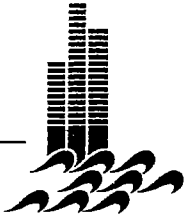


AGENDA No. #3

Case No. 0406-20

EIR 13-04



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. OCEAN BLVD. • LONG BEACH, CA 90802 • (562) 570-6194 FAX (562) 570-6068

ZONING DIVISION

May 5, 2005

CHAIRMAN AND PLANNING COMMISSIONERS

City of Long Beach

California

SUBJECT: Certification of EIR (State Clearinghouse No. 2004081142), Adoption of a Resolution with a Statement of Overriding Considerations, Request to Adopt a Long Range Development Plan (Master Plan) for future expansion of the Long Beach Memorial hospital complex to include Miller Children's Hospital and Todd Cancer Institute, realignment of the Patterson Street entrance, construction of a utility trench, phased parking program, Rezoning from Regional Highway District (CHW) to Long Beach Boulevard Planned Development District (PD-29), Site Plan Review for Phase I of the Miller Children's Hospital Pediatric Inpatient Tower and construction of the Central Plant Building, and a Standards Variance for building projections on Atlantic Avenue for the Inpatient Tower and to provide off-site parking without a deed restriction (Council District 6)

LOCATION: 2801 Atlantic Avenue (Long Beach Memorial Medical Center and Miller Children's Hospital)

APPLICANT: Long Beach Memorial Medical Center - Pat Johner
c/o ADAMS Project Management Consulting, LLC
1601 Cloverfield Boulevard, 2nd Floor
Santa Monica, CA 90404

RECOMMENDATION

1. Certify Environmental Impact Report EIR 13-04 and Adopt a Resolution with a Statement of Overriding Considerations and Mitigation Monitoring Plan,
2. Recommend the City Council adopt a rezoning from Regional Highway District (CHW) to Long Beach Boulevard Planned Development District (PD-29) subarea 1,
3. Adopt a Long Range Development Plan for the Long Beach Memorial hospital complex,
4. Approve the Site Plan Review for the Miller Children's Hospital (MCH) Inpatient Tower Phase I and Central Plant Building, subject to conditions, and
5. 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.

REASONS FOR RECOMMENDATION

1. Adoption of a Long Range Development Plan (Master Plan) for the hospital will provide a framework for future development of the campus with overall design guidelines for individual buildings. The Master Plan addresses land uses, access, pedestrian circulation, parking, landscaping, building design, and signage in order to unify the buildings and create a functional and cohesive campus.
2. The proposed rezoning to the Long Beach Boulevard Planned Development District (PD-29) will allow the expansion of the hospital with commercial and residential "medical support" uses, especially uses that are complimentary to the function of Memorial Medical Center. PD-29 allows also multifamily residential development, which could provide opportunities for on-site housing for hospital staff.
3. Positive findings can be made in support of the Site Plan Review for the Miller Children's Hospital (MCH) Inpatient Tower Phase 1 Central Plant Building, and subject to conditions. The design is consistent with the proposed Design Guidelines.
4. The Standards Variance requests to provide off-site parking without a deed restriction can be approved, subject to conditions that require that this lot remain dedicated for this use or alternative parking be provided.
5. The addition to the Miller Children's hospital and associated central plant building will enable the hospital to meet state licensing requirements, provide state-of-the-art health care in an appropriate environment and benefit the community.

BACKGROUND

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. East/west streets that run through the campus include 27th Street, Patterson Street, Columbia Street and 29th Street. Portions of north/south streets that run through the campus are Elm Avenue, Pasadena Avenue, Linden Avenue, and Lakeview Drive. Surrounding uses include medical office and related medical uses to the east, commercial and multifamily residential uses to the south, medical offices and commercial uses to the west, and commercial and residential uses to the north. The campus is located less than one mile from the San Diego Freeway (405).

The 54-acre campus is currently improved with two licensed hospitals, eight medical office buildings, associated open parking lots and parking structures. The campus between Willow Street and 27th Street is currently zoned Regional Highway District (CHW) and Community Automobile-Oriented District (CCA). The portion of the campus between 27th Street and 29th Street is zoned Institutional (I) and, the portion between 29th Street and

Spring Street is located in subarea 1 of the Long Beach Boulevard Planned Development District (PD-29) and Regional Highway District (CHW).

The hospital has been providing health care services to the community since 1914. Campus hospitals include Long Beach Memorial Medical Center, Miller Children's Hospital, Memorial Women's Hospital, Memorial Rehabilitation Hospital, Memorial Heart Institute, and Memorial Cancer Institute. The six major entities mentioned above and associated office and administration buildings total 1,213,945 square feet of building area. The two parking structures and open parking lots under hospital ownership currently provide 3,452 parking spaces.

The proposed Miller Children's hospital expansion will provide compliance with the Office of Statewide Health Planning and Development (OSHPD) for SB 1953, for seismic safety and for compliance with California Department of Health Services for new pediatric dedicated operating rooms to meet anticipated demand through 2020. The new pediatric facility will also be designed to meet the anticipated growth for pediatric inpatient treatment for children under the age of 15. The increase in capacity will require 164 additional beds by the year 2020.

INITIAL PLANNING EFFORTS/COMMUNITY INVOLVEMENT

A Notice of Preparation and Initial Study to prepare an Environmental Impact Report (EIR) was filed on August 23, 2004. A public scoping meeting for the EIR was held on September 8, 2004. The 45-day circulation period for public review of the Draft Environmental Impact Report began on January 25, 2005 and closed on March 10, 2005.

A presentation of the LBMMC Expansion project was made at the November 1, 2004 Wrigley Neighborhood Association meeting. Also in attendance were representatives from the Memorial Heights Neighborhood Association, Sunrise Boulevard Historic District and West Long Beach Neighborhood Association.

Two Planning Commission study sessions were conducted for the LBMMC Expansion project. On December 2, 2004, a study session for the introduction of the Preliminary Master Plan, Design Guidelines and Initial Study of the Draft Environmental Impact Report was held. A second study session focusing on the Draft Environmental Impact Report followed on February 17, 2005.

PREVIOUS PLANNING DEPARTMENT REVIEWS

The applicant began the planning process with the submittal of a Conceptual Site Plan Review on the proposed hospital expansion including a Long Range Development Plan, Site Plan Review, Zone Change, and General Plan Amendment in June 2004. The plans included construction of the Todd Cancer Center, Inpatient Tower, Outpatient Tower, Link Building, Central Plant Building, utility trench, realignment of Patterson Street, and implementation of a phased parking program. The Planning Department reviewed and commented on the proposed project August 11, 2004. Subsequently, a Conceptual Site Plan Review for the off-site parking lot was reviewed January 26, 2005, a Conceptual Site Plan Review of the Central Plant Building at the corner Columbia Street and Atlantic

Avenue on February 15, 2005, a preliminary design review for the Todd Cancer Center on March 7, 2005, and a Conceptual Site Plan Review of the Inpatient Tower for Miller Children's Hospital on March 15, 2005.

PROJECT DESCRIPTION AND ENTITLEMENT SUMMARY

The applicant is requesting approval of the requisite entitlements to expand the hospital on the 54-acre campus. The entitlements include the adoption of a Master Plan to provide a framework for future development, Rezoning from CHW to PD-29, Phased Parking Plan, Realignment of Patterson Street, Utility Trench, Site Plan Review for the Miller Children's Hospital Inpatient Tower Phase 1 and Central Plant Building, Standards Variance for projections into the front setback on the east elevation of the MCH inpatient tower addition and off-site parking for lots L and M without a deed restriction.

ENTITLEMENT SUMMARY

- **Adoption of Master Plan**

The Long Beach Municipal Code, Section 21.34.020 requires any site exceeding 40,000 square feet of site area to submit a long-range development plan for the institution. The plan shall include all development of the site and site expansions anticipated over the next twenty years. Such plan shall be submitted to the Planning Commission for approval. No Site Plan Review shall be approved and no building permit shall be issued for any building or structure, which is not consistent with the Long Range Development Plan. The plan would normally be prepared to cover development through 2025; however, since the City's General Plan only provides planning and demographic information to 2020 the Master Plan has also been prepared to 2020 to be consistent with the General Plan.

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:

- Miller Children's Hospital (MCH) Inpatient Tower Phase I - 124,500 square feet, four-story, 84' high building
- MCH Inpatient Tower addition Phase II – 73,500 square feet, four-story, 148' high addition above Phase 1
- MCH Pediatric Outpatient Building - 80,000 square feet, five-story, 84' high building
- MCH Link Building - 20,000 square feet, three-story, 50' high
- Todd Cancer Institute Phase I - 83,630 square feet, three-story, 54' high building and Phase II - 42,300 square feet, two-story, 33' high building. The Todd Cancer Institute will be located at the southeast corner of Spring Street and Long Beach Boulevard. This building will provide comprehensive outpatient cancer services to cancer patients that are currently dispersed throughout the campus in twenty-four different locations into one building. Site Plan Review for this building has not been

submitted to the City at this time therefore, a Site Plan Review will be required for this building prior to construction.

