

Hospital Area Specific Plan

Adopted September 27, 1988

Revised June, 1993

Revised April, 1998



Santa Monica City Planning Division

RESOLUTION NO. 7695(CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA
ADOPTING THE DRAFT HOSPITAL AREA SPECIFIC PLAN
AND AMENDING THE LAND USE AND CIRCULATION ELEMENTS
OF THE CITY OF SANTA MONICA

WHEREAS, California Government Code Section 65450 et seq. permits each city to adopt a specific plan for the systematic implementation of the general plan for individual areas covered by the general plan; and

WHEREAS, the Hospital Area Specific Plan (HASP) was released September 1986, for public review, and the review period for the Environmental Impact Report (EIR) on the HASP ran from November 14, 1986, to December 29, 1986, and public workshops on the EIR were held on August 6, 1986, and October 8, 1986, and public hearings before the City Planning Commission were held on January 26, 1987, March 2, 1987, September 14, 1987, October 12, 1987, June 8, 1988, and public hearings were held before the City Council on July 14, 1987 and September 27, 1988; and

WHEREAS, the planning process has provided for substantial public involvement including public hearings and workshops, thus exceeding the requirements stated in of the Municipal Code; and

WHEREAS, the HASP will guide and coordinate harmonious development of the area in accordance with existing and future needs and will best promote public health, safety, convenience,

prosperity, and the general welfare, as well as efficiency and economy in the process of development as stated in the Municipal Code; and

WHEREAS, the HASP specifies the standards and criteria by which development in the Hospital Area will be permitted to proceed as required in Section 65461 of the Government Code; and

WHEREAS, the HASP specifies a program of implementation measures including regulations and policies necessary to carry out the Specific Plan as required in Section 65451 of the Government Code and including amendments to the Land Use Element policies and the Land Use and Circulation Elements Policy Map; and

WHEREAS, the HASP, including its recommended General Plan amendments, is consistent with other Elements of the General Plan as required in Section 65454 of the Government Code; and

WHEREAS, the HASP specifies the distribution, location, and extent of land uses, including open space within the Hospital and Medical Facility area, as required in Section 65451 of the Government Code; and

WHEREAS, the Final Environmental Impact Report on the project was prepared in accordance with the City's Guidelines for Implementation of the California Environmental Quality Act and State CEQA Guidelines and was previously certified by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The document entitled Hospital Area Specific Plan attached hereto as Exhibit A, including the recommended General Plan amendments specified therein and incorporated herein by this reference, is hereby approved and adopted as the Specific Plan for the Hospital Area of the City of Santa Monica.

SECTION 2. The city Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


ROBERT M. MYERS
City Attorney

haspr2
07/20/88

Adopted and approved this 27th day of September, 1988.



Mayor

I hereby certify that the foregoing Resolution No. 7695(CCS) was duly adopted by the City Council of the City of Santa Monica at a meeting thereof held on September 27, 1988 by the following Council vote:

Ayes: Councilmembers: Finkel, Jennings, A. Katz, H. Katz, Reed, Mayor Conn

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Zane

ATTEST:



Acting City Clerk

RESOLUTION NO. 8617 (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA
AMENDING THE HOSPITAL AREA SPECIFIC PLAN

WHEREAS, the City of Santa Monica adopted the existing Hospital Area Specific Plan on September 27, 1988; and

WHEREAS, on December 23, 1992, Saint John's Hospital and Health Center filed Specific Plan Amendment (SPA) 92-001 to amend Maps 15 and 16 of the Hospital Area Specific Plan to reflect Zone Change (ZC) 92-002, which was also filed on December 23, 1993, and which is being adopted separately by Ordinance; and

WHEREAS, the City Planning and Zoning Division deemed complete and accepted for filing SPA 92-001 and ZC 92-009 on February 25, 1993; and

WHEREAS, Initial Study Checklist (IS) 93-003, which recommends that a Negative Declaration be adopted for the proposal, was duly noticed and circulated for public comment; and

WHEREAS, no public comment was received regarding IS 93-003 during the 30-day public comment period which ended April 19, 1993; and

WHEREAS, on May 19, 1993, the Planning Commission recommended that the City Council approve ZC 92-002, SPA 92-001 and IS 93-003; and

WHEREAS, the City Council has reviewed and considered the contents of the Final Initial Study and Negative Declaration, consisting of the Draft Initial Study and Negative Declaration, public comments, and responses; and

WHEREAS, the Final Initial Study and Negative Declaration adequately review and analyze potential environmental effects of the proposed project; and

WHEREAS, the environmental review was conducted in accordance with applicable State and City CEQA guidelines including preparation, notification, and content requirements; and

WHEREAS, a Negative Declaration is appropriate, in that the Initial Study provides sufficient data to support a finding that the project will not have a significant effect on the environment; and

WHEREAS, the proposed amendment to the Hospital Area Specific Plan is consistent with the General Plan in that it is consistent with Land Use and Circulation Element Objective 1.13, which states that the City should allow for the expansion of

existing hospitals while minimizing their impacts on adjacent residential neighborhoods, and it is consistent with Objectives 1 and 13 of the Hospital Area Specific Plan;

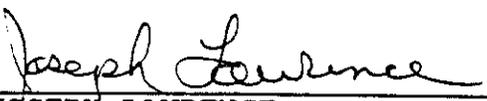
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The documents attached hereto marked Exhibits A and B are hereby approved and adopted as Map 15 and 16, respectively, of the Hospital Area Specific Plan of the City of Santa Monica.

SECTION 2. A Negative Declaration is adopted in that Initial Study (IS) 93-003 provides sufficient data to support a finding that the project will not have a significant effect on the environment.

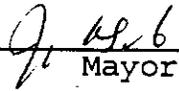
SECTION 3. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:



JOSEPH LAWRENCE
Acting City Attorney

Adopted and approved this 29th day of June, 1993.

