



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: January 9, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department, Planning Division

SUBJECT: **MAJOR SITE DEVELOPMENT PERMIT (MAJSDP 10938-2018):** A request for Major Site Development Permit (MAJSDP 10938-2018) to allow the construction of a one-story, 425-square foot addition on a site located at 1798 N. Garey Avenue within the Pomona Valley Hospital Medical Center (hereafter PVHMC) Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving the Major Site Development Permit (MAJSDP 10938-2018), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location: 1798 N. Garey Avenue

Project Applicant: Pomona Valley Hospital Medical Center c/o Michael Vestino

Property Owners: Pomona Valley Hospital Medical Center

CC District: District # 6

Historic/CBD: Not Applicable

Specific Plan/Zoning: PVHMC Specific Plan

General Plan: Transit Oriented District: Core

PREVIOUS ENTITLEMENTS

The City Council approved the following entitlements on March 21, 2016:

- **Specific Plan Amendment (SPA 3716-2015):** To allow the re-location, reduce a setback and modify the construction timing for a proposed 342 space, five-level parking structure.

- **Major Site Development Permit (MAJSDP 3715-2015):** To allow the construction of a 342 space, five level vehicle parking structure with a rooftop helipad.

The Planning Commission approved the following on November 14, 2012:

- **Tentative Parcel Map (TPM 12-002):** To allow the consolidation of twelve parcels and portions of Willow Street and Cadillac Drive and an alley on the north side of the hospital campus.
- **Major Site Development Plan Review (SPR 12-002):** For the implementation of Phase 1A, pursuant to the PVHMC Specific Plan, for the construction of a proposed 56,000-square foot outpatient medical services building and modification/parking lots and planting areas.

The City Council approved the following on March 1, 2010:

- **General Plan Amendment (GPA 08-002):** Modification of the General Plan Land Use Map to reclassify properties from land use designations of Institutional, Administrative Professional, General Commercial, and Single-Family Residential to Specific Plan to allow for the adoption of the Pomona Valley Hospital Medical Center Specific Plan.
- **Change of Zone (CZ 08-003):** Modification of the City Official Zoning Map to reclassify properties from A-P (Administrative-Professional) and R-1-7200 (Single-Family Residential) zones to “Pomona Valley Hospital Medical Center (hereafter “PVHMC) Specific Plan” (hereafter “the Plan” or “Specific Plan”) that included the adoption of the PVHMC Specific Plan document. The Specific Plan will guide the physical development of the PVHMC in three phases over the next 20 years.
- **Tentative Parcel Map (TPM 08-006):** A Tentative Parcel Map to merge twelve (12) parcels of land under common ownership.
- **Major Site Development Review (SPR 09-001):** For the implementation of Phase 1A of the PVHMC Specific Plan, it will entail the construction of a 56,000-square foot, 3-story outpatient medical services building and modification/creation of parking lots and planting areas on the north side of the hospital campus. Subsequent Phases will require approval of Major Site Development Review permits in the future by the Planning Commission
- **Streets and Alley Vacation (V-300):** For the closure of the following street segments and alleyways within the PVHMC Specific Plan area: Cadillac Drive between Willow Street and Tate Street, Willow Street, between Garey Avenue and Tate Street and a

portion of alley (approximately parallel to Cadillac Drive and Garey Avenue between Aliso Street and Willow Street).

- **Environmental Impact Report (SCH#2008031111):** Certification of the Final Environmental Impact Report (EIR). An FEIR was prepared to analyze environmental impacts associated with the construction and operation of the proposed project and to also address appropriate and feasible mitigation measures or project alternatives that would minimize or eliminate these impacts.

PROJECT DESCRIPTION

The applicant proposes to add approximately 425 square feet to an existing building that has an existing gross floor area of 720,573 square feet. The addition will consist of a path used to distribute food to hospital patients. The proposed addition will be situated between the existing cafeteria building and the existing pediatric building; labeled as buildings “8” and “6” on the project plans (Attachment 4). The proposed addition will be facing northeast toward East Willow Street and the existing parking lot located on the northern portion of the Pomona Valley Hospital Medical Center campus. Throughout the construction process, barriers will be in place to protect the surrounding areas from debris.

