarm Control Panel (CP)	1	sq ft	10/1/00	1
12	Fire Alarm Control Panel (CP) with Sounder	1	sq ft	10/1/00	1
13	Fire Alarm Control Panel (CP) with Pull Station	1	sq ft	10/1/00	1
14	Fire Alarm Control Panel (CP) with Sounder and Pull Station	1	sq ft	10/1/00	1
15	Fire Alarm Control Panel (CP) with Sounder and Pull Station and Sounder	1	sq ft	10/1/00	1
16	Fire Alarm Control Panel (CP) with Sounder and Pull Station and Sounder and Sounder	1	sq ft	10/1/00	1



NORTH Δ

AMENDED MASTER DEVELOPMENT SITE PLAN
1" = 40'



MORSE - BOUDREAU ARCHITECTS
 1931A Newport Boulevard
 Costa Mesa, CA 92627
 Tel: 949.440.8800
 Fax: 949.515.4875
 www.morseboudreau.com