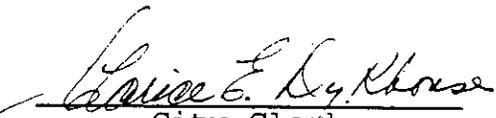


Mayor

I hereby certify that the foregoing Resolution No. 8617 (CCS) was duly adopted by the City Council of the City of Santa Monica at a meeting thereof held on June 29, 1993 by the following Council vote:

Ayes:	Councilmembers:	Abdo, Holbrook, Vazquez	Genser, Olsen,	Greenberg, Rosenstein,
Noes:	Councilmembers:	None		
Abstain:	Councilmembers:	None		
Absent:	Councilmembers:	None		

ATTEST:



City Clerk

RESOLUTION NO. 9254

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA
AMENDING THE HOSPITAL AREA SPECIFIC PLAN
OF THE GENERAL PLAN OF THE CITY OF SANTA MONICA

WHEREAS, an application for a General Plan Amendment was filed by a property owner pursuant to Santa Monica Municipal Code Section 9.04.20.18.080(c); and

WHEREAS, the application requested amendment of 12 Hospital Area Specific Plan Objectives as well as modification of the document's background text regarding Saint John's Health Center; and

WHEREAS, a Notice of Completion of a Draft Environmental Impact Report prepared for the Saint John's Health Center Development Agreement, which included analysis of the Hospital Area Specific Plan amendments, was published on September 3, 1997; and

WHEREAS, the Draft Environmental Impact Report was circulated for a 45-day public review period; and

WHEREAS, in December, 1997, the Final Environmental Impact Report was

published; and

WHEREAS, on December 8, 1997, December 10, 1997, December 13, 1997, January 14, 1998, January 21, 1998, and January 28, 1998, the Planning Commission reviewed and considered the Hospital Area Specific Plan amendments and the Final EIR in its decision-making process on the Saint John's Health Center Development Agreement; and

WHEREAS, on January 28, 1998, the Planning Commission recommended to City Council adoption of the Hospital Area Specific Plan amendments and certification of the Final EIR; and

WHEREAS, in March, 1998, the City Council reviewed the Hospital Area Specific Plan amendments; and

WHEREAS, the proposed Hospital Area Specific Plan amendments are appropriate to provide consistency between the Hospital Area Specific Plan of the General Plan and the Development Agreement for the property; and

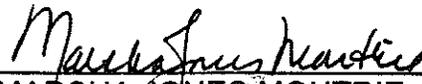
WHEREAS, the proposed Hospital Area Specific Plan amendments are consistent with the Land Use and Circulation Element and with the other Elements of the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

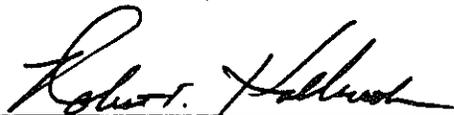
SECTION 1. The Hospital Area Specific Plan amendments set forth in Exhibit "A" and incorporated herein by this reference are hereby adopted and certified as part of the Hospital Area Specific Plan of the General Plan for the City of Santa Monica, adopted in 1988 pursuant to City Council Resolution Number 7695 (CCS) and amended in 1993 pursuant to City Council Resolution Number 8617 (CCS).

SECTION 2. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney

Adopted and approved this 1st of April, 1998.



Robert T. Holbrook, Mayor

I, Maria M. Stewart, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Resolution 9254 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 1st of April, 1998 by the following vote:

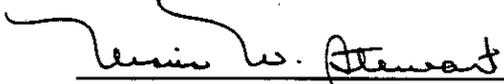
Ayes: Councilmembers: Feinstein, Genser, Holbrook, O'Connor, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Ebner, Greenberg

ATTEST:



Maria M. Stewart, City Clerk

EXHIBIT A



PROJECTED DEVELOPMENT [see HASP at pp. 33-45]

Hospital Master Plans

The following section summarizes the goals and development plans stated in the Master Plans of the two hospitals. This summary represents the hospitals' expectations and desires for future development, and does not necessarily reflect the policy goals of this Plan, or bind the hospitals to the particular development described in this section.

Saint John's Hospital and Health Center

Saint John's Hospital and Health Center (SJHHC) is a 551 bed-facility and had a 1000-member medical staff and 2150 non-medical employees in 1984. Since 1984, the number of employees have been reduced to 2105 (May 1988). Saint John's currently employs approximately 1,330 people. Additionally, in 1995, two hundred sixty-four men, women and teenagers served as volunteers in 22 of Saint John's departments. The streets bordering the hospital are Broadway, Santa Monica Boulevard, 20th Street, Arizona Avenue, and 23rd Street.

SJHHC began to reassess the goals of the hospital in light of changes in the health care environment about the same time as the City of Santa Monica approved its new Land Use and Circulation Elements. The Health Center organized a team composed of staff and consultants and scheduled periodic reviews with its President's Committee.

The involvement of SJHHC with the hospital neighbors consisted of three community meetings with nearby residents, a special meeting with owners of businesses, and weekly involvement with Santa Monica Mid-City Neighbors, a non-profit association of residents and neighboring businesses. City Planning staff also attended several of these meetings. Saint John's Hospital and Health Center Board of Directors approved the Master Plan on November 16, 1984.

The SJHHC Master Plan includes the goals and projected projects of SJHHC. The goals of the Master Plan are as follows:

- To provide a health oriented campus.
- To provide facilities to meet current and projected program and service needs.

- To maintain a therapeutic internal environment and park-like site.
- To improve the employee working environment and operational efficiencies of departments.
- To provide flexibility for re-use and future development.
- To be consistent with the land use and circulation goals of the City and neighbors.

The Master Plan covers the corporate background of the hospital, the planning process, the external health care environment (issues affecting health care), community needs, service and resources, property and site, space needs, Master Planning issues, the Master Plan itself, and Phase One development.

Phase One development plans identify specific project goals to be addressed over the next five years. Near-term projects include:

- Parking - In the Master Site Plan at 1984 a traffic and parking study concluded that SJHHC needed 1,000 parking spaces for its 2,150 employees. The Master Site Plan proposed to resolve the parking problem in a way that was affordable to SJHHC and acceptable to the local community. It proposed to build a multi-level parking structure at 23rd Street and Arizona Avenue together with a surface lot along 23rd Street as a way to resolve its parking deficit, estimated in 1984 to have been 270 spaces. The proposed structure would provide 700 spaces within the five level 45' building. Surface parking along 23rd Street would provide 100 spaces. Since 1984 changes have taken place.

