



# CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

June 7, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

1. Receive the supporting documentation into the record, conclude the public hearing, deny the appeals of SEIU United Healthcare Workers-West and Communities for a Better Environment, and adopt the attached Resolution certifying Environmental Impact Report (No. 2004081142); and, further, adopt findings in support of certification and adopt a Statement of Overriding Considerations and Mitigation Monitoring Program;
2. Declare ordinance amending PD-29 read the first time and laid over to the next regular meeting of the City Council for final reading;
3. Declare ordinance amending Part 15 of the Use District Map of the City of Long Beach read the first time and laid over to the next regular meeting of the City Council for final reading;
4. Adopt a Long Range Development Plan for the Long Beach Memorial Hospital complex;
5. Approve the Site Plan Review for the Miller Children's Hospital (MCH) Inpatient Tower Phase I and Central Plant Building, subject to conditions; and
6. Approve the Standards Variance requests for a projection into the front yard setback area for an elevated pedestrian exit on the east elevation of the Miller Children's Hospital Inpatient Tower and to provide off-site parking without a deed restriction for Lots L and M, subject to conditions (Case No. 0406-20) (District 6).

## DISCUSSION

### Proposed Project

The Long Beach Memorial Medical Center campus consists of two hospital facilities, Long Beach Memorial Medical Center (LBMMC) and Miller Children's Hospital (MCH). Both institutions are located on the 54-acre campus, which is bordered by Spring Street to the north, Atlantic Avenue to the east, Willow Street to the south and Long Beach Boulevard to the west. The City is being asked to approve the proposed Master Plan of Land Uses which provides a conceptual framework for the reorganization of the following six existing land uses: (1) inpatient medical facilities, (2) outpatient medical facilities, (3) mixed use facilities, (4) utilities, (5) circulation, and (6) parking. The Master Plan covers all proposed development over the next 15 years and includes placement of new buildings on the campus, access and internal circulation, on-site parking and a preference for parking structures over open parking lots, pedestrian access and circulation, design and physical image, architectural integrity, a phasing program, landscaping and signage programs. The following is a list of projects proposed over the next 15 years:

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- Miller Children's Hospital (MCH) Inpatient Tower Phase I - 124,500 square feet, four-story, 84-foot high building
- MCH Inpatient Tower addition Phase II – 73,500 square feet, four-story, 148-foot high addition above Phase 1
- MCH Pediatric Outpatient Building - 80,000 square feet, five-story, 84-foot high building
- MCH Link Building - 20,000 square feet, three-story, 50-foot high building
- Todd Cancer Institute Phase I - 83,630 square feet, three-story, 54-foot high building and Phase II - 42,300 square feet, two-story, 33-foot high building. The Todd Cancer Institute will be located at the southeast corner of Spring Street and Long Beach Boulevard.
- Central Plant Building, -3,500 square feet, two-story, 38-foot high building
- Underground Utility Trench
- Realignment of Patterson Street- 820 linear feet of roadway
- Phased Parking Program - the applicant has provided a detailed parking plan for each phase of the project that provides the code-required number of parking spaces.

In order to implement the proposed Master Plan, Long Beach Memorial Medical Center must obtain the following City approvals:

- **Rezoning**

The proposed rezoning is to change a portion of the campus between 29th Street and Spring Street and Long Beach Boulevard and Pasadena Avenue from Regional Highway District (CHW) to the Long Beach Planned Development District (PD-29), subarea 1. The boundary of PD-29 will be extended from its current location approximately 190 feet east of Long Beach Boulevard to Pasadena Avenue. The general plan designation for the entire campus is Land Use District #7 – Mixed Uses.

- **Site Plan Review and Standards Variance**

The Long Beach Municipal Code requires Site Plan Review for all new commercial buildings over 1,000 square feet. Site Plan Review is requested at this time for Miller Children's Hospital Inpatient Tower Phase 1 and the Central Plant Building. Standards Variances are requested for an elevated pedestrian exit and architectural projections on the east building elevation, and to allow required off-site parking on lots L and M without a deed restriction

Planning Commission Action

On May 5, 2005, the Planning Commission approved a request to certify Environmental Impact Report (EIR) No. 2004081142, adopted a Resolution with Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Program, recommended City Council adopt a rezoning from Regional Highway District (CHW) to Long Beach Boulevard Planned Development District (PD-29) subarea 1, adopted a Long Range Development Plan for the Long Beach Memorial Hospital complex, approved the Site Plan Review for the Miller Children's Hospital (MCH) Inpatient Tower Phase I and Central Plant Building, subject to conditions, and approved the Standards Variance requests for a projection into the front yard setback area for an elevated pedestrian exit on the east elevation of the Miller Children's Hospital Inpatient Tower

and to provide off-site parking without a deed restriction for Lots L and M, subject to conditions (See Planning Commission staff report and minutes, Attachment 1).

