



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 2, 2020

TO: Hearing Officer

SUBJECT: Certificate of Exception #380

LOCATION: 100 W. California Boulevard, 625 S. Fair Oaks Avenue,
10 Congress Street

APPLICANT: Brad McCoy – Huntington Memorial Hospital Trust

ZONING DESIGNATION: PS (Public and Semi-Public), IG-SP-2 (Industrial General,
South Fair Oaks Specific Plan)

**GENERAL PLAN
DESIGNATION:** Institutional, Medium Mixed Use (0.0-2.25 FAR, 0-87
du/acre)

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific
Findings in Attachment A to **approve** Certificate of
Exception #380 with the conditions in Attachment B.

PROJECT PROPOSAL: Certificate of Exception: To adjust the interior lot lines between three adjacent parcels, 100 West California Boulevard (5719-027-061), 625 South Fair Oaks Avenue (5719-027-067), and 10 Congress Street (5719-027-055).

**ENVIRONMENTAL
DETERMINATION:** This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15305, Class 5, (Minor Alterations in Land Use Limitations); and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15305 exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments. The

proposal will shift interior lot lines between three adjacent parcels in an area that is generally flat, will not result in a greater number of parcels than originally existed, and does not result in any changes in land use or density. The proposed lot line adjustment is therefore exempt from environmental review.

BACKGROUND:

Site characteristics:

The project affects three separate parcels that are currently developed. The parcel at 100 West California Boulevard consists of several buildings that make up the Huntington Memorial Hospital campus, a 625-bed, not-for-profit general medical and surgical hospital. The property fronts California Boulevard on the north, Fair Oaks Avenue on the east, Bellefontaine Street on the south, and Pasadena Avenue on the west.

The parcel at 625 South Fair Oaks Avenue consists of a four-story multi-tenant structure and a six-story parking garage. The property fronts California Boulevard on the north and Fair Oaks Avenue on the east.

The parcel at 10 Congress Street consists of several structures that include a five-story multi-tenant structure, a two-story structure, a six-story parking garage, and a surface parking lot. The site is also improved with an energy plant containing boilers, chillers, and cooling towers. The property fronts Fair Oak Avenue on the east.

The three sites are generally flat in topography.

Adjacent Uses:

- North – Personal services, retail sales, food sales, financial institutions, restaurants
- South – Medical office, medical services – extended care
- East – Medical office, restaurants, fast food, surface parking
- West – Single-family, multi-family residential

Adjacent Zoning:

- North – CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks subdistrict)
- South – RS-6 (Single-Family Residential, 0-6 du/acre), PD-5 (Allesandro Place/Fair Oaks Planned Development)
- East – IG-SP-2 (Industrial General, South Fair Oaks Specific Plan)
- West – RS-4 (Single-Family Residential, 0-6 du/acre), RS-4-HH (Single-Family Residential, 0-6 du/acre, Hospitality Home Overlay District), RS-4-SS (Single-Family Residential, 0-4 du/acre, Specialty Shop Overlay District), RM-16 (Multi-Family Residential, City of Gardens), PS (Public and Semi-Public)

Previous Zoning Cases on this Property:

Huntington Memorial Hospital Master Plan Amendment: A 14-year, eight-phase Master Plan that consists of new construction, future additions and improvements to Huntington Memorial Hospital.

Included a zone change to change the zoning designation of the property located at 620-624 South Pasadena Avenue from Commercial Office (CO) to Public and Semi-Public, and removal of six protected mature trees on the Huntington Memorial Hospital campus. Approved March 26, 2018.

Huntington Memorial Hospital Master Plan Amendment: Third Master Plan amendment. Emergency Department and vertical expansion. Approved February 25, 2008.

Huntington Memorial Hospital Master Plan Amendment: Second Master Plan amendment. Hospital outpatient services pavilion. Included zone change, Minor Conditional Use Permit #4594 and variances. Approved November 14, 2005.

Huntington Memorial Hospital Master Plan Amendment: First Master Plan amendment. Phase II and III. Approved September 26, 1994.

