

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 13, 2009

FROM: CITY MANAGER

SUBJECT: PRE-APPLICATION CONFERENCE FOR AN AMENDMENT TO THE HUNTINGTON MEMORIAL HOSPITAL MASTER DEVELOPMENT PLAN (100 W. CALIFORNIA BOULEVARD) AND ZONE CHANGE FOR PROPERTY LOCATED AT 624 S. PASADENA AVENUE.

RECOMMENDATION:

This report is being provided for information only.

BACKGROUND:

This project summary is being presented to the City Council per Pre-application Conference (PAC) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. As part of the conditions of approval for the last amendment to the Huntington Memorial Hospital Master Development Plan (MDP), a new application was required to be submitted prior to the occupancy of the Emergency Department. The PAC review is the first step in fulfilling the preliminary requirements for Master Development Plan (Amendment) application submittal. The Hospital's new facilities are an effort to comply with State mandates for seismic upgrades while providing continuous medical services to the community.

The 1987 Huntington Memorial Hospital Master Development Plan, amended in 1994, 2005, and 2008, provides the framework for construction on the Hospital campus over a period of 40 years. The MDP boundary currently encompasses 16 buildings directly related to the hospital use, as well as three affiliated buildings that have been entitled separately from the MDP (100 Congress St., 800 Fairmount Ave., & 797 S. Fair Oaks Ave.). (See Exhibit 1).

PROJECT DESCRIPTION:

The Master Development Plan amendment incorporates six phases described below and would involve a zone change. A new building (West Tower Annex) is proposed to be constructed toward the northwest corner of the Hospital campus. Two structures, currently located at 620-624 S. Pasadena Avenue, would be demolished to create space for this new building. A portion of the building site is zoned CO (Office Commercial District) and thereby requires a zone change to PS (Public and Semi-Public District). The Hospital campus is zoned as PS (Public and Semi-Public District).

The amendment to the Huntington Memorial Hospital MDP would implement the following six phases over the next 20 years:

1. **Expansion** of the *Central Energy Plant* and seismic upgrades for the *La Vina Building* and *East Tower*;
2. **Tenant improvements** to the "*East Shell*" space (second & third floors of the Emergency Department);
3. **Construction** of a two-story addition to, and interior renovation of, the *La Vina Building* (13,200 sq. ft.);
4. **Demolition** of the existing *1921 Building* (69,032 sq.ft.) and *1938 Building* (62,810 sq.ft.) and replacement with central open space;
5. **Demolition** of the 620 & 624 S. Pasadena Avenue buildings (8,232 sq.ft. total) & **Construction** of a six-story, (*West Tower Annex*; 172,080 sq. ft.) with 350-space subterranean parking garage; and
6. **Demolition** of the six-story *Valentine Building* (99,285 sq.ft.).

As proposed the MDP amendment involves approximately 185,000 gross square feet of new development. A new "Perennial Green Space" would take the place of the three buildings at the center of the campus resulting in a net decrease of approximately 54,000 square feet from the current square footage. The amendment also adjusts the MDP boundaries to include the 620-624 S. Pasadena Avenue property and excludes two buildings (800 Fairmount Avenue & 797 S. Fair Oaks Avenue) which have been entitled separately from the hospital and have not been subject to the Master Development Plan.

DISCRETIONARY REVIEWS:

The amendment would change the boundaries of the Master Development Plan and encompasses a number of discretionary permits, including a zone change and a permit for removal of private trees. In addition, a parcel map or certificate of exemption will also be required to join the lot at 620 S. Pasadena Avenue to the hospital property. The City Council, via the Master Development Plan, may approve multiple entitlements. As part of the review a projected timeline is provided to the applicant. (See Exhibit 2)

Summary of Pre-application Conference Comments

On February 23, 2009, staff conducted a meeting between the applicant and City Departments. The meeting identified the following considerations:

Environmental Review

An initial environmental study will be prepared to identify potential areas of impact including traffic and air quality. If impacts are determined significant, an environmental impact report (EIR) will be necessary.

Design Commission - Advisory Review / Design Review

The Design Commission provides advisory comments on the proposed Master Development Plan amendment and environmental study. Once the Amendment to the Master Development Plan and the Zone Change are secured, design review of the West Tower Annex by the Design Commission is required.

Planning Commission - Zone Change

The Planning Commission provides advisory comments on the proposed MDP amendment and environmental study as well as the zone change. A zone change is necessary to incorporate the property located at 620 - 624 S. Pasadena Avenue within the MDP boundary. The parcel is currently zoned Office Commercial District (CO zone) and would be changed to Public / Semi-Public District (PS zone).


Transportation Advisory Commission -Traffic / Parking

If traffic exceeds transportation thresholds, the Transportation Advisory Commission would also provide advisory comments on the project. The traffic impact study will include a parking demand analysis. This parking analysis will determine the number of parking spaces that shall be provided as part of the project. Typically, the ratio of parking spaces is determined by the zoning code.

FISCAL IMPACT:

The applicant will be required to pay fees for processing both the Master Development Plan Amendment/Zone Change and subsequent Design Review application. The project will also generate plan check and permit fees and construction tax.

Respectfully submitted


for MICHAEL J. BECK
City Manager

Prepared by:


Antonio Gardea
Associate Planner

Reviewed by:

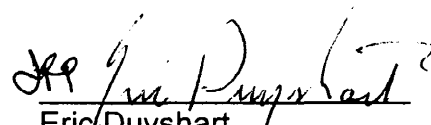

Eric Duyschart
Business Development Manager
Planning and Development

Exhibit:

1. Site Plan (Plans dated December 2008)
2. Timeline