PROJECT LOCATION

The project site is located within the PVHMC core campus located north of Interstate 10 between Garey Avenue and Orange Grove Avenue, south of Tate Street.

APPLICABLE CODE SECTION

Pursuant to the PVHMC Specific Plan, Section 7.2.1.3, exterior façade changes with additional square footage requires a Major Site Development Review Permit. Additionally, Section 6.3.1.2 establishes the design guidelines for the proposed addition.

BACKGROUND

In 2010, the City Council approved the PVHMC Specific Plan to facilitate implementation of the PVHMC 2030 Master Plan. The PVHMC Specific Plan provides a comprehensive framework for the long-term growth and development of PVHMC in a cohesive and integrated manner as it responds to the growing medical needs of the community and its requirement to comply with provisions of the *Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1994* (SB 1953). Generally, SB 1953 standards require acute-care inpatient buildings to “resist, insofar as practical, the forces generated by earthquakes, gravity, and winds” so that hospital facilities are reasonably capable of providing services to the public after a disaster. SB 1953 requires that both structural and non-structural elements of existing hospitals meet these new standards, either through retrofit or replacement.

The Pomona Valley Hospital Medical Center campus encompasses approximately 40 acres of land within three noncontiguous areas that contain the core Medical Center facilities, a Cancer Center, medical offices & specialized outpatient care facilities (Family Health and Sports Medicine Centers), administrative offices, and related Medical Center support facilities. The core Medical Center operations are located at and around 1798 N. Garey Avenue. The Cancer Center and a remote parking lot are located north and east of the main Medical Center operations on the south side of Vinton Street at the intersection of Royalty Drive. The Family Health Center and Sports Medicine Centers and related parking are located on the east side of Orange Grove Avenue between Interstate 10 and Ervilla Street.

Site History

The buildings that make up the Pomona Valley Hospital Medical Center were constructed over the past several decades. Some structures were built specifically to serve the Medical Center and others were acquired by the Medical Center as it purchased properties to complete its campus and expand its services. The PVHMC hospital building has likewise been constructed in stages over a period of nearly 80 years, beginning with the original 1913 structure.

ZONING COMPLIANCE ANALYSIS

Site Development Standards

Since the project is a permitted use in the PVHMC Specific Plan, the proposed project is subject to development standards of that Plan. In order to provide the Planning Commission with a comparison of the development standards and that of the proposed project, staff has prepared the following table for consideration.

Project Summary Table

Development Standard	PVHMCSP Code Requirements	Proposed Project	Compliance Determination
Building Height	Maximum 100 feet	10'-3"	Yes
Setback – lot line along Tate Street	Minimum 50 feet	No Change	Yes

Architectural Elevations

The proposed addition will include finishes to match the existing buildings (Attachment 4). The façade will include materials and colors pursuant to the Design Guidelines outlined in PVHMC Specific Plan Section 6.3.1.2. The existing bike rack depicted (Attachment 3) will be reinstalled as shown in the colored elevation (Attachment 4).

ENVIRONMENTAL ANALYSIS/DETERMINATION

Upon submittal of the project, staff reviewed the proposed development project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the proposed project, staff determined that the project is Categorically Exempt under Section 15301, Class 1 (Existing Facilities) of CEQA, in that the proposed project consists of an addition to an existing structure that will not result in an increase of more than fifty percent of the floor area of the structure before the addition.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on December 17, 2018 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the subject site on December 13, 2018 (Attachment 5). As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

CONCLUSION

The proposed project is consistent with the objectives contained in the City's General Plan and the PVHMC Specific Plan. It meets the intent of the PVHMC Specific Plan and PZO.

Respectfully Submitted By:

Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution Major Site Development Permit (MAJSDP 10938-2018)
- 2) Vicinity Map & Aerial Photograph
- 3) Site Photographs
- 4) Project Plans & Colored Elevation
- 5) Public Hearing Notice & Radius Map