Huntington Memorial Hospital Master Plan: Phase I of the proposed Master Development Plan. Approved February 17, 1987.

Numerous other zoning cases associated with the development of the site have occurred.

PROJECT DESCRIPTION:

The applicant, Brad McCoy on behalf of the Huntington Memorial Hospital Trust, has submitted a Certificate of Exception application to allow a lot line adjustment between three adjacent parcels, 100 West California Boulevard (5719-027-061), 625 South Fair Oaks Avenue (5719-027-067), and 10 Congress Street (5719-027-055). The proposed boundary adjustment would shift interior lot lines between parcels. Specifically, the interior lot line separating parcel -061 from parcel -067 would shift west, taking land from parcel -061 and allocating to parcel -067. Additionally, the interior lot line separating parcel -061 from parcel -055 would shift east, taking land from parcel -055 and allocating to parcel -061. This application only concerns an adjustment to the existing lot boundaries, no demolition or new construction is proposed as part of this application. There would be no effect on the previously approved Huntington Memorial Hospital Master Plan or Master Plan boundary.

The lot line adjustment is a matter of clean up that would more clearly define the main hospital campus, from adjacent developments. As existing, limited portions of the hospital campus spill onto adjacent parcels. The minor boundary adjustment would capture these improvements and confine the hospital campus to a single parcel.

ANALYSIS:

Applicants may request a Certificate of Exception application for a lot line adjustment between two or more adjacent parcels, where: 1) the land taken from one parcel is added to the adjacent parcel; and 2) a greater number of parcels than originally existed is not thereby created. The Hearing Officer may approve a Certificate of Exception provided the resulting parcels conform to the General Plan, any applicable Specific Plan, and zoning and building ordinances.

As demonstrated in the following table, the total size of the three subject parcels would not change (i.e. no net increase or decrease) and no new parcels would be created.

Parcel #	Address	Assessor's Number	Existing Lot Area	Proposed Lot Area
1	100 W. California Boulevard	5719-027-061	1,028,951.81	1,089,552.48
2	625 S. Fair Oaks Avenue	5719-027-067	96,579.99	141,080.15
3	10 Congress Street	5719-027-055	197,427.15	92,326.32
Total			1,322,958.95	1,322,958.95

Minimum Lot Size (Area and Width):

Parcels 1 and 3 are located in the PS (Public and Semi-Public) zoning district. In the PS zone, development standards are generally specified by the Master Plan. Prior to approval of the Master Plan, properties within the PS district are subject to the development standards of the most restrictive abutting zoning district. The approved Master Plan does not specify a minimum lot size, and the most restrictive abutting zone (lot lines in common) is IG-SP-2 (Industrial General, South Fair Oaks Specific Plan). Pursuant to Table 2-6 (Commercial and Industrial District General Development Standards), Zoning Code Section 17.24.040 (Commercial and Industrial District General Development Standards), the minimum lot size (area and width) is determined through the subdivision process. Parcel 2 is located in both the PS and IG-SP-2 zoning districts. Therefore the minimum lot area is determined through the subdivision process.

The proposed lot line adjustment would result in parcels ranging in size between 92,326 square feet and 1,089,552 square feet, which remains comparable to the range of sizes that existed before the lot line adjustment. More importantly, the proposed lot sizes would not conflict with the PS or IG-SP-2 zoning districts, associated South Fair Oaks Specific Plan, or Huntington Memorial Hospital Master Plan. The minor lot line adjustment would also not conflict with any improvements existing on-site and would not result in any physical changes.