In October 1987 SJHHC leased two floors in the Koll Office Building together with 195 parking spaces in the new multi-level parking structure now under construction. This space will be occupied in August 1988.

In November 1987 SJHHC completed the demolition of all the abandoned rental units along the west side of 23rd

Street between Arizona Avenue and Santa Monica Boulevard and began the construction of a 255-space surface parking lot. The new lot was opened in late February 1988.

By May 8, 1988 SJHHC had 2,105 employees utilizing 839 spaces at the following locations:

a. Parking Lot C on Santa Monica Boulevard	=	68 spaces
b. Parking Lot D on 22nd Street	=	70 spaces
c. Parking Lot F on 23rd Street	=	255 spaces
d. Parking Lot behind Mental Health Center	=	13 spaces
e. Parking Structure adjacent to SJHHC	=	277 spaces
f. Windward School site in May 1988	=	49 spaces
g. 19th Street site	=	107 spaces
	Sub-total	= 839 spaces
h. Parking in Koll after August 1, 1988	=	195 spaces
i. Windward School by Dec '88 [107-49=58]	=	58 spaces*

Total = 1,092 spaces

* In May 1988 SJHHC filed an application to demolish the Windward School building and develop a surface lot with 107 spaces. This would remove 49 spaces but replace that number with 107 spaces, for a net gain of 58 spaces.

- Apartments - In December 1984 SJHHC owned 35 rent controlled apartment units at various hospital owned sites.

In May 1985 the Rent Control Board ruled four of them exempt.

In January 1986 the Rent Control Board granted a Category D removal permit to allow the relocation and replacement of 28 of the remaining 31 rent control units.

In January 1986, following that decision, SJHHC signed an agreement with Community Corporation of Santa Monica (CCSM) to develop 24 of the 28 new units at three sites in the Mid-City Neighborhood. CCSM would own and operate these 24 units. SJHHC planned to relocate the remaining 4/28 units to a site across 23rd Street and retain ownership. All of the replacement units would remain under rent control.

In August 1987 CCSM and SJHHC began construction or relocation of 17/28 units at three nearby sites in the neighborhood:

- a. 1331 23rd Street = 4 relocated units by SJHHC
- b. 1314 18th Street = 6 new units by CCSM
- c. 1428 Berkeley St = 7 new units by CCSM

By May 1988 17/28 units had been built or relocated by both SJHHC and CCSM.

In June 1988 CCSM will commence construction of the remaining 11/28 units at 2121 Arizona Avenue on a site contributed by SJHHC. Construction is expected to be completed by April 1989.

Among the 28 controlled units, 6 will be for low-income families (4 of which are deed restricted), 21 for moderate income, and 1 at market rate (though still rent controlled)

- Medical Office Building - In 1984 SJHHC planned to develop a medical office building on its property at the southeast corner of Twentieth Street and Arizona.

Construction of the building began in November 1985 on the planned five story, 94,560 square feet building with 365 parking spaces. A certificate of occupancy was issued in July 1987.

- Health Pavilion - In its Master Site Plan of 1984 SJHHC proposed the construction of a Health Pavilion adjacent to the Health Center along Santa Monica Boulevard which would be a centralized focal point for providing ambulatory health care. At that time the plan called for the construction of a five-story building with gross square footage of between 83,000 to 92,000 square feet.

Since that time, though inpatient occupancy has declined the demand for ambulatory care space continued to grow. In 1985 SJHHC had to utilize a portion of a parking lot as the site for a new Magnetic Resonance Imaging Mobile Unit. The nature of this technology did not allow for its location within the existing buildings.

The space demands of the new medical technology and reimbursement methodologies and incentives are placing

added pressures on hospitals to relocate technology into freestanding settings. This is adding to the pressure for new space in order for hospitals to be able to survive by providing needed services in competition with freestanding centers.

Accordingly, the Health Center now estimates that the space needs for this ambulatory care Health Pavilion will likely exceed those original estimates. The Health Center is now requested permission to be able to build up to six stories on its property along Santa Monica boulevard which is immediately adjacent to the renovated critical care units, surgery suites and diagnostic and therapeutic service centers.

A detailed space program has not been completed for the Health pavilion but the Health Center needs to be able to maximize its development potential on its remaining property along Santa Monica Boulevard on its main campus.

- Operational Efficiencies - In the Master Site Plan of 1984 SJHHC proposed in Phase One of its plan to resolve existing facility space problems that negatively impact productivity and operational efficiency. With the lease of two floors in the Koll Building limited consolidations will take place that will allow greater internal operational efficiencies.
- Community Services - In the Master Site Plan of 1984 SJHHC proposed to provide a facility for expanded Senior Health and Peer Counseling Center services in the Windward School Building. The Center is currently leasing 2,695 square feet from the Health Center in the office building at 2125 Arizona Avenue. SJHHC will vacate use of this building when it relocates existing office uses in the building to the Koll Building in August 1988.

In the Master Site Plan of 1984 SJHHC proposed to demolish the office building at 2125 Arizona Avenue in order to build 30 rental units on the site and to offer the Windward School Building for use by Senior Health and Peer Counseling. Since that time plans have changed.

In May 1988 SJHHC filed an application for permission to demolish the Windward School Building and construct a surface parking lot for 107 spaces on that site.

The Senior Health and Peer Counseling Center may continue to lease space at 2125 Arizona Avenue until the Health Center makes a decision on the future use of that property.

In the Master Site Plan of 1984 long-term building program needs were identified as follows:

- a. Replacement Nursing Tower - The replacement nursing tower is not expected to be required for at least another 15 years. If and when it is required, the Master Site Plan called for it to be built on the site of the existing Mental Health Center. No alternative plan has since been proposed.
- b. Administrative/Medical Offices - In the Master Site Plan of 1984 it was proposed that future administrative or medical office buildings could be developed on hospital property at 19th Street and Santa Monica Boulevard. At this date, no steps have been taken to pursue this.