- Central Plant Building, -3,500 square feet, two-story, 38' 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. A parking analysis shall be provided to the Planning Department for review and approval with each phase of development. Parking for the hospital expansion will meet current code requirements through the use of off-site parking, development of open parking lots or an on-site parking structure. The applicant's master plan provides the code required number of parking spaces with approval of a Standards Variance for the use of temporary off-site parking without a deed restriction for lots L and M.

- **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' east of Long Beach Boulevard to Pasadena Avenue. The general plan for the entire campus is Land Use District #7 – Mixed Uses.

As outlined in the findings, positive findings can be made in support of the Rezoning. This subarea is titled Memorial North and designed to encourage commercial and residential medical "support uses", especially uses that are complimentary to the function of Memorial Medical Center. The Todd Cancer Center is proposed for this area. Medical office uses are consistent with PD-29 and allows for a height of up to 50'. Additionally, Planning Commission may grant exceptions up to 20% of the maximum height through the Site Plan Review process subject to findings related to the overall project design.

- **Site Plan Review**

The Long Beach Municipal Code requires Site Plan Review for all new commercial buildings over 1,000 square feet. Site Plan Review is required to assure the highest quality of land planning and design is incorporated into the development and to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials.

Site Plan Review is currently being requested for Miller Children's Hospital (MCH) Inpatient tower Phase 1 and the Central Plant Building. The Inpatient Tower is a 124,500 square foot, four-story, 84' high addition to the Miller Children's Hospital for pediatric surgical services, intensive care services, and general pediatric inpatient care services. The Central Plant Building is a two-story, 38'0" high approximately 3,500 square feet building designed to house utilities such as emergency power and chilled water to support the Inpatient Tower. An underground utility trench will connect the central plant building and inpatient tower. Additionally, a 594 square

foot block wall storage enclosure for the storage of bulk oxygen is proposed in an open parking lot off Lakeview Drive. As conditioned, these two buildings and accessory structure have been found to be compatible with the existing campus and with the Master Plan. The quality of the project is consistent with similar medical office developments in the vicinity. Construction for the Inpatient Tower is expected to begin in July 2005. The Central Plant Building and underground utility trench will be constructed concurrently with phase 1 of the MCH Inpatient tower. The other buildings will follow over the next ten years. Each phase of development for new construction will require a separate Site Plan Review.

As shown on the submitted plans the proposed addition for Phase I of the Inpatient tower for MCH is located directly south of the existing Children's hospital. In order to start construction of the addition an existing two level 86 car parking lot will be removed and Patterson Street relocated 250' to the south to align with Patterson Street on the east side of Atlantic Avenue. The street relocation will allow room for the addition to the Miller Children's hospital to take place.

Plans for the other buildings on the campus identified in the Master Plan are not completed, therefore, at this time, Site Plan Review is being requested only for Phase I of the MCH Inpatient Tower and the Central Plant Building.

- **Standards Variance**

Standards Variance requests are being sought for the MCH Inpatient Tower phase 1 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. The Long Beach Zoning Code requires any off-site parking to be guaranteed to remain as parking by a deed restriction to which the City is a party.

As outlined in the findings, positive findings can be made in support of the variance requests. The off-site parking is limited to a maximum of five years and must be improved to current development standards or a Standards Variance shall be approved.

The request for a projection into the required 20'0" front yard setback on the east elevation of the MCH inpatient tower is to allow an elevated pedestrian exit, which is a required exit for the four-story building. The exit ramp has a maximum height of approximately 8'0" above grade. As conditioned, this structure will be screened by terraced planters with hanging plants and the setback area heavily landscaped to soften the appearance of this projection from Atlantic Avenue.

The second variance requested is to allow code required off-site parking on lots L and M, without a deed restriction. These two lots are not owned by the hospital. These parking lots are intended to be used for a temporary period of no more than five years, at which time a parking structure will be constructed or the applicant will provide permanent on-site parking.

Detrimental impacts upon the surrounding community for these variance requests are not anticipated nor identified in the environmental report (EIR 13-04).

ENVIRONMENTAL ANALYSIS

In order for the Planning Commission to make an informed decision regarding the project, Environmental Impact report (EIR NO. 2004081142) has been prepared in accordance with the California Environmental Quality Act. A Notice of Preparation and Initial Study to prepare an Environmental Impact Report (EIR) was filed on August 23, 2004. A public scoping meeting for the EIR was held on September 8, 2004. The 45-day circulation period for public review of the Draft Environmental Impact Report began on January 25,

2005 and closed on March 10, 2005. A study session for the Planning Commission focusing on the Draft Environmental Impact Report followed on February 17, 2005.

The Final Environmental Impact Report 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. Staff finds 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.

The following characterizes the sites Zoning and General Plan designations of the area:

	ZONING	GENERAL PLAN	LAND USE
SITE	I, CHW, CCA, PD-29	LUD #7 – MIXED USE	HOSPITAL
NORTH	I,R-3-4	LUD #7 – MIXED USE	VACANT/CHURCH
SOUTH	CCA	LUD #8A- TRADITIONAL RETAIL STRIP COMMERCIAL	COMMERCIAL RESIDENTIAL
EAST	CCA	LUD #7- MIXED USES	COMMERCIAL
WEST	PD-29	LUD #7 –MIXED USES	COMMERCIAL

CURRENT ACTION REQUESTED

The current action requested is Certification of EIR (State Clearinghouse No. 2004081142), Request to Adopt a Long Range Development Plan (Master Plan) for future expansion of the hospital complex including Miller Children’s Hospital expansion, Link Building, MCH Outpatient building, Central Plant Building, and Todd Cancer Institute, realignment of Patterson Street, construction of a utility trench, phased parking program, Rezoning from Regional Highway District (CHW) to the Long Beach Boulevard Planned Development District (PD-29), Site Plan Review for Phase I of the Inpatient Tower for Miller Children’s Hospital and construction of the Central Plant Building, and Standards Variance

for building projections on Atlantic Avenue for MCH Phase I and off-site parking without a deed restriction for Lots L and M.

Such requests may be granted only when favorable findings, as specified in Chapter 21.25, Divisions I, II, V, as well as Chapter 20, section 20.12.100 (Subdivision Regulations), are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

REZONING FINDINGS

A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.

Positive findings can be made on this item.

The focus of the rezoning is to allow a new medical office building at the southeast corner of Spring Street and Long Beach Boulevard. Currently, this part of the campus is used as an open parking lot and the proposed building will house the Todd Cancer Institute. The proposed change will allow construction of a three-story medical office building at a prominent intersection and will provide a presence at the entrance to the campus.

B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

A positive finding can be made on this item.

The land use element is LUD #7 – Mixed Uses. This designation allows for large multi-purpose activity centers with combinations of land uses such as office, medical centers and higher density residential uses. The rezoning is consistent with the goals, objectives and provisions of the General Plan.

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.

The proposed rezoning does not involve areas of the city zoned for mobile home park use.

SITE PLAN REVIEW FINDINGS

A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND COMPATIBLE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED.

A positive finding can be made on this item.

This Site Plan Review request is only for Phase 1 of the MCH Inpatient tower and the central plant building. The addition to the Miller Children's hospital is designed in a style that differs from the traditional hospital buildings on the campus constructed during from the 1950's through the 1970's. The design for the MCH addition incorporates the use of spires, flags, brighter colors and materials to animate the exterior of the building. A sculpture garden will be located south of the building entrance with landscaping and public areas. The Atlantic Avenue elevation incorporates the use of solid walls at the first level or pedestrian level. Staff has conditioned the project to increase interest along this facade with the use of false windows, terraced planters, creation of bays with architectural projections to ensure that the street facade at the pedestrian level is interesting and to ensure the building does not have the appearance of backing onto Atlantic Avenue.

The central plant building will be located at the southwest corner of Columbia Street and Atlantic Avenue. This two-story building will house chillers, emergency generators, switchgear, pump room, an electrical transformer yard and cooling towers. The central plant building provides services to the new inpatient tower and redundant support services to other inpatient services on campus. The two-story 38'0" high structure shall be designed in a manner to disguise its utilitarian use. Exterior materials shall be the same as those used on the inpatient tower with no equipment or utility structures visible from the exterior.

B. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT", THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT.

A positive finding can be made on this item.

The project conforms to the general plan and Long Beach Boulevard Planned Development District guidelines. The project is also consistent with the Central Redevelopment Project plan.

C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS ALTERNATE DESIGN IS FEASIBLE.

The site is currently developed with the Long Beach Memorial Hospital Complex. The area where the inpatient tower and central plant building addition is taking place is currently improved with a parking structure, roadway, open parking lot and landscaped yard area. A small amount of perimeter landscaping will be removed by the addition. The conditions of approval require the relocation on-site of any mature trees removed due to construction.

STANDARDS VARIANCE FINDINGS

A. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE.

The existing and proposed improvements for LBMMC and MCH are unique due to the demand and layout requirements of a hospital when compared to other sites in the Institutional zone.

Up to 534 off-site parking spaces are proposed in lots L and M located at the southwest corner of Atlantic Avenue and Spring Street without the benefit of a deed restriction. These parking spaces are needed for construction of the Todd Cancer Institute until the hospital can provide permanent on-site parking or provide code required parking.

B. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS.

The applicant is requesting approval of an elevated pedestrian exit and building projections into the required front yard setback off Atlantic Avenue. This stairway is a secondary exit for the hospital and is unique when compared to other site in the same zone.

The proposed use of off-site parking lots L and M without a deed restriction for a temporary period of five years is not viewed as a grant of special privilege. The hospital is proposing an on-site parking structure to accommodate their needs however, until that structure can be built this alternative will provide code required parking. If the parking is eliminated, the hospital shall notify the City and provide code required parking.

C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND

Approval of the variance is not expected to cause adverse effects upon the community. The raised exit ramp will be screened with planters with hanging plants to soften the appearance of the structure. A substantial amount of landscaping is required the entire length of the 20' setback on Atlantic Avenue to soften the appearance of the building.

The off-site parking for Lots L and M is limited to five years. At that time the parking lot shall be brought up to current code requirements.

D. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.

The subject site is not located within the Coastal Zone.

PUBLIC HEARING NOTICE

In accordance with the Zoning Regulations (21.21.302C) a local newspaper notice was published within the legal time frame. Additionally, 455 Notices of Public Hearing were mailed on April 19, 2005, to those property owners within a 500 ft. mailing radius as well as to Sixth District Councilperson. Community groups notified include Memorial Heights HOA, Wrigley Association, Sunrise Blvd. Historic District, ACED, and the Wrigley Village Business Association.

REDEVELOPMENT REVIEW

The site is in the Central Redevelopment Project Area. The project is consistent with the Redevelopment Plan and the proposed improvements will upgrade the appearance of the hospital campus and surrounding neighborhood.

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, Draft Environmental Impact Report (EIR 13-04/SCH #2004081142) has been prepared and is forwarded to the City Planning Commission for concurrent consideration.

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.

The Planning Commission or Site Plan Committee will be reviewing all future development to ensure compliance with the Master Plan and Zoning Regulations. Staff believes the project will provide a significant public benefit and that this benefit will outweigh any negative impacts that can't be mitigated.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

1. Certify Environmental Impact Report EIR 13-04 and Adopt a Resolution with a Statement of Overriding Consideration and Mitigation Monitoring Plan,
2. Recommend the City Council adopt a rezoning from Regional Highway District (CHW) to Long Beach Boulevard Planned Development District (PD-29) subarea 1,

3. Adopt a Long Range Development Plan for the Long Beach Memorial hospital complex,
4. Approve the Site Plan Review for the Miller Children's Hospital (MCH) Inpatient Tower Phase I and Central Plant Building, subject to conditions, and
5. 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.

Respectfully submitted,

SUZANNE M FRICK,
DIRECTOR OF PLANNING AND BUILDING

By:  Approved:
LYNETTE FERENCZY
PLANNER


CAROLYNE BIHN
ZONING ADMINISTRATOR

SM:CB:LF: 0406-20.Rep

Attachments

1. Conditions of Approval
2. Location Map
3. Proposed Rezoning map
4. Letters
5. 500' mailing radius map
6. Resolution Certifying the EIR Adopting Statement of Overriding Considerations and Adopting Mitigation Monitoring Program,
7. Final EIR Volume III including 2005 Master Plan and Design Guidelines, Statement of Overriding Considerations, Mitigation Monitoring Program
8. Revised table of contents for Mitigation Monitoring Program
9. Plan

SITE PLAN REVIEW,
STANDARDS VARIANCE, MASTER PLAN

REVISED CONDITIONS OF APPROVAL

Case No. 0406-20

Date: May 5, 2005

1. This approval and all development rights (Site Plan Review, Standards Variances) hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. This approval shall be invalid if the owner(s) and/or applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
4. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
5. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
6. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee. The building shall be painted to match the existing building. **No substantial changes** shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.

7. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.
8. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.
9. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus** such as, but not limited to, backflow devices and electrical transformers, on both the site plan and the landscape plan. When visible from a public street or parking lot, such devices shall be fully screened by landscaping or a screen wall to the satisfaction of the Director of Planning and Building. Aboveground devices shall be prohibited in the required front yard setback where the site has side street or alley access. On lots with side street or alley access, the devices shall be placed either in the side street side yard or adjacent to the alley to the satisfaction of the Director of Planning and Building.
10. The **property** shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
11. Any graffiti found on site must be removed within 24 hours of its appearance.
12. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259.
13. **Energy conserving equipment**, lighting and construction features shall be utilized on the building.
14. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.
15. Adequately sized **trash enclosure(s)** shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.

16. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
17. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
18. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
19. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other permits from the Building Bureau must be secured. A soil report including evaluation of methane gas presence on the site and appropriate mitigating recommendations shall be provided.
20. Prior to City approval of any plans, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Long Beach Police Department for their determination of compliance with Police Department security recommendations. For additional information, contact Mike Weber at (562) 570-5805.
21. Prior to City approval of any plans, the applicant shall contact the Long Beach Water Department to discuss relocation of the existing 8" water main and 15" sewer main in the existing easement at the developers expense to eliminate the apparent interference with the proposed building. For additional information, contact Larry Oaks at (562) 570-2315.
22. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed.
23. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
24. Parking lot P located at 2656 Pasadena Avenue shall not be included as code required parking until the parking lot is brought up to current code requirements. These standards include paving, striping, lighting, screening, landscaping, setbacks, and the provision of street trees.
25. The applicant shall comply with all mitigation measures of the applicable Environmental Review (EIR13-04) prior to issuance of a Certificate of Occupancy.

- 26. The code exceptions approved for this project are as follows:**
- a. A request to provide up to 534 code required off-site parking spaces on lots L and M without a deed restriction for a five (5) year period, and
 - b. To allow a 6'8" projection into the required front yard setback on the east elevation of the MCH Inpatient Tower Phase I for an elevated pedestrian exit. All architectural projections on the east elevation of the MCH addition are limited to a maximum projection of 2'6" into the required setback area.
27. Parking lot N at 538 East 27th Street shall not be included as code required parking until the parking lot is brought up to current code requirements for parking lots including landscaping. The unused curb cut (s) on 27th Street shall be removed and replaced with full height curb and gutter, sidewalk, street trees and a grass parkway in front of parking lot N. The existing 10' high chain link fence shall be removed and replaced with a wrought iron fence similar to the fence used throughout the campus. A 6'0" wide landscape planter shall be installed along 27th Street. If parking lot N is to be used for visitor parking a six (6) square foot sign with exterior illumination shall be provided and posted accordingly.
28. Prior to City approval of any plans, the applicant shall submit a complete landscape and irrigation plan of the existing and proposed landscaping. The plan shall show all existing landscaping (species, size, location, and quantity) and indicate whether the plants will remain or be removed. All new trees, shrubs, vines, and ground cover shall be identified and the size, quantity and location shown on the plans. The following items shown be addressed on the landscape plans:
- a. If the curb face to property line distance permits, street trees shall be installed on all public streets adjacent to the site;
 - b. Moderate to drought tolerant plants shall be used for the project;
 - c. The project shall comply with Chapter 21.42 of the Long Beach Municipal Code for landscaping unless waived by the Site Plan Review Committee;
 - d. Landscaping at the primary entry points to the hospital such as the newly aligned Patterson Street and Atlantic Avenue shall match the existing landscaping at the other major entry points to the campus to create a uniform theme at these locations. This landscaping consists of six (6) mature palm trees (Canary Island type palms), a row of shrubs, ground cover and flowers. The entry landscaping shall have decorative up lighting. A secondary smaller landscape cluster shall be provided at Willow Street and Pasadena Avenue.
 - e. The applicant shall provide terraced landscape planters along the base of the elevated pedestrian exit on the east elevation of the MCH Inpatient tower.
 - f. The front setback area on Atlantic Avenue shall either be provided with terraced planters along the remaining portion of the building or berming up to the base of the building. A topographic plan shall be provided for the 20'0" setback area on Atlantic Avenue between Columbia Street and Patterson Street;
 - g. A substantial landscape cluster shall be provided at the southwest corner of Atlantic Avenue and Columbia Street to screen the central plant building and provide an attractive entrance to the hospital campus from the 405 freeway.