One letter was received regarding the Environmental Impact Report prior to the hearing and two letters were submitted at the hearing (Attachment 2). Twenty-two individuals spoke at the Planning Commission on this project, with seven individuals in favor and fifteen individuals either in opposition or raising issues regarding the adequacy of the Environmental Impact Report. The main issues raised concerning the EIR were the removal of fifty-one residential housing units and the relocation of those households, the loss of affordable dwelling units, traffic mitigation, parking, cumulative project impacts, and site contamination. After discussion, Commissioner Greenberg made a motion to approve the request and Commissioner Jenkins seconded the motion. The motion passed 6-0. Commissioner Gentile was absent.

Two appeals of the Planning Commission decision were filed on May 13, 2005 by SEIU United Healthcare Workers-West and Communities for a Better Environment (CBE) (Attachment 3). The reasons stated for the appeals were failure to comply with the California Environmental Quality Act (CEQA) related to impacts on affordable housing, cumulative impacts and mitigation measures for hazardous materials.

### ENVIRONMENTAL ANALYSIS

The appeal alleges that the Final Environmental Impact Report (FEIR) is not adequate pursuant to the California Environmental Quality Act Guidelines. The City, as the Lead Agency, finds that the FEIR is adequate (Attachment 4).

The FEIR determined that the proposed project would result in potential significant impacts to aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, National Pollution Discharge Elimination System, noise, public services, traffic and transportation, and utilities and service systems. These significant impacts, except for air quality and traffic and transportation, would be avoided or reduced to below a level of significance with the implementation of mitigation measures. The Planning Commission adopted a Statement of Overriding Considerations for the project. It determined that the significant public benefits and economic benefits of the project outweigh the potentially significant adverse impacts of air quality and traffic impacts identified in the EIR.

### PUBLIC MEETING

During the Planning Commission meeting, Councilwoman Richardson, 6<sup>th</sup> Council District, requested that a community meeting be conducted prior to consideration of this matter by the City Council. A publicly noticed community meeting was held on May 23, 2005 at Veteran's Park. Some of the issues raised by the public included:

#### Housing

- Potential loss of affordable housing for future phases of hospital expansion
- Community and regional standards for relocation assistance
- Noticing the community when affordable housing becomes available

#### Traffic Impacts

- Increased congestion in neighborhoods and on arterial streets
- Adequate parking during construction and operation of the project

#### Soil Contamination

- Risk related to the excavation and disposal of contaminated soils

The Final Environmental Impact Report addresses many of the above listed items. However, staff has made the commitment to respond in writing to the issues prior to City Council consideration of this project.

#### SUMMARY

The 54-acre hospital campus provides health care for the community and provides economic benefits to the City through numerous jobs provided by the hospital. The importance of the addition to the Miller Children's Hospital is to comply with State Licensing requirements for beds and emergency rooms within the time frame required by the State. The new central plant building is required to support the pediatric inpatient facility. The proposed master plan and expansion will provide state of the art health care for the Miller Children's Hospital and will comply with state-mandated regulations. Pediatric surgical and inpatient services will be provided in the MCH addition.

The master plan will provide a framework for future development to provide consistency in architecture, building placement, circulation, landscaping and signage to create a cohesive campus design. Parking will also be reviewed at each phase of development to ensure code-required parking is provided.

This report was reviewed by Assistant City Attorney Michael J. Mais on May 26, 2005.

#### TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal of the Planning Commission's decision be heard within 60 days of filing of the appeal or by July 13, 2005.

A 14-day public notice of the hearing is required.

#### FISCAL IMPACT

None.

#### SUGGESTED ACTION:

Approve recommendation.

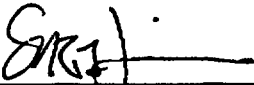
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Respectfully submitted,

MORT STUHLBARG, CHAIR  
CITY PLANNING COMMISSION

BY:   
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SUZANNE M. FRICK  
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LF

Attachments:

- 1) Planning Commission Staff Report and Minutes of May 5, 2005 (including Resolution Certifying EIR)
- 2) Letters
- 3) Completed Appeal Forms and attached letters
- 4) Summary of Technical and Procedural Adequacy of the FEIR

Resolution Recertifying EIR (State clearinghouse No. 2004081142) Statement of Overriding Considerations and Mitigation Monitoring Program  
Rezoning Ordinance  
Ordinance amending PD-29  
Project Plans, colored rendering, colored elevations  
EIR Volumes 1, 2 (A,B,C,D) 3