

Consideration of a Call for Review of
Conditional Use Permit #6918
758 & 766 S. Fair Oaks Avenue
(Huntington Hospital)

City Council
December 6, 2021





Call For Review

Planning & Community Development Department

- Before the City Council is a request for a call for review of a decision made by the Planning Commission.
 - > Planning Commission meeting was held on November 17, 2021, at which time the Planning Commission disapproved the requested Conditional Use Permit #6918.
 - > Appeal period was from November 18, 2021 to November 29, 2021.
 - > Effective date was November 30, 2021.
 - > The applicant filed an appeal of the Planning Commission's decision on November 29, 2021.
 - > Called up for review November 29, 2021 by Councilmember Madison.



Conditional Use Permit #6918

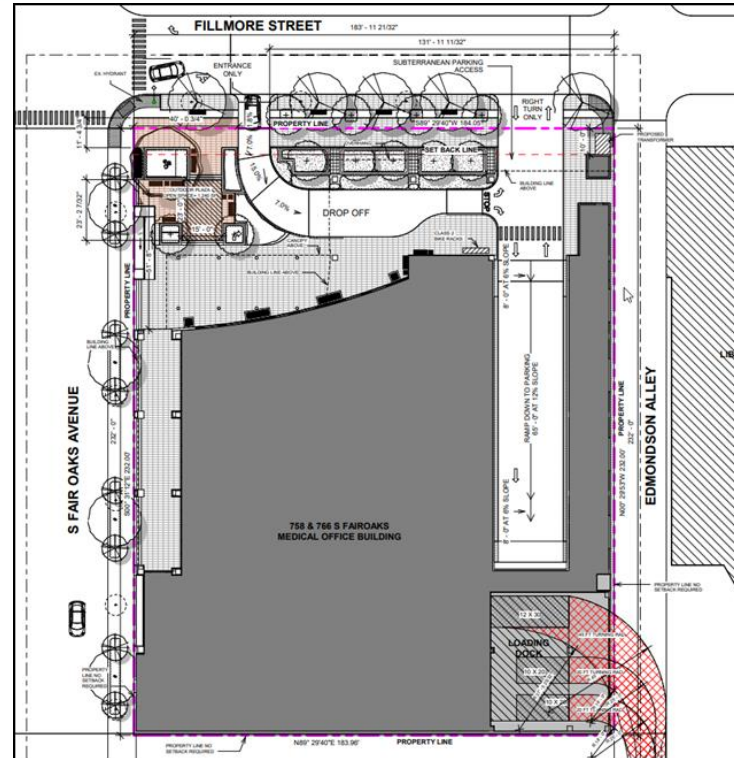
Planning & Community Development Department

- The project site is located within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district.
- Conditional Use Permit #6918 is a request to allow the construction of a new 4-story, 100,285 square-foot medical and administrative office building, with 3 levels of subterranean parking with 251 parking spaces at 758 & 766 South Fair Oaks Avenue. The following entitlements are required for the project:
 - > Conditional Use Permit: To allow a major project greater than 75,000 square feet in gross floor area within the South Fair Oaks Specific Plan; and
 - > Minor Conditional Use Permit: To allow 45 parking spaces to be shared in the parking structure at 802 Fairmount Avenue.



Site Plan

Planning & Community Development Department





Preliminary Rendering

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Planning Commission Decision

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- **November 17, 2021: Hearing held**
 - > Fifteen public comments in opposition
 - > Primary concerns:
 - Traffic Impacts
 - Site design and access
 - Inconsistency with the proposed South Fair Oaks Specific Plan
- **At the conclusion of the public hearing, a motion was made to disapprove Conditional Use Permit #6918.**
 - > The Planning Commission determined that the proposed project's site design, site plan and location of entrances will not be compatible with the site.
 - > The motion resulted in a 5-2 vote of the members present. As a result, action was taken to disapprove Conditional Use Permit #6918.
- **The applicant has filed an appeal application to vest their appeal rights, so if the Council decides not to Call for Review the decision of the Planning Commission, the appeal will still be scheduled for a de novo hearing before the City Council at a future date.**

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