- h. The applicant shall provide more privacy to the sanctuary area of the MCH Inpatient Tower by providing landscaping on the east elevation between the building and street.
29. Prior to City approval of any plans, a parking plan shall be provided identifying the parking areas by use (i.e. visitor, employee, physician). Any relocated parking spaces lost due to construction shall be identified on this plan. The number of parking spaces in each lot shall also be noted on the plans.
30. Prior to City approval of any plans, a staging plan shall be provided showing all areas used for construction and construction storage. If any parking spaces are removed during construction, these parking spaces shall be replaced on a one-to-one basis and a plan provided for replacement parking. This parking plan shall be subject to approval by Department of Planning and Building and the City Traffic Engineer. Traffic directional signage shall be provided to direct visitors to the relocated parking areas during construction to the satisfaction of the City Traffic Engineer.
31. The applicant shall apply for a lot merger or deed restriction for each parking lot that is required parking for the hospital expansion prior to issuance of a building permit for construction with the exception of parking lots L and M. For lots N, P, Q, R, S, and T a deed restriction restricting the use of the property for parking purposes shall be recorded against the property. Such restriction may be removed with mutual agreement by the Hospital and the City if an alternative parking is provided. Parking lots or parcels that are contiguous with the hospital shall be merged with the hospital parcel.
32. The applicant shall improve the pedestrian connection between Atlantic Avenue and the entrance to the Miller Children's Hospital. A greater emphasis shall be placed on the pedestrian access from Atlantic Avenue to the entrance of the children's hospital on the south elevation. This connection can be accomplished through additional landscaping, signage, hardscape, sculptures, or trellis elements that direct people from the street to the front entrance. The sidewalk shall be designed in a manner that the exit ramp from the building in the front setback area is not confused as an entrance to the building.
33. Prior to City approval of any plans, the applicant shall submit a plan showing the location of the existing white metal fence that is used throughout the campus and any proposed fence locations. A fence over 3'0" in height in the front setback area will require approval of the Site Plan Review Committee.
34. Prior to City approval of any plans, (except traffic directional signs), a sign program shall be submitted for the entire campus for the review and approval of the Planning Department. The sign program shall include all existing and proposed signs. All signs shall be similar in design to unify the campus. Larger, prominent entry signs shall be provided at all primary hospital entrance points and smaller secondary signs off the side streets such as Willow Street and Pasadena Avenue and Atlantic Avenue and 27th Street. Signage for the emergency room at Columbia Street and Atlantic Avenue shall be improved.

35. If feasible, the north elevation of the inpatient tower shall be modified to include more windows and avoid portions of large blank wall to the satisfaction of the Director of Planning and Building.
36. If the lease for lots L and M expires the hospital shall replace parking to current code requirements. The applicant shall be required to notify the Planning Department one year prior to the expiration of the off-site parking agreement and provide a report to the City with a plan addressing the loss of the off-site parking spaces.
37. The applicant shall give a minimum of twelve (12) months notice to the tenant of a residential building proposed for demolition as a part of this Master Plan. Prior to issuance of demolition permits for any residential structure, the applicant shall provide relocation assistance for each tenant household, regardless of income level. The assistance shall be equivalent to the current City of Long Beach relocation benefit requirements. Proof of compliance shall be provided to the Department of Community Development, Housing Services Bureau to the satisfaction of the Department of Planning and Building.
38. The Central Plant Building shall be designed so that the vents for the generator room are not visible from Atlantic Avenue and additional detailing such as a wall signs, false windows or a change in material shall be provided for on the east (front) and side (north) elevations to the satisfaction of the Director of Planning and Building.
39. A raised concrete sidewalk shall be provided in parking lot K to provide pedestrians with a safe path of travel through the parking lot.
40. The east elevation of the MCH Inpatient tower shall be redesigned to provide some visual interest at the street level by bringing the spires down to grade, adding architectural projections, providing windows or false windows between the projections, providing terraced planters along the building wall, or creating bays so that the building does not appear to back onto Atlantic Avenue.
41. The drop off area for MCH shall be relocated to be closer to the building entrance to the satisfaction of the Department of Planning and Building.
42. The applicant shall review the exterior material to be used on the inpatient tower. Highly reflective materials and bright colors are not encouraged. The proposed colors and materials should blend with the existing campus. Consideration should be given to deleting the blue/green patterned metallic wall panels and highly reflective metals. The glass colors shall also be of a subtle nature. The use of smooth finishes, metal plaster reveals, aluminum details and storefront systems are encouraged to the satisfaction of the Director of Planning and Building.
43. Prior to City approval of any plans, a detailed plan of the MCH plaza area for the Inpatient Tower shall be provided for the review and approval of the Planning Department. The plaza shall include landscaping, hardscape, sculptures, benches, artwork and amenities.

44. Parking spaces removed from the construction of the bulk oxygen enclosure shall be deducted from the total parking calculations.
45. The applicant shall comply with the following conditions to the satisfaction of the Public Works Department:

PUBLIC RIGHT-OF-WAY

1. Public Works recommends that the vacated portion of East 27th Street west of Atlantic Avenue, 60 feet wide by 425.38 feet long, shall be re-dedicated to the City at this time. Contact Sue Castillo, Right-Of Way Coordinator, at (562) 570-6996 to obtain additional information regarding the dedication process.

ENGINEERING BUREAU

2. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Work Permit Section of the City of Long Beach Development Services Center, 4th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-7082 or 7084.
3. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
4. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
5. The Developer shall provide for the resetting to grade of existing manholes, meters and pull boxes in conjunction with project construction and reconstruction within the public right-of-way, as required, to the satisfaction of the Director of Public Works.
6. The Developer shall construct new full-height curb, gutter, and sidewalk improvements across the abandoned entrance to the hospital on Atlantic Avenue at East 28th Street. All sidewalk improvements shall be constructed with minimum 3-inch concrete pavement. The width of the new sidewalk shall match that of the existing sidewalk improvements on Atlantic Avenue.
7. The Developer shall construct all curb ramps needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works.
8. The Developer shall submit detailed engineering/traffic improvement plans and street improvement plans for any work required by this project to the Department of Public Works for review and approval.

9. All unused driveways shall be removed and replaced with full-height curb, gutter, and sidewalk to the satisfaction of the Director of Public Works. The size and configuration of all proposed driveways shall be subject to review and approval of the Director of Public Works.
10. After completion of the required off-site improvements, the Developer or project representative shall contact Jorge Magaña, Civil Engineering Associate, at (562) 570-6678 to initiate the process of clearing any Public Works holds attached to the development project.

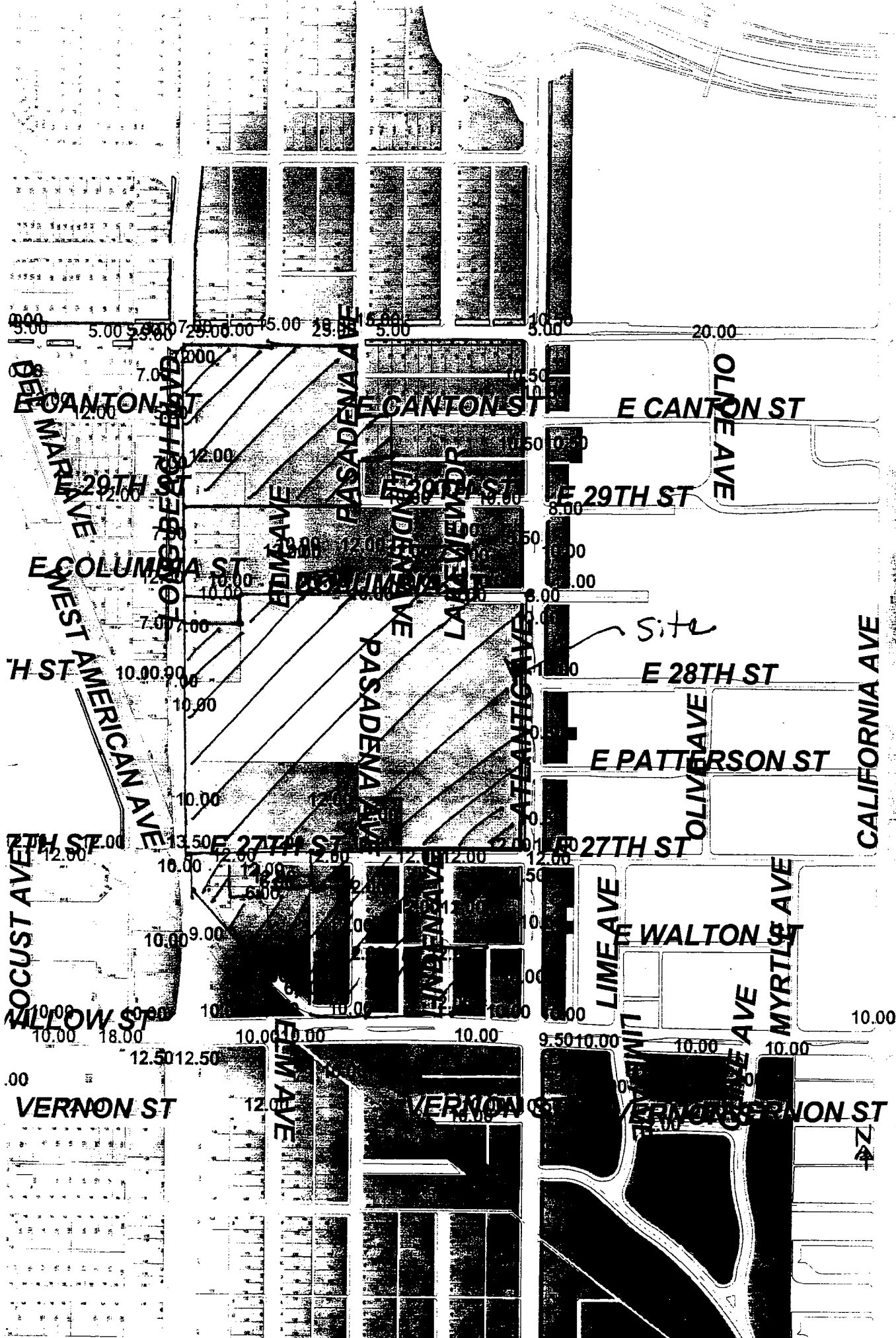
TRAFFIC & TRANSPORTATION BUREAU

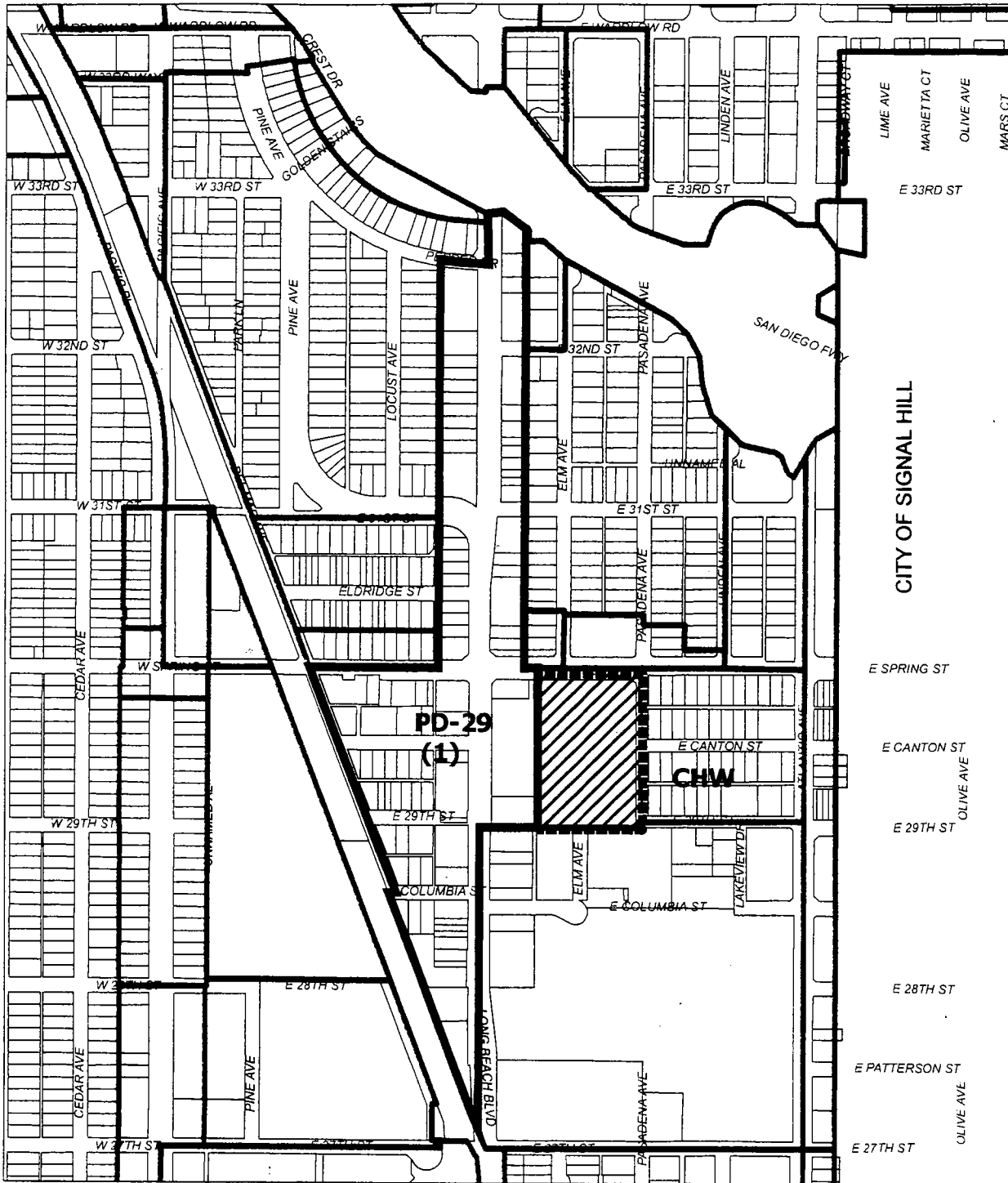
11. The Developer shall comply with and construct all the recommended traffic improvements described in the December 2004 Traffic Study prepared by Lindscott, Law and Greenspan.
 12. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations on Atlantic Avenue. Contact Ed King, Director Of Operations, at (562) 591-8753.
 13. The Developer shall remove, protect, and salvage the existing traffic signal equipment at Atlantic Avenue and East 28th Street. All salvaged equipment shall remain the property of the City and shall be delivered by the Developer to the Traffic and Transportation Bureau, Traffic Operations Division, 1601 San Francisco Avenue, Long Beach, California.
 14. Immediately after deactivating the traffic signal equipment at Atlantic Avenue and East 28th Street, the Developer shall install an R1 (24" x 24") sign on a new metal post facing westbound traffic approaching Atlantic Avenue. Limitline and "STOP" word legends shall accompany the new stop sign installation. The signage and pavement markings shall be installed to the satisfaction of the City Traffic Engineer.
 15. The Developer shall remove the stop signs, limitlines, and "STOP" word legends on both approaches of Patterson Street at Atlantic Avenue prior to energizing the new traffic signals at Atlantic Avenue and East Patterson Street.
 16. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
 17. The Developer shall repaint all curb and traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 18. The Developer shall reconfigure the Atlantic Avenue left-turn lane between East 27th and East Patterson Street so as to extend the portion providing for northbound Atlantic traffic into the reconfigured hospital entrance.
46. Site Plan Review shall be required for each new building over 1,000 square feet. A parking analysis shall be provided with each new phase of the building to verify code required parking has been provided to the satisfaction of the Planning Department.

47. The following changes be made to the Mitigation Monitoring Plan:
- Aesthetics-1 and 2 Page 111-2 Enforcement and Monitoring Agency shall read- City of Long Beach Planning Department
 - Hydrology and Water Quality, Hydro 1 The Office of Statewide Health Planning and Development (OSHPD) shall be changed to State Water Resource Control Board (SWRCB) from this point forward under the heading of Mitigation Measure and Enforcement Agency.
 - Hydro-2, Replace "Department of Public Works" with "Department of Planning and Building" in the first two sentences
 - Hydro-4 Replace "Department of Public Works" with "Department of Planning and Building"
 - Hydro-6 Replace "Department of Public Works" with "Department of Planning and Building"
 - Hydro-7 Replace "Department of Public Works" with "Department of Planning and Building" and delete the last sentence.
 - Utilities-5 Replace the "City of Long Beach" with "LBMMC" in the first sentence to read LBMMC shall install a plastic lining within the 54-inch reinforced concrete piping (PCP) beneath the Miler Children's Hospital (MCH) of the current LBMMC expansion area. "The second sentence beginning with Much of the length. and ending in currently existed shall be deleted.
 - Traffic and Transportation, Transportation 1 and 2 Mitigation Measure, second sentence shall be changed from "the project" to "LBMMC"
 - Traffic and Transportation, Transportation 1 Mitigation Measure. Remove the first sentence. The second sentence shall be deleted and replaced with the following ("LBMMC shall provide or cause to be provided the design and construction costs to implement the following mitigation measures to the satisfaction of the Director of Public Works.") Number 2, 6, 13, and 29; number 7, 9, and 21 shall be deleted, and number 1, 22 and 23 the fair share to be determined by the City Traffic Engineer.
 - Mitigation Measure transportation 2 shall read the same as transportation 1. ("LBMMC shall provide or cause to be provided the design and construction costs to implement the following mitigation measures to the satisfaction of the Director of Public Works.") Number 1 and 13, number 7, 9 and 21 shall be deleted.
 - Replace The Table of Contents in the Mitigation Monitoring Plan with the correct table.
48. The plans submitted for plan check shall show all building projections with the setbacks noted for the MCH Inpatient Tower.
49. Pedestrian access to the open parking lots south of 27th Street shall be provided by public or on-site sidewalks. Pedestrian access shall not take place through alleys.
50. The billboard located on parking Lot S off Willow Street shall be removed when the parking lot is developed.

51. The applicant shall obtain approval from Long Beach Transit for the relocation of any bus stops. The applicant shall show all bus stop locations and blue line locations on the site plan.
52. The twelve shipping containers located in the open parking lot at the corner of Long Beach Blvd and Spring Street shall be removed prior to City approval of any plans. If these containers are not removed a plan shall be provided showing their location and the number of parking spaces removed by the containers. These parking spaces shall be deducted from the number of parking spaces available.
53. Prior to City approval of any plans, the public telephone adjacent to the public sidewalk at the northwest corner of Atlantic Avenue and 27th Street shall be removed.
54. Should future traffic improvement projects be undertaken by the City of Long Beach prior to 2020 at the intersection of Willow Street and Atlantic Avenue, Long Beach Blvd. and Willow Street, or Long Beach Blvd. and Wardlow Road to improve the capacity, LBMMC shall pay its fair share of the cost of the necessary traffic improvements to offset the impacts of the project envisioned by this Master Plan to the satisfaction of the Director of Public Works.
55. The applicant shall modify the internal vehicle circulation pattern to the satisfaction of the City Traffic Engineer. These revisions shall include the following:
 - Moving the entry gate/ticket booth west to increase the queuing length by approximately 10' to 15' for cars entering from Atlantic Avenue;
 - Modifying the drive lane turn arrows at the first intersection west of the ticket booth,
 - Restripe the pedestrian cross walks to City standards,
 - Install R96 and R96A crosswalk signs, and
 - Submit a landscape plan for the median near the drop off lane at the inpatient building.
56. The project shall conform to the requirements set forth in Chapter 21.64 (Transportation Demand Management).
57. The applicant shall comply with the following conditions:
 - Permits from SCAQMD shall be obtained for the proposed emergency generators. The issuance of permits for these generators by SCAQMD will require the operators of these facilities to implement best available control technology to minimize emissions of criteria air pollutants.
 - All buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, and insulation.
 - Energy efficient lighting will be installed in interiors of all buildings.
 - Energy efficient parking lot lighting and exterior building lighting will be installed.
 - Energy efficient appliances will be installed, where applicable.

- Shade trees will be planted near buildings and in parking lots to reduce summer cooling needs and reduce evaporative emissions from vehicles.
 - Design of the roadway realignment and parking projects will consider methods to reduce on-site vehicle queuing.
 - On-site bicycle parking will be provided.
 - Information on LBT services will be provided to employees at LBMMC and MCH.
 - On-site eating and refrigeration services for employees will be provided to reduce lunchtime trips.
58. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.





Area to be changed from CHW to PD-29 (1)



**PROPOSED
AMENDMENT TO A PORTION OF PART 15
OF THE USE DISTRICT MAP**

**REZONING CASE
0406-20**

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 MAIN STREET, Suite 100
LOS ANGELES, CA 90012-3606
PHONE (213) 897-3747
FAX (213) 897-1337
TTY (213) 897-4937



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Be energy efficient!*

RECEIVED

MAY 04 2005

Planning and Building Dept.
Community Planning

April 26, 2005

IGR/CEQA cs/050135 – FEIR
City of Long Beach
Long Beach Memorial Medical Center Expansion Project
Long Beach Blvd./Spring St.
Vic. LA-405-6.16, SCH# 2004081142

Ms. Anita Garcia
City of Long Beach
Department of Planning and Building
333 West Ocean Blvd., 5th Floor
Long Beach, California 90802

Dear Ms. Garcia:


Thank you for including the California Department of Transportation in the environmental review process for the above-mentioned project. Based on the information received, we have the following comments:

The DEIR included the following traffic mitigation measures for the I-405 freeway ramps: #22) Long Beach Blvd./NB Ramps, install a traffic signal and #23) Long Beach Blvd./SB Ramps/Crest Drive, Restripe to provide an exclusive WB right turn lane. Any work to be performed within the State Right-of-way will need a Caltrans Encroachment Permit. A standard Caltrans Encroachment Permit application along with 6 sets of engineering plans will be needed for Caltrans review and approval. A Transportation Management Plan will be needed for any lane closures, detours, parking restrictions, etc.

We recommend that construction related truck trips on State highways be limited to off-peak commute periods. Transport of over-size or over-weight vehicles on State highways will need a Caltrans Transportation Permit. The contractor should agree to avoid excessive or poorly timed truck platooning (caravans of trucks) to minimize transportation related operational conflicts, minimize air quality impacts, and maximize safety concerns.

If you have any questions regarding our comments, please refer to our IGR/CEQA Record number cs/050135 and do not hesitate to contact me at (213) 897-3747.

Sincerely,


Cheryl J. Powell
IGR/CEQA Program Manager

REVISED CONDITIONS OF APPROVAL FOR CASE 0406-20

37. Prior to issuance of **demolition** permits for any residential structure, the applicant must apply and be cleared through the Department of Community Development, Housing Services Bureau relocation program process to the satisfaction of the Department of Planning and Building.
47. The following changes be made to the Mitigation Monitoring Plan:
- Aesthetics-1 and 2 Page 111-2 Enforcement and Monitoring Agency shall read- City of Long Beach Planning Department
 - Hydrology and Water Quality, Hydro 1 The Office of Statewide Health Planning and Development (OSHDP) shall be changed to State Water Resource Control Board (SWRCB) from this point forward under the heading of Mitigation Measure and Enforcement Agency.
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 - Mitigation Measure transportation 2 shall read the same as transportation 1. ("**LBMMC shall provide or cause to be provided the design and construction costs to implement the following mitigation measures to the satisfaction of the Director of Public Works.**") for number 1 and 13, number 7, 9 and 21 shall be deleted.
 - Replace The Table of Contents in the Mitigation Monitoring Plan with the correct table.
54. Should future traffic improvement projects be undertaken by the City of Long Beach **prior to 2020** at the intersections of Willow Street and Atlantic Avenue, **Long Beach Blvd. and Willow Street, or Long Beach Blvd. and Wardlow Road** to improve the capacity, LBMMC shall pay its fair share of the cost of the necessary traffic improvements to offset the impacts of the project envisioned by this Master Plan to the satisfaction of the Director of Public Works.

April 15, 2005

Anita Garcia
Planning and Building Department
City Hall, 5th Floor
333 West Ocean Boulevard
Long Beach, CA 90802

CC: Angela Reynolds

Re: Long Beach Memorial Medical Center Expansion
EIR

RECEIVED
APR 18 2005
Planning and Building Dept.
Community Planning

Dear Ms. Garcia:

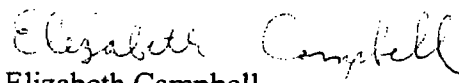
I am a Long Beach resident concerned about the well-being of our community, and along with other residents have been monitoring the proposed Project.

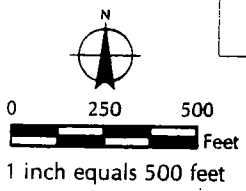
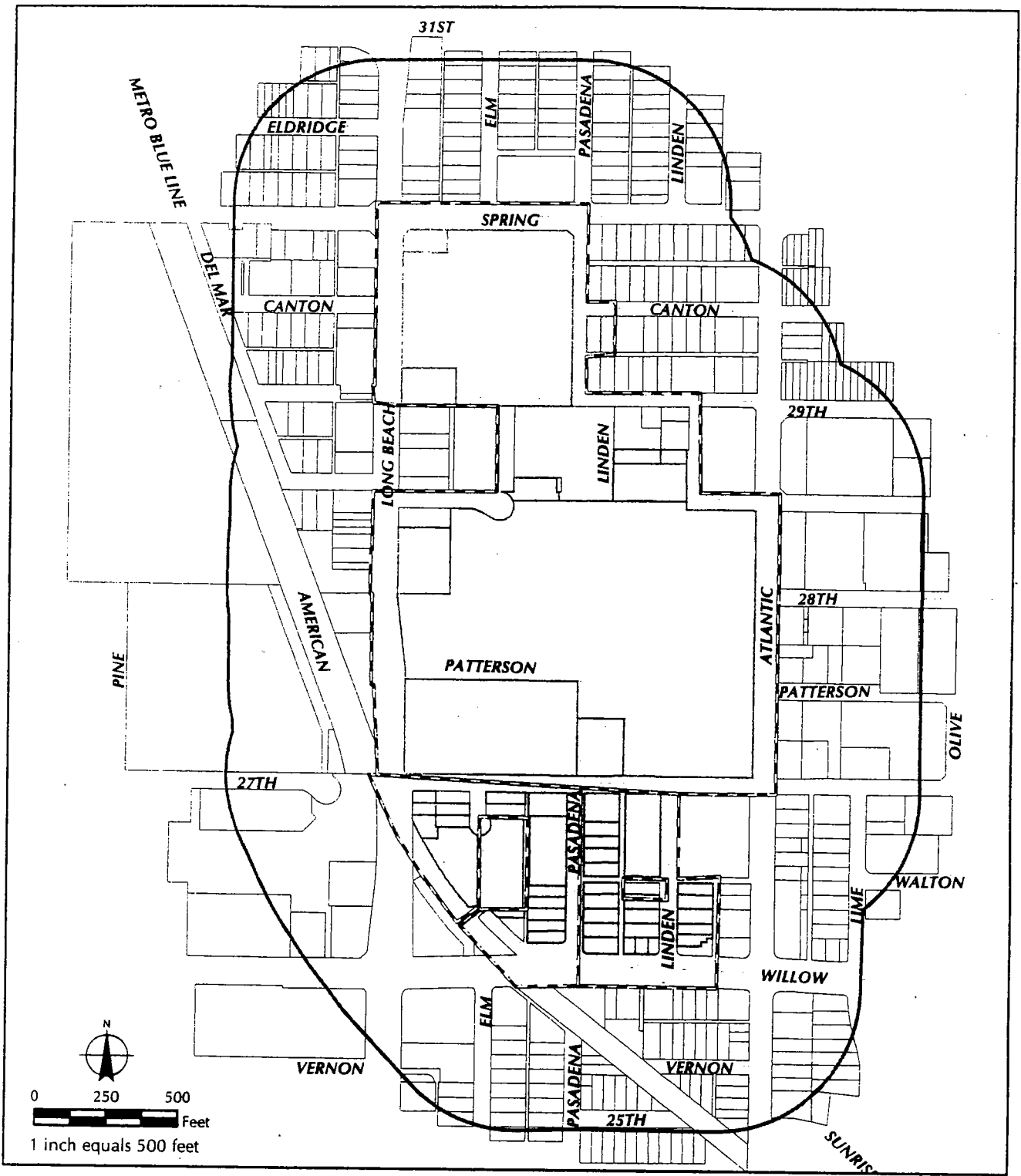
Pursuant to Govt Code § 6253, I request that members of the public be given immediate access to the administrative record in this matter, including but not limited to all comments to the DEIR.

It is my understanding that you have unreasonably denied other concerned residents access to the administrative record, which I deem to be in direct violation of CEQA. CEQA Guidelines encourage public agencies to include provisions in their CEQA procedures for "wide public involvement." Public participation is an essential part of the CEQA Process. 14 Cal Code Regs § 15201. In that light, the Guidelines require public agencies to make comments to the draft EIR available for public inspection. 14 Cal Code Regs § 15208.

Thank you for your cooperation in this matter.

Sincerely,


Elizabeth Campbell
4803 Lorelei Ave.
Long Beach, CA 90808



- 500-Foot Site Buffer
 - Project Boundary at Furthest Extent of Right-of-Way
- Parcels that Intersect 500-Foot Site Buffer
 - Parcels Owned by Project Proponent



LONG BEACH MEMORIAL MEDICAL CENTER EXPANSION
 Property Owners within 500 Feet of Project Site Measured from Outer Edge of Public Right-Of-Way

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

RESOLUTION NO. R-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LONG BEACH CERTIFYING THAT THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE LONG BEACH MEMORIAL MEDICAL CENTER EXPANSION HAS BEEN COMPLETED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE AND LOCAL GUIDELINES, MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATIVE THERETO; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION MONITORING PROGRAM

The Planning Commission of the City of Long Beach does hereby find, determine and resolve:

Section 1. That the Planning Commission adopts that certain document, and the contents thereof, entitled Long Beach Memorial Medical Center Expansion "Findings of Fact and Statement of Overriding Considerations," and likewise adopts that certain document, and contents thereof, entitled Long Beach Memorial Medical Center Expansion "Mitigation Monitoring Program" (SCH No. 2004081 142), dated May 2005, copies of which are attached hereto as Exhibits "A" and "B", respectively, and incorporated herein by this reference as though set forth herein word for word.

Sec. 2. This Resolution shall take effect immediately upon its adoption by the Planning Commission, and the Planning Commission Secretary shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of Long Beach at its meeting of _____, 2005, by the following vote:

Ayes: Commissioners: _____

Noes: Commissioners: _____

Absent: Commissioners: _____

Secretary

Robert F. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

**Mitigation Monitoring
Program
Revised Table of Contents**

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should not be in a position to force the use into an area when the neighbors did not support the concept.

In response to a query from Commissioner Jenkins, Mr. Milton confirmed that his financial viability depended on having a Long Beach location.

Commissioner Greenberg then moved to allow the use in the Institutional and Industrial Zones, but only with an approved Conditional Use Permit. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Gentile was absent.

REGULAR AGENDA

3. Case No. 0406-20, Long Range Development Plan (Master Plan), Rezoning, Standards Variance and Site Plan Review, EIR SCH 2004081142

Applicant: Long Beach Memorial Medical Center—
Pat Johner c/o ADAMS Project Management
Consulting, LLC

Subject Site: 2801 Atlantic Avenue (Long Beach Memorial
Medical Center and Miller Children's
Hospital) (Council District 6)

Description: Certification of EIR (State Clearinghouse
No. 2004081142); adoption of a resolution with a Statement
of Overriding Considerations; request to adopt a Long Range
Development Plan (Master Plan) for future expansion of the
Long Beach Memorial Hospital complex to include Miller
Children's Hospital and Todd Cancer Institute; realignment
of the Patterson Street entrance; construction of a utility
trench and phased parking program; rezoning from Regional
Highway District (CHW) to Long Beach Boulevard Planned
Development District (PD-29); Site Plan Review for Phase I
of the Miller Children's Hospital Pediatric Inpatient Tower
and construction of the Central Plan Building; and a
Standards Variance for building projections on Atlantic
Avenue for the Inpatient Tower and to provide off-site
parking without a deed restriction.

Anita Garcia, project manager, presented an outline of the overall scope of the project and construction phases, noting the extensive community outreach and study sessions.

Dr. Mel Marks, Chief Administrative Officer, Millers Children's Hospital; Senior Vice President, Long Beach Memorial Medical Center & Miller Children's Hospital, discussed the immediate and

long-range community needs for the project, which was being built with private funds.

Marie Campbell, President, South Coast Environmental, discussed the technical aspects of the EIR preparation including the hazards facing the current site and the planned expansion. Ms. Campbell also detailed the response to community comments on the draft EIR.

Commissioner Greenberg complimented the applicant on the speed and quality of the design and the farsightedness of the long-term development, and asked about what discretion was left after this for the Planning Commission to have input on future development of the site. Angela Reynolds stated that subsequent phases would have to be consistent with the Master Plan; and that the project from now on would return to the Commission only for Site Plan Reviews.

In response to a query from Commissioner Jenkins regarding potential destruction of existing housing on site, Ms. Reynolds noted that although there was no discussion of workforce housing in the Master Plan, the hospital planned to coordinate this project aspect with the City, and additionally, conditions of approval required them to provide housing assistance to move displaced residents.

In response to a query from Commissioner Jenkins regarding calculations used to determine air quality, Ms. Campbell contended that they had overestimated traffic to prove that mitigation measures would be adequate for the scope of the project, and that the SCAQMD had not commented on the analysis, which they took to mean that their contamination remediation was on target.

Commissioner Greenberg remarked that he thought the need for workers' housing was critical and should remain on site, which would also help mitigate traffic issues.

Richard DiCarlo, Senior Vice President, Millers Children's Hospital, noted that the hospital was in partnership with various colleges to recruit and train students, and he added that they had met with the RDA to discuss how they could create nearby housing opportunities.

Tim Lee, representing Sixth District City Councilwoman Laura Richardson, read a letter into the record stating they strongly supported the efforts for expansion, but asked that there be one

more meeting, with notices sent in any languages spoken in the area, and that a translator be provided for that meeting. Mr. Lee also said they wanted to see the affordable housing aspect addressed.

Joshua Butler, 2750 E. Spring Street, Long Beach 90806, stated he was a labor organization member who wanted to see that housing needs were addressed, especially given the shortage of low-income housing in the area.

Ginny Gonzales, 510 Pine Avenue, Long Beach 90802, representing the League of United Latin American Citizens, expressed support for the expansion of services to the community, asking that any affordable housing demolished be replaced, and to require that the contractor hire local workers, with better public notification to allow review and response, translated into languages spoken in the area.

Bob Bolling, 4464 Hazelnut, Seal Beach, 90740, hospital volunteer, expressed support for the project, saying that the pediatric ICU especially needed to be expanded.

Dr. Hans Laursen, 1434 E. 2nd Stree, Long Beach, 90802, hospital resident, spoke in support of the expansion, suggesting objective oversight of the consultants and further environmental study to further address rumored on-site toxic chemical issues.

Gloria Evins, 145 E. Cantoll(?) St. #3, Long Beach, 90806, asked that project information be translated into the languages spoken in the area.

Commissioner Jenkins noted that the City Council would be discussing the project at a community meeting in June that would be translated into various languages.

Ana Aparicio, 2632 Pasadena Avenue, Long Beach, 90806, said she was a resident of one of homes slated to potentially be demolished in the future, and said she thought there should be more affordable housing planned and community involvement in the expansion design.

Bernard Beskind, 12512 Argyle Drive, Rossmoor, 90720, hospital volunteer, said he thought the expansion was crucial because current conditions of the hospital negatively impacted patients, and he said the new facility would attract world-class doctors.

Elizabeth Campbell, 4803 Lorelei Avenue, Long Beach, 90808, expressed concern that the EIR did not completely address environmental issues.

Lizette Hernandez, 152 W. 32nd Street, Los Angeles, 90007, stated she represented a community group interested in environmental and social issues, and expressed concern that approval of the EIR would be premature with low-income residents potentially displaced by the expansion.

Jonathan Parfrey, 617 S. Olive St. #810, Los Angeles, 90014, Director, Physicians for Social Responsibility, lauded the hospital for moving towards being a green building to include waste management and pollution prevention, but suggested that the indoor air quality could be jeopardized in the new facility and that the EIR might be out of date in addressing specific toxins.

Robert Nielsen, 28916 Crestridge, Rancho Palos Verdes, 90275, said the doctors at the hospital had saved his childrens' lives, and suggested that the focus should be on the urgent need for growth at this top facility.

James Elmendorf, 215 W. Sixth Street, #204, Los Angeles, 90012, Senior Policy Analyst, Los Angeles Alliance for a New Economy, asked that there be more specific and binding guidelines to direct the developer to address low-income housing.

Diane Black, 233 S. Lemon #F, Orange, 92866, said that her children were also saved by the doctors at the hospital, and that the need for expansion was urgent and immediate.

Virginia Culp, 2401 San Francisco Avenue, Long Beach, 90806, expressed concern about potential traffic and environmental impacts, and said she had never received notification of the project.

Tom Brohard, Tom Brohard & Associates, 81905 Mountain View Lane, La Quinta, 92253, said he had been retained by union organizers SEIU-UHW to submit comments from the Environmental Defense Group regarding the final EIR that questioned the adequacy of the traffic and parking analysis and claimed the number of transit trips had been underestimated.

Richard Drury, 651 Gateway Blvd. #900, So. San Francisco, 94080, another attorney for the union organizers, claimed there were legal deficiencies in the EIR including insufficient mitigation

measures, inaccurate measurement of the level of existing site contamination, the need for a cumulative impact analysis, and lack of replacement housing for the potential demolition of low-income units.

Paul Kumar, 5480 Ferguson Drive, Commerce, 90022, government representative for the union organizers, expressed support for the facility expansion but said they felt that there had been insufficient public process because the documents had not been translated into area languages, and agreed with the previous two speakers at the traffic mitigation would be insufficient and that environmental quality impacts had not been fully explored.

In response to a query from Commissioner Winn regarding the amount of time Mr. Kumar felt was necessary to address these issues, Mr. Kumar suggested that three months would be sufficient.

Commissioner Greenberg reminded the speakers that the broad socio-political issues engendered by the project were outside the scope of the Commission's responsibility and authority to address land-use issues.

Commissioner Rouse disclosed that he was a member of the Long Beach Memorial Medical Center Board.

Commissioner Rouse also asked the union representatives if they had any members at the hospital. Mr. Kumar answered that there were some employees interested in joining the union, but none were currently represented. Mr. Rouse asked if the outpouring of concern on the part of the union had anything to do with their desire to organize the hospital employees. Mr. Kumar replied that the union typically intervened in developments across the state whether or not their members were involved.

Charlene Metcalf, 5865 Rogene Street, Long Beach, 90815, expressed support for the hospital expansion, and said that as a cancer patient at the hospital, she felt the current situation where doctors were in different buildings far apart was an untenable and stressful situation for patients that needed to be remedied immediately.

JoAnne Carroll Arthur, 50 - 64th Place, Long Beach, 90803, hospital volunteer, also spoke in support of the expansion plans, noting the desperate community need for the qualified health care the new facility would bring, all in one building.

Suzanne Brown, 110 Pine Avenue #420, Long Beach, Legal Aid attorney, said she believed further study of the mitigation measures proposed was needed especially if any residences were demolished, and said she thought workforce housing should be part of the project.

Teresa, no last name or address given by request, expressed concern that seniors might be displaced by potential housing demolition, and suggested that the hospital use different vacant land for the project.

Ms. Campbell addressed these concerns, noting that the site had been purchased specifically for the purpose of expansion and staff parking, not for housing, and that the area was not included as a component of the City's housing stock.

Ms. Campbell also said they felt that all contaminants in the area had been exhaustively studied, and noted that recent changes in these guidelines had been included in the final analysis.

Ms. Reynolds added that 100 borings had been done to prepare for the EIR by a Board certified toxicologist and geologist.

In response to a query from Commissioner Greenberg regarding toxicity, Ms. Campbell noted that the borings had been done in the building footprints with contaminants clearly spelled out. She added that a voluntary cleanup agreement had been executed recently with a health risk assessment circulated and an additional analysis of further borings done to confirm the original results.

Dr. Marks explained that the existing housing stock in question would not be destroyed for several years, and only then if there was inadequate staff parking.

Richard E. Baretto, Principal, Linscott Low and Greenspan, 1580 Corporate Drive #122, project traffic engineer, said that all trips, even those of auxiliary buildings, had been included in the traffic study.

Commissioner Sramek commented that he thought there was a need for further community outreach. Mr. Carpenter noted that Councilwoman Laura Richardson had requested a community meeting to explain the project.

Commissioner Greenberg said this project could be a significant asset to the City, but that he wanted to see stronger language in the EIR to encourage production of workforce housing, which could lead to better employee quality. Mr. Greenberg noted that if Long Beach Memorial took the lead on this idea, others would follow, to our medical advantage.

Angela Reynolds mentioned that she had read the extensive document submitted a few hours earlier by union attorney Drury, and that she could say with certainty that all the issues brought up in the brief had been addressed in the EIR and the response to community comments. City Attorney Guin added that the specific issue of new ozone regulations mentioned by the speaker would not come into effect for some time, and that nothing would be gained by spending more time on the document.

Commissioner Greenberg pointed out that once approvals for the project were given, the scope of review by the Commission would be limited to Site Plan Reviews, but since the Commissioners were not experts in growing a medical center, and because Long Beach Memorial as a non-profit and good citizen had done a good job in figuring out their long-term needs, it would be better done this way than piecemeal.

Commissioner Greenberg then moved to certify Environmental Impact Report EIR 13-04 and to adopt the Resolution with a Statement of Overriding Considerations and Mitigation Monitoring Plan; to recommend that the City Council adopt a rezoning from Regional Highway District (CHW) to Long Beach Boulevard Planned Development District (PD-29) subarea 1; adopt a Long-Range Development Plan for the Long Beach Memorial Hospital complex; approve the Site Plan Review for the Miller Children's Hospital (MCH) Inpatient Tower Phase I and Central Plant Building subject to conditions; 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 revised conditions.

Commissioners Greenberg and Jenkins disclosed that they had talked to some of the project opponents.

Commissioner Jenkins said he thought Councilwoman Richardson's suggestion of another outreach meeting should be followed, and he seconded the motion, which passed 6-0. Commissioner Gentile was absent.