GENERAL PLAN CONSISTENCY:

The proposed project, a mapping action, would adjust the interior lot line between three adjacent parcels, and would occur in conformance with the General Plan. The General Plan Land Use Diagram prescribe standards for density and intensity for development sites. Intensities and densities after the lot line adjustment would remain the same as before the adjustment. The minor boundary adjustment would not conflict with the applicable land use designations, Institutional and Medium Mixed Use. The lot line adjustment would remain consistent with General Plan Policies 1.1 (Basic Grown Policies), 1.2 (Targeted Growth) that are associated with the City's Subdivision Ordinance. The proposed boundary adjustment, would maintain the overall site boundary of California Boulevard, Fair Oaks Avenue, Bellefontaine Street, and Pasadena Avenue as an area targeted for medical purposes. The area would continue to accommodate growth consistent with community values while remaining away from Pasadena's residential neighborhoods

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15305, Class 5, (Minor Alterations in Land Use Limitations); and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15305 exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent which do not result in any changes in land use or density, including but not limited to minor lot line adjustments. The proposal will shift interior lot lines between three adjacent parcels in an area that is generally flat, will not result in a greater number of parcels than originally existed, and does not result in any changes in land use or density. The proposed lot line adjustment is therefore exempt from environmental review.

COMMENTS FROM OTHER DEPARTMENTS:

The project was reviewed by the Departments of Public Works, Transportation, and Fire, the Building and Safety Division, and Design and Historic Preservation Section. Comments provided from the Public Works Department were included as Conditions of Approval in Attachment B. No other comments were received on this application.

CONCLUSION:

It is staff's assessment, based on the analysis of the project, that the findings necessary for approving the Certificate of Exception can be made as included in Attachment A of this report. The proposal would be limited to shifting the interior lot line between three adjacent parcels. Any future development on the subject parcel would be required to conform to the applicable development standards in the Master Plan and Building Code requirements in place at the time of any construction activity. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the recommended Conditions of Approval in Attachment B.

Attachments:

Attachment A: Recommended Specific Findings

Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CERTIFICATE OF EXCEPTION #380

Certificate of Exception

1. *The parcel resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.* The proposed project, a mapping action, would adjust interior lot lines between three adjacent parcels, and will conform to the General Plan. The General Plan Land Use Diagram prescribe standards for density and intensity for development sites. Intensities and densities after the lot line adjustment would remain the same as before the adjustment. The minor boundary adjustments would not conflict with the applicable land use designations, Institutional and Medium Mixed Use. The lot line adjustment would remain consistent with General Plan Policies 1.1 (Basic Growth Policies), 1.2 (Targeted Growth) that are associated with the City's Subdivision Ordinance.

The proposed boundary adjustments, would maintain the overall site boundary of California Boulevard, Fair Oaks Avenue, Bellefontaine Street, and Pasadena Avenue as an area targeted for medical purposes. The area would continue to accommodate growth consistent with community values while remaining away from Pasadena's residential neighborhoods. The proposed lot line adjustment would result in parcels ranging in size between 92,326 square feet and 1,089,552 square feet, which remains comparable to the range of sizes that existed before the lot line adjustment, and would maintain the existing total size of the three parcels. Further, the proposed lot sizes would not conflict with the PS or IG-SP-2 zoning districts, associated South Fair Oaks Specific Plan, or Huntington Memorial Hospital Master Plan. Finally, the minor lot line adjustment would not conflict with any improvements existing on-site and would not result in any physical changes.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #380

The applicant or successor in interest shall meet the following conditions:

General

1. The site/floor plans submitted for building permits and/or future development shall substantially conform to the site/floor plans submitted and stamped "Approved at Hearing, September 2, 2020," except as modified herein.
2. The right granted under this application must be enacted within 36 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
3. The approval of this application authorizes adjustments to the interior boundary between parcels 5719-027-061, 5719-027-067, and 5719-027-055.
4. The applicant or successor in interest shall provide to the Zoning Administrator a legal description and plan exhibit of the parcels resulting from this Lot Line Adjustment. The legal description and plan exhibit shall be prepared by a licensed civil engineer or land surveyor and shall include the wet stamp and signature of the author.
5. The applicant or successor in interest shall be responsible for recording with the Los Angeles County Recorder a Certificate of Compliance that has been approved by the Zoning Administrator, and furnishing a Grant Deed containing a legal description matching the legal description contained in the Certificate of Exception. This lot line adjustment shall not be effective until recorded with the Los Angeles County Recorder.
6. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.

Public Works Department

7. All existing Public Utility and ingress/egress easements, on private property, shall be maintained.