On January 17, 1994, the Saint John's hospital buildings suffered major structural damage as a result of the Northridge Earthquake. The hospital was temporarily closed on January 20, 1994, and re-opened for outpatient services only on February 13, 1994, re-opened to inpatient behavioral medicine services on April 18, 1994, and re-opened as to all other remaining services on October 3, 1994. In the weeks following the earthquake, Saint John's launched a strategic redesign initiative to create a new health center and integrated health delivery system for the 21st Century.

When the Northridge Earthquake occurred, Saint John's had already begun to rethink its health care campus in response to major changes in the health care environment, most notably, the shift to outpatient care. The earthquake made this effort even more urgent, as the Office of Statewide Health Planning and Development (OSHPD) issued an order requiring Saint John's, by October 1999, to begin construction which will improve the seismic safety of this health care campus. This deadline pushed matters forward and at the same time called for a more comprehensive

transformation at Saint John's than had been envisioned previously.

The resulting in-depth strategic redesign effort at Saint John's involved an assessment of community and market needs, consideration of functional and space programming issues, development of a business plan, exploration of leading-edge technologies, and site visits to and studies of future-oriented health care facilities throughout the country. The rebuilding project is made more complex by Saint John's need to remain in operation continuously throughout construction.

In 1996, the Board of Directors for Saint John's approved a new Master Plan consisting of the new Saint John's Health Center. Saint John's then filed an application for a Development Agreement to obtain authorization from the City for the proposed new health center campus. The Development Agreement covers two phases of future development for Saint John's. Because Phase Two is more programmatic, that phase may undergo further revision as the project proceeds through development. Phase Two facilities and services will include strategic elements that are integral to Saint John's vision for health care delivery in the 21st Century. These facilities and services will enable Saint John's to provide a center for community health and wellness. This will be accomplished on both sides of Santa Monica Boulevard, between 20th Street, 23rd Street, Arizona Avenue and Broadway.

A series of neighborhood and community-wide meetings occurred where input was offered on the Development Agreement proposed by Saint John's.

THE PLAN [see HASP at pp. 47-63]

The following section relates the Hospital Area Specific Plan (HASP) to each of the mandated elements of the General Plan of the City of Santa Monica. The purpose of the section is to demonstrate how the Specific Plan carries out the programs and policies of the General Plan, it lists objectives to achieve those goals and discusses how the Specific Plan is consistent with the General Plan.

Land Use Element

Santa Monica's Land Use Element was adopted in 1984 following revisions of the original document adopted in 1958. The City

chose to revise the document because of concern regarding the accelerated growth and development pressure that occurred in the City between 1975 and 1982. In 1981 the City Council initiated a development moratorium and appointed several citizen task forces comprised of residents and business people to study the City's development policies and development standards, and to make recommendations to the Council on appropriate changes. After receiving the Task Forces' recommendation, the City Council lifted the development moratorium and adopted interim development standards. The City Council directed the Planning Commission to begin revising the City's Land Use and Circulation Elements and the City began preparatory studies that formed the technical background for the revised Elements in August 1982.

In November 1983, the Draft Land Use and Circulation Elements were released for public review and comment. City staff met with various community groups to present and explain the document, to answer questions and clarify intent, to receive public comments and to obtain initial public reaction to the Draft Elements.

Between November 1983 and February 1984, the Planning Commission held five public hearings on the Draft Elements to receive public comments. Between February and May 1984, the Commission reviewed the Draft Elements and public comments, and prepared its recommendations to the City Council. City staff discussed the Commission's recommendations with representatives of community groups during the summer of 1984. The City Council held two public hearings and approved modifications to the Final Draft Elements, which were adopted in October 1984.

The adopted Land Use and Circulation Elements establish development controls and procedures for City land use categories. The Elements also provide the basis from which City-wide mitigation programs and zoning changes will be implemented. Two of the seven "plan principles" in the Land Use Element which serve to guide future growth and development in the City are relevant to the HASP, and the HASP's implementation of these principles will guide this Specific Plan toward achieving consistency with the General Plan:

- The Land Use Element should guide growth toward the areas of the City best suited to accommodate it from the

standpoint of access, existing infrastructure, and minimizing any impacts on adjacent residential neighborhoods.

- The Land Use Element should protect aspects of Santa Monica which are unique and valued. These include its stable and desirable residential neighborhoods, its easy access to the Oceanfront, its well-maintained parks, its attractive streets and street tree plantings, its pleasant low building scale and its sunlit and walkable streets.

The Land Use Element also documents the following City Objective for hospitals and health care facilities:

- Recognizing the importance of the City's hospitals to the community and the value of their services to the residents of Santa Monica and those in surrounding areas, the Land Use Element acknowledges the hospitals' need to expand and accommodates future growth of hospitals and health-care facilities while minimizing harmful effects on surrounding residential neighborhoods.

The HASP guides hospital growth toward areas that are best suited to accommodate such growth and toward areas that will minimize the impact of growth on adjacent residential neighborhoods. In addition the HASP protects the residential neighborhoods surrounding the hospitals by guiding hospital growth toward parcels of land which are commercially zoned, rather than residentially zoned.

The existing land uses in the hospital area are discussed in the Land Use section of this document and are displayed on Map 3.

The land use objectives for the hospital area are as follows:

* * *

THE FOLLOWING HASP OBJECTIVES ARE PROPOSED FOR AMENDMENT

Objective Number 11

In order to ensure the compatibility of medical uses with surrounding land uses, for those properties not covered by a development agreement there shall be two development categories of CP Zoning districts within the area. In the more intensive development CP-5 district, the allowable intensity of major concentrations of medical facilities will be a maximum of three stories (45') and 1.5 FAR, and with site review up to five stories (70') and 2.5 FAR. The less intensive development CP-3 district shall have a maximum of three stories (45') and 1.5 FAR with no site review.

Objective Number 12

~~The main hospital campus of Saint John's Hospital and Health Center shall be divided into two parcels for purposes of calculating FAR. Parcel A Lot 13, Block 3, Orchard Tract; Parcel B Lots 4-29, Tract No. 4618 and Lots 1, 2 and 3, Tract No. 7764. The total square footage of buildings within each parcel shall not exceed the allowable FAR for each parcel.~~

SJ Overlays covering the Saint John's property are to be established within the CP District in order to best implement the Saint John's Master Plan. All parcels located between 20th Street on the west, Arizona Avenue on the north, 23rd Street on the east, and Santa Monica Boulevard on the south, will be included in the SJ-N Overlay. All parcels bearing CP zoning and located between 20th Street on the west, Santa Monica Boulevard on the north, 23rd Street on the east and Broadway on the south, will be included in the SJ-S Overlay.

The development standards, including heights and floor areas, for the SJ-N Overlay shall be established in a Development Agreement between the City of Santa Monica and Saint John's. The development standards, including heights and floor area, for the SJ-S Overlay shall be established in a new South Campus Master Plan required by the Development Agreement between the City of Santa Monica and Saint John's.

These objectives will be implemented by proposed policies in the Land Use Element section of the Implementation Program, the Zoning Ordinance, the Saint John's Development Agreement, the Saint John's South Campus Master Plan and the standard project review process. The Land Use Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

* * *

Objective Number 21

All new development in the hospital area shall provide free employee parking to employees who commute in carpools or vanpools and a minimum of one hour free visitor parking. Should (i) preferential parking exist or be established in the area of the development, or (ii) a traffic demand management program approved by the City has been adopted by the development, then the free parking requirement shall not apply. Any hospital employee who commutes in a vehicle with at least one other hospital employee shall qualify for free parking.

* * *

Objective Number 26

~~In addition to its existing parking resources Saint John's Hospital and Health Center shall, within five years, provide parking spaces to eliminate any parking deficiency discussed in the Hospital Area Specific Plan of 1988. Spaces shall be provided within 500 feet of the Health Center campus. By or before five years of the adoption of the HASP, the Health Center shall submit documentation that deficiencies have been eliminated.~~ Saint John's shall provide sufficient off-street parking by the year 2009 to meet the parking demands generated by the facilities on its campus. Failure to meet this objective shall be a consideration in City review of Health Center development applications. Prior to construction of parking facilities in the HASP area, the following objective will be met:

* * *

Objective Number 30

Owners of rental units in the hospital area shall ~~replace demolished units pursuant to~~ comply with relevant requirements of City and State law before demolishing those units, including the payment of any relocation benefits to which the displaced residents are entitled.

* * *

Objective Number 33

Residential development shall be subject to the requirements of the City Zoning Ordinance (or any applicable Development Agreement) and relevant requirements of this Plan.

Objective Number 34

Development in the hospital area shall be compatible with abutting uses through (a) physical location and placement of proposed structures on a project site and (b) the location of proposed uses within the project.

* * *

Objective Number 36

Unless a development agreement provides otherwise, any properties in the CP District that are currently devoted to residential use shall not be redeveloped unless the exiting residential units are replaced on- or off-site or are relocated elsewhere in the City.

These objectives shall be implemented by the requirements of the Rent Control Charter Amendment, the Housing Element of the General Plan, the revised Zoning Ordinance, the Housing and Parks Mitigation Program of the Land Use Element, any applicable development agreement, and the standard project review process. The Housing Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

* * *

Objective Number 40

Heating and cooling systems in new development should be designed to recover energy from air and water discharges and to provide economizer cycles on environmental systems consistent with the City of Santa Monica Sustainable City goals.

* * *

Objective Number 60

Santa Monica Hospital Medical Center shall, within five years of adoption of the HASP, complete development of a 15,000 square foot park on the corner of Arizona and 16th Street.

Saint John's Hospital and Health Center maintains a large park-like area called the "North Lawn" which has several specimen trees and is approximately ~~50,000~~ 41,300 square feet in area. The hospital also maintains a 16,000 square foot courtyard and landscaped fountain area. The North Lawn is located between 21st and 22nd Street on Arizona Avenue and the courtyard is located southeast of the North Lawn in the center of the main hospital campus. The following objective intends to ensure preservation replacement of the North Lawn and addition of the courtyard at their existing locations new Entry Plaza:

Objective Number 61

Consistent with ~~its Master Plan~~ the terms of its Development Agreement, Saint John's Hospital and Health Center shall maintain the North Lawn and the ~~central open air courtyard~~ Entry Plaza as long as the Hospital and Health Center remain in operation.

The following objective intends to encourage cooperation between the School District and the City regarding reuse of school property. Such cooperation is encouraged due to the close proximity of McKinley School to SJHHC, the inclusion of the school within the Specific Plan study area, and the recent decline in school enrollment.

Objective Number 62

The City shall work cooperatively with the Santa Monica Malibu Unified School District to identify opportunities for open space, recreation, and other public uses at the McKinley school site should the school discontinue operation.

In addition to the above objectives, development in the Specific Plan area will also be subject to the Housing and Parks Mitigation Program of the Land Use and Circulation Elements. This program mandates that new office and medical office development over 15,000 square feet or additions over 10,000 square feet pay a mitigation fee, provide low and moderate income housing, or develop new park space on or off the project site.

These objectives will be also be implemented by the revised Zoning Ordinance and the standard project review process. The Open Space Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Seismic Safety Element

Santa Monica's Seismic Safety Element was adopted in 1975 and evaluates both primary and secondary seismic hazards, including ground shaking, liquefaction and settlement potential, landsliding, and tsunami hazard. The intent of the recommended policies is to provide an opportunity to reduce the loss of life, property damage, and social and economic dislocations in the event of a major earthquake. On January 17, 1994, the City experienced significant damage and destruction from the Northridge Earthquake. As a result of that seismic event, Saint John's was required to close and performed interior repairs to allow it to resume hospital operations within nine months. Saint John's has been ordered by the Office of Statewide Health Planning and Development ("OSHPD") to upgrade its structural support system and has been given a deadline of October 1999 to commence this work.

In order to ensure that the Hospital Area Specific Plan will carry out the policies of the Seismic Safety Element, the following seismic safety objectives shall apply to the hospital area:

Objective Number 63

Ensure that structures are designed and constructed to be earthquake safe according to the Uniform Building Code and other related building and safety codes as adopted by the City or State.

* * *

Objective Number 77

Relevant uses shall comply with: 1) the California Department of Health Services Code, Title 17, California Radiation Control Regulation; 2) Chapter 3 5.16, Section 5302 5.16.030, of the Santa Monica Municipal Code, Toxic Chemical Disclosure; and 3) Section 25503.5 of Chapter 6.95 of the State Health and Safety Code, Hazardous Material's section.

8HASPB25.1269



RESOLUTION NO. 9255

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA
AMENDING THE HOSPITAL AREA SPECIFIC PLAN LAND USE MAP
OF THE GENERAL PLAN OF THE CITY OF SANTA MONICA

WHEREAS, an application for a General Plan Amendment was filed by a property owner pursuant to Santa Monica Municipal Code Section 9.04.20.18.080(c); and

WHEREAS, the application requested that the Hospital Area Specific Plan Land Use Map of the General Plan be amended to establish two overlays. All property located between Twentieth Street on the west, Twenty-Third Street on the east, Arizona Avenue on the north and Santa Monica Boulevard on the south shall be included in the SJ-N Overlay. All property located generally between Twentieth Street on the west, Twenty-Third Street on the east, Santa Monica Boulevard on the north, and Broadway on the south shall be included in the SJ-S Overlay, as shown in Exhibit A ("Proposed Hospital Area Specific Plan Land Use Map Amendment"); and

WHEREAS, a Notice of Completion of a Draft Environmental Impact Report prepared for the Saint John's Health Center Development Agreement, which included analysis of the Hospital Area Specific Plan Land Use Map amendment, was published on September 3, 1997; and

WHEREAS, the Draft Environmental Impact Report was circulated for a 45-day public review period; and

WHEREAS, in December, 1997, the Final Environmental Impact Report was published; and

WHEREAS, on December 8, 1997, December 10, 1997, December 13, 1997, January 14, 1998, January 21, 1998, and January 28, 1998, the Planning Commission reviewed and considered the Hospital Area Specific Plan Land Use Map amendment and the Final EIR in its decision-making process on the Saint John's Health Center Development Agreement; and

WHEREAS, on January 28, 1998, the Planning Commission recommended to City Council adoption of the Hospital Area Specific Plan Land Use Map amendment and certification of the Final EIR; and

WHEREAS, in March, 1998, the City Council reviewed the Hospital Area Specific Plan Land Use Map amendment; and

WHEREAS, the proposed Hospital Area Specific Plan Land Use Map Amendment is appropriate to provide consistency between the Hospital Area Specific Plan Land Use Map designation for the property, the Development Agreement for the property, and the current and past use of the site for hospital related uses; and

WHEREAS, the proposed Hospital Area Specific Plan Land Use Map Amendment is consistent with the Hospital Area Specific Plan and the elements of the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

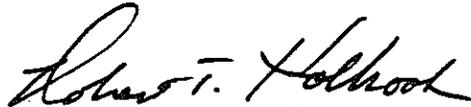
SECTION 1. The Hospital Area Specific Plan Land Use Map amendment set forth in Exhibit "A" and incorporated herein by this reference are hereby adopted and certified as part of the Hospital Area Specific Plan of the General Plan for the City of Santa Monica and thus supplements the Land Use Map contained in the Hospital Area Specific Plan adopted in 1988 pursuant to City Council Resolution Number 7695 and amended in 1993 pursuant to City Council Resolution Number 8617.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


MARSHA JONES MOUTRIE
City Attorney

Adopted and approved this 1st of April, 1998.



Robert T. Holbrook, Mayor

I, Maria M. Stewart, City Clerk of the City of Santa Monica, do hereby certify that the foregoing Resolution 9255 (CCS) was duly adopted at a meeting of the Santa Monica City Council held on the 1st of April, 1998 by the following vote:

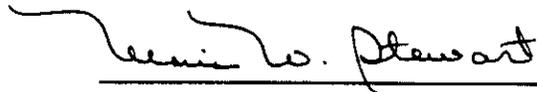
Ayes: Councilmembers: Feinstein, Genser, Holbrook, O'Connor, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

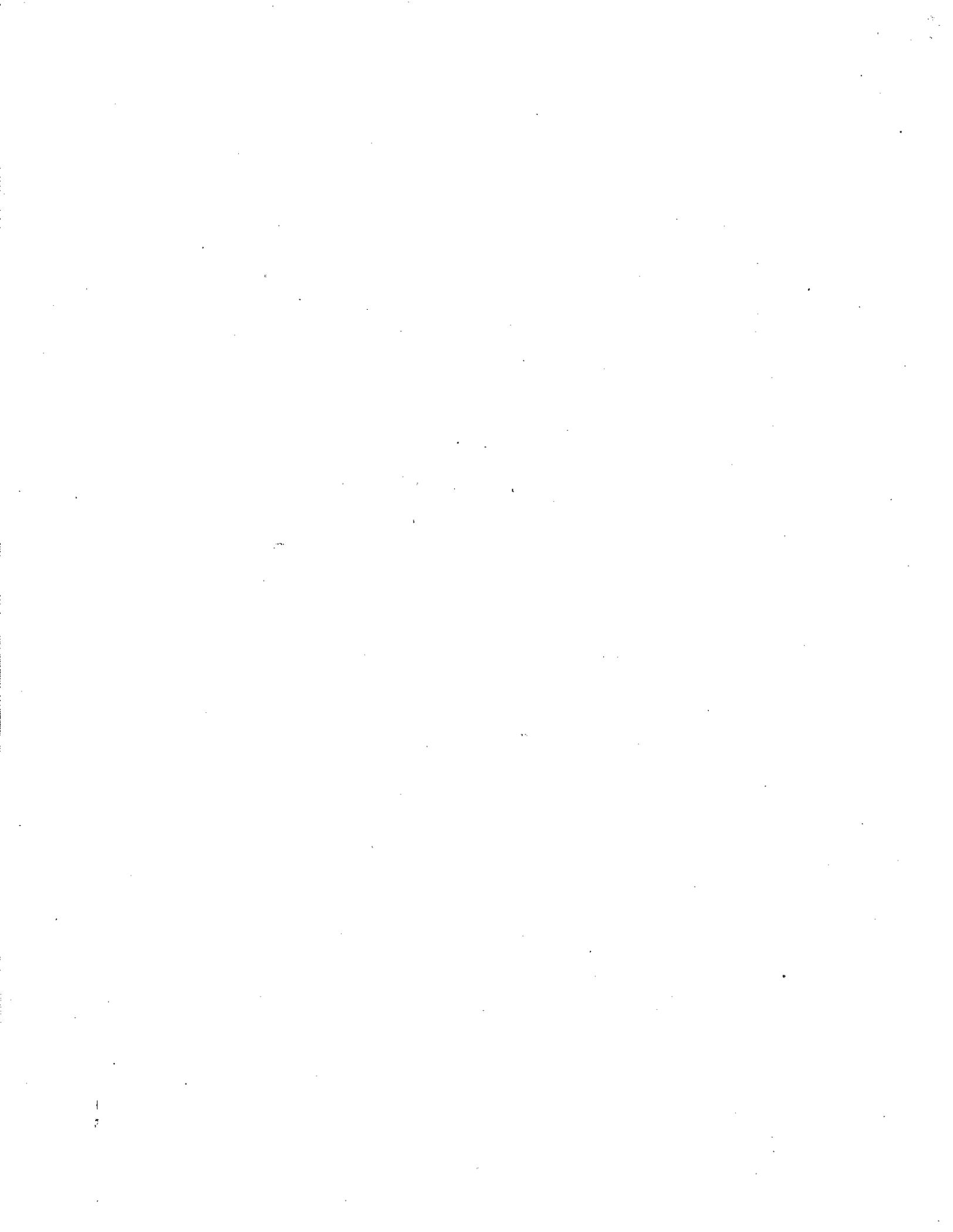
Absent: Councilmembers: Ebner, Greenberg

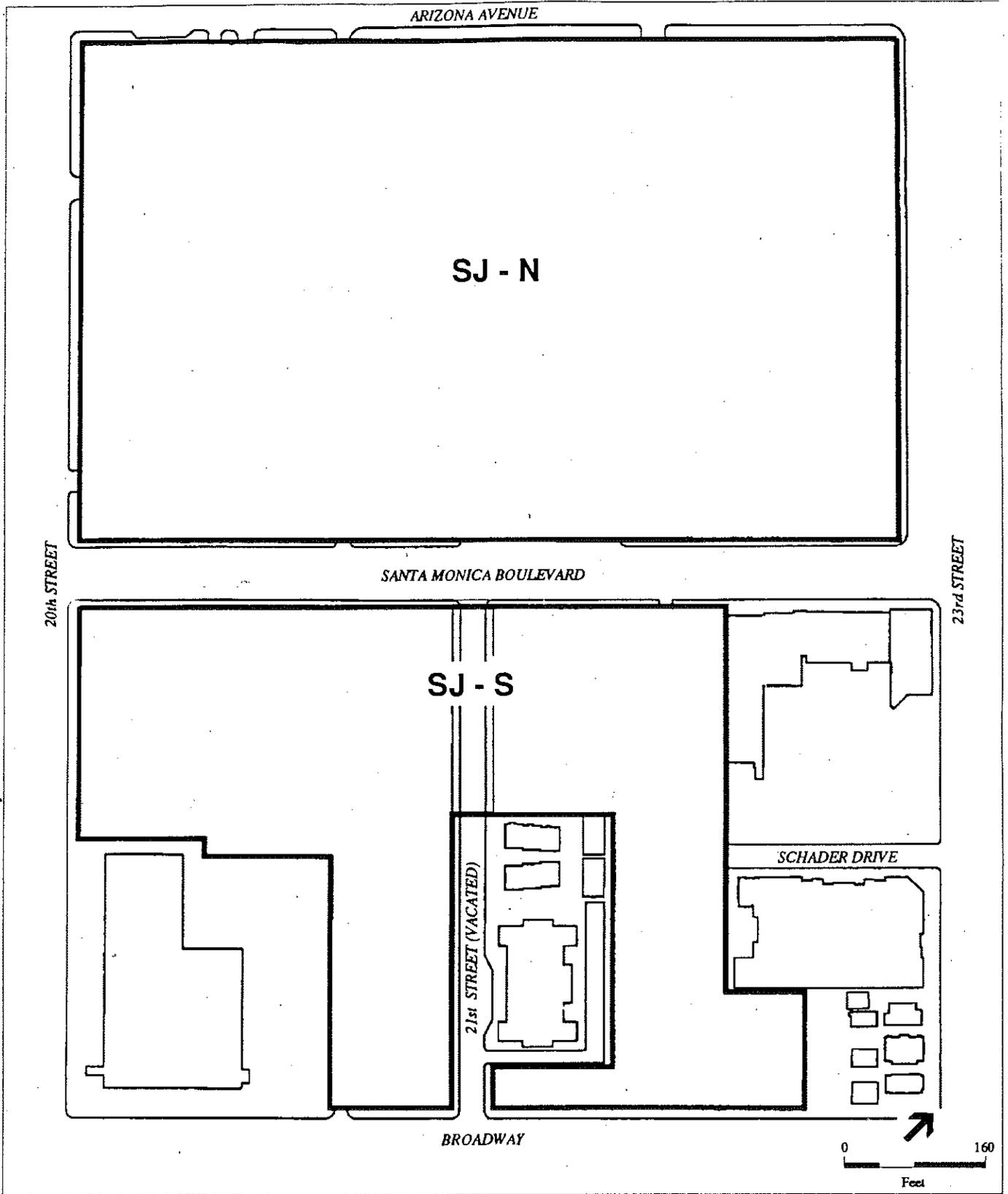
ATTEST:



Maria M. Stewart, City Clerk

EXHIBIT A





PROPOSED HASP SJ OVERLAYS

CITY OF SANTA MONICA

CITY COUNCIL

James P. Conn, Mayor
Herbert Katz, Mayor Pro Tempore
David Finkel
William H. Jennings
Alan S. Katz
Christine Reed
Dennis Zane

PLANNING COMMISSION

Eileen Hecht, Chair
Donald L. Nelson, Vice Chair
Mehrdad Farivar
Leslie Lambert
Ralph Mechur
Penny Perlman
Tom Pyne

CITY STAFF

John Jalili, City Manager
Margaret Curran, Director, Community and Economic Development

PROJECT STAFF

Paul Berlant, Director of Planning
D. Kenyon Webster, Senior Planner
Joan L. Akins, Assistant to the Director, Community and Economic Development
Michele M. Daves, Assistant Planner (former)
Kathy Wasung, Planning Intern
Kelly L. Campbell, Staff Assistant III (former)
Suzanne Edwards, Staff Assistant III



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PURPOSE

PURPOSE

Santa Monica provides many services and amenities to its residents and visitors. A goal of the City is to maintain a high quality living environment for its residents and to preserve and enhance those amenities that make Santa Monica a desirable place to live. One valuable service is the health care provided by Santa Monica's hospitals and medical businesses. This Specific Plan attempts to maintain the residential character of the neighborhoods within the hospital area while allowing expansion of medical and medically related uses that will facilitate the provision of high quality health care to Santa Monica residents.

The purpose of the Hospital Area Specific Plan is to establish development standards appropriate for development in the hospital area given existing land uses, the unique concerns of each hospital and the expressed concerns of neighbors surrounding the area of each hospital. The former Zoning Code stated that buildings in the Commercial-Professional (CP) District, which is the zoning designation for hospital and related uses, could be 12 or more stories in height with a 3.3 floor area ratio. Although development in the hospital area is also subject to the development guidelines of the Land Use Element and ordinance 1321, these standards do not address the concerns unique to the hospital area. A Specific Plan has been prepared to establish cohesive development standards for the hospital area. The Plan does not establish new development standards for residential areas or Wilshire and Santa Monica Boulevards because these areas are already addressed in the existing Land Use Element.

INTRODUCTION



INTRODUCTION

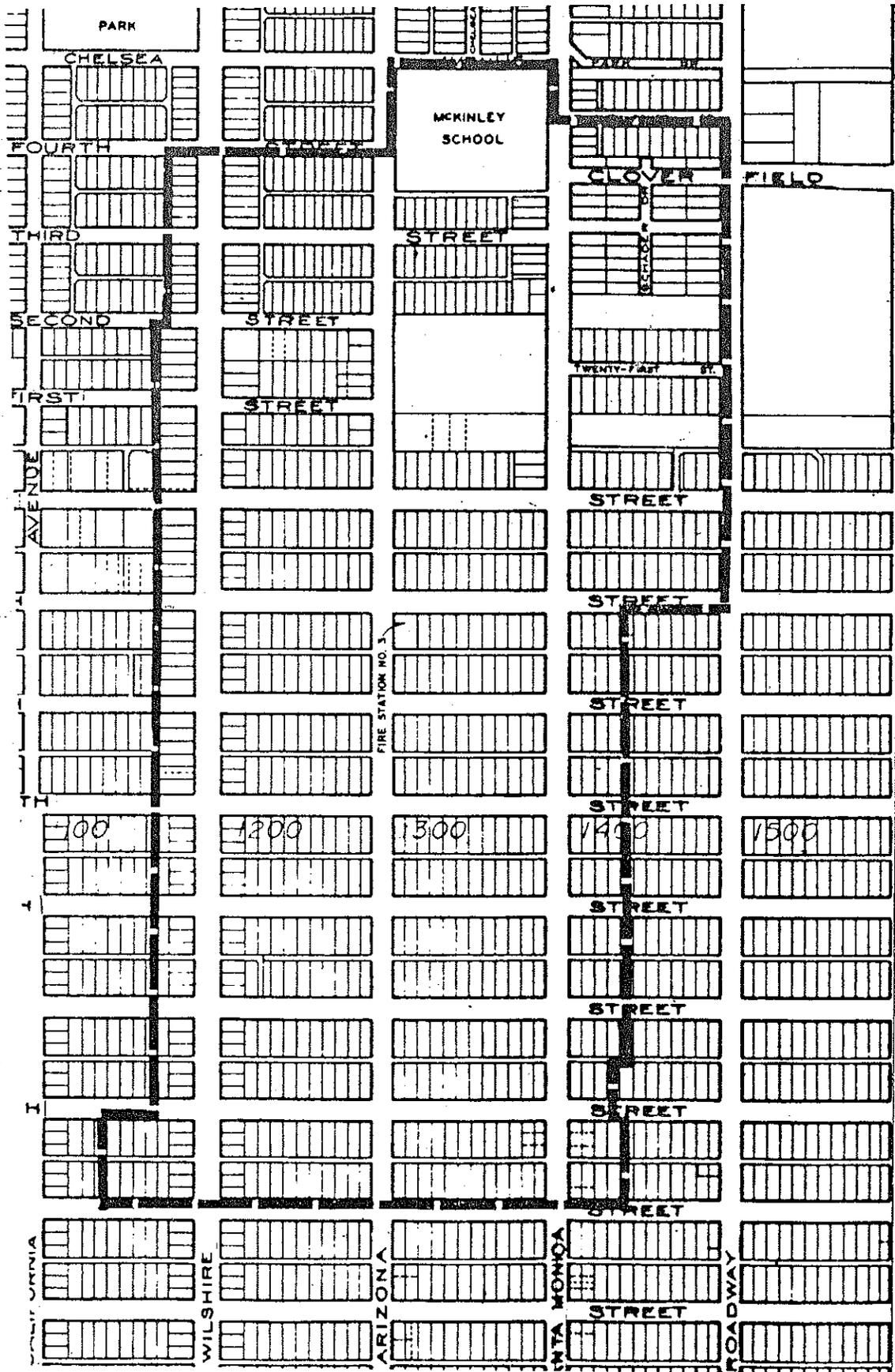
The Hospital Area Specific Plan will supplement Santa Monica's General Plan Land Use Element, approved in October 1984, by providing more detailed standards to govern the development and expansion of Saint John's and Santa Monica Hospitals and other medical and non-medical uses, in the "CP" District and to protect the surrounding neighborhoods from the adverse impacts of such development. Policy 1.13.1 of the Land Use Element calls for two separate hospital Specific Plans, but a single Specific Plan was determined to be more appropriate to the type and level of detail of planning effort needed. To best accomplish the goals and objectives of the General Plan, and to integrate the neighborhood planning process, