

Agenda Report

July 19, 2010

TO: Honorable Mayor and City Council

FROM: Planning and Development Department

SUBJECT: Authorization to Enter into Contract with PCR Services Corporation (PCR) to Provide Professional Consulting Services in the Preparation of an Environmental Impact Report (EIR) for the Huntington Memorial Hospital Master Development Plan Amendment

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to enter into a contract with PCR Services Corporation for an amount not to exceed \$113,000 for the preparation of an EIR for the Huntington Memorial Hospital Master Development Plan Amendment. Competitive bidding is not required pursuant to the City Charter Section 1002 (F) for contracts for professional or unique services.

BACKGROUND:

PCR is being recommended to prepare the EIR for the Huntington Memorial Hospital Master Plan Amendment. PCR is on the City's list of pre-qualified EIR consultants.

A Master Plan for Huntington Memorial Hospital was first adopted in 1987, with subsequent amendments approved in 1994, 2005, and 2008. The Huntington Memorial Hospital is on a 29.11-acre site located at 100 West California Boulevard. The hospital campus is bounded by California Boulevard to the north, Fair Oaks Avenue to the east, Bellefontaine Street to the south, and Pasadena Avenue to the west. Currently, on the campus are thirteen buildings with approximately 1,355,000 square feet of floor area. The Hospital is proposing to amend its Master Plan which includes the reconfiguration of the plan's boundary, rehabilitation, and new development that will occur in phases over the next 20 years.

The Hospital's application to amend its Master Plan involves the following:

- Construction of a six-story, 172,080 square feet West Tower Annex addition with a 350-parking space underground garage;
- Expansion of the existing La Vina building with 13,200 square feet (6,600 square feet to each first and second floor). This building is currently used as a clinic;
- Increase the number of hospital beds from 606 to a total not to exceed 700 beds;
- Demolition of four existing buildings for a total of 239,359 square feet, including the 1921 building (62,810 sq. ft.), the 1938 building (69,032 sq. ft.), Valentine (99,285 sq. ft.), and the building (8,232 sq. ft.) at 620-624 S. Pasadena Avenue;
- Extension of the existing Green Space Plaza to the vacant site of the 1921 and 1938 buildings;
- Expansion of the existing central energy plant with 4,000 square feet for additional cooling capacity, electrical switch gear upgrades, and the expansion of a water storage tank; and
- A zone change for the parcel at 620-624 S. Pasadena Avenue from CO (Commercial Office) to PS (Public and Semi-Public) to incorporate this property into the Hospital's Master Plan boundary area.

In accordance with Article 11 of the State of California Environmental Quality Act (CEQA) Guidelines, an EIR will be prepared to assess the potential impacts associated with the proposed amendments to the Huntington Memorial Hospital Master Plan.

The expected timeline for preparation of the EIR for the Huntington Memorial Hospital Master Plan is about twelve months. The consultant's work is expected to commence in August 2010 and continue into August 2011.

FISCAL IMPACT:


The cost of these services, estimated at \$113,000 will be paid for by the applicant, Huntington Memorial Hospital.

Respectfully submitted,



STEVE MERMELL
Assistant City Manager

Prepared by:



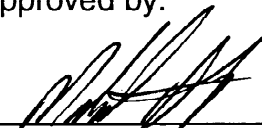
Lanny Woo
Associate Planner

Concurred by:



John R. Poindexter
Planning Manager

Approved by:



MICHAEL J. BECK
City Manager

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment of 2000
Pasadena City Charter, Article XVII**

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Contractor/Organization, as follows:

(If printing, please print legibly. Use additional sheets as necessary.)

1. Contractor/Organization Name:

PCR Services Corporation

2. Name(s) of trustees, directors, partners, officers of Contractor/Organization:

Gregory J. Broughton, President
Steve Nelson, Vice President
Jay Ziff, Principal
Heidi Rous, Principal

3. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:

Gregory J. Broughton

Prepared by: Jonathan Friedman

Title: Assistant Marketing Manager

Date: November 2, 2009

For office use only:

Contract/Transaction No. _____

If not a contract, type of transaction: _____

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No **(Applicant must mark one)**

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: Huntington Memorial Hospital Date of Application: September, 2009

Owner's name: Huntington Memorial Hospital Contact phone number: (626) 397-5555
(for questions regarding this form)

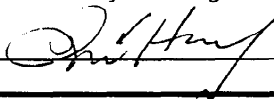
Project Address: 100 West California Boulevard

Project Description: Huntington Hospital Master Development Plan Amendment

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization/entity. *(List all parties below and use additional sheets as necessary, or provide all parties on an attachment)* **Please print legibly.** Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
See attached		None

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent:  Date: 11/17/09

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: _____ PLN#: _____

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

HUNTINGTON MEMORIAL HOSPITAL
2007
(as of 5/01/07)

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Verne Orr