

Agenda Report

July 24, 2017

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AMENDMENT TO CONTRACT NO. 30092 WITH ESA PCR TO INCREASE THE NOT-TO-EXCEED AMOUNT FROM \$199,713 TO \$237,893 FOR ENVIRONMENTAL SERVICES FOR THE HUNTINGTON MEMORIAL HOSPITAL MASTER PLAN AMENDMENT PROJECT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the amendment to Contract No. 30092 with ESA PCR is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), and
2. Authorize the City Manager to amend Contract No. 30092 with ESA PCR to increase the contract amount by \$38,180, thereby increasing the not-to-exceed amount from \$199,713 to \$237,893 for the amendment to the Final Environmental Impact Report (EIR) for the Huntington Memorial Hospital Master Plan Amendment project.

BACKGROUND:

On July 19, 2010 the City Council authorized the City Manager to enter into a contract with ESA PCR (formerly PCR Services Corporation) in the amount of \$113,000 to prepare an EIR for the Huntington Memorial Hospital Master Plan Amendment project. During the process of completing an Administrative Draft EIR, the applicant initiated changes to the project scope. Due to the applicant-initiated changes, in 2014 the City Council authorized a contract amendment to increase the contract amount by \$31,213 (total not-to-exceed \$144,213) so that ESA PCR could further analyze the changes to the project.

ESA PCR completed a Draft EIR which was released for public review for 45-days from January 5, 2016 to February 19, 2016. The approved contract assumed an average number of comments which would require response as part of the Final EIR. This was

based on the fact that the hospital was seeking to comply with State safety regulations with a minimal expansion in overall beds and services provided. However, based on the comments received, it was determined that additional work was required to adequately prepare response to comments and complete the Final EIR. As such, on April 11, 2016, the City Council authorized a second contract amendment to increase the contract amount by \$55,500 (total not-to-exceed \$199,713), and the Final EIR was subsequently completed and released on December 2, 2016.

Project Description

Huntington Memorial Hospital is a 625-bed, not-for-profit general medical and surgical hospital founded in 1892 and located on the present site since 1902. The Hospital is the only trauma center serving the San Gabriel Valley and one of 14 trauma centers currently in Los Angeles County. Per State Law, the Hospital is required to comply with seismic building code safety requirements developed by the California Office of Statewide Health Planning and Development (OSHPD). As there are several existing facilities within the Hospital campus that require seismic upgrading to comply with State laws, the Hospital is proposing a Master Plan Amendment to perform the required seismic upgrades and/or demolition and replacement of these facilities. The proposed renovation and rehabilitation of the existing hospital campus includes interior remodel of a number of existing buildings, additions to La Viña and Wingate buildings, construction of two new buildings (West Annex Buildings A and B), and demolition of five existing buildings (1921, 1938, Valentine, and two construction management buildings). In addition, various utility infrastructure and landscaping improvements are proposed, along with minor changes to the Master Plan boundary. Lastly, the Hospital is proposing to add 17 new beds, bringing the total bed count to 642 beds.

Proposed Contract Amendment

On December 14, 2016, the Planning Commission considered the proposed amendment to the Huntington Memorial Hospital's Master Plan and the Final EIR. At the conclusion of public testimony from several key stakeholders who expressed concerns regarding the height of the proposed West Annex Tower (one of the major components of the proposed Master Plan amendment), the Commission continued the public hearing in order to allow for additional dialogue between the hospital representatives and the neighbors. After several meetings between neighborhood representatives and representatives of Huntington Hospital, the applicant has submitted an amended Master Plan application that includes a reduction in height of the proposed West Annex Tower to three stories and the addition of a new two-story building, which results in a larger overall building footprint.

Due to the redesign of the project it has been determined that additional environmental analysis is necessary in order to properly analyze the potential impacts of the new construction and the proposed changes. This additional environmental analysis will be prepared as part of a revised Final EIR. As additional environmental analysis and a revision to the Final EIR was not anticipated in ESA PCR's scope of work completed to-date, a contract amendment of \$38,180 is requested in order to allow ESA PCR to

complete this additional environmental analysis. The work needed to complete the additional environmental analysis will begin once the proposed contract amendment is approved and finalized. Staff is anticipating the proposed Master Plan Amendment and revised Final EIR will be considered by the Planning Commission and City Council later this year.

ENVIRONMENTAL ANALYSIS:

The proposed action is an authorization to amend the contract with ESA PCR for the preparation of an EIR for the Huntington Memorial Hospital Master Plan Amendment project. This action is the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

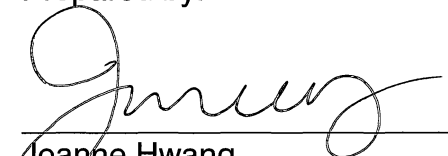
There is no impact to the City's budget associated with this action. All costs associated with this contract will be paid by the project applicant.

Respectfully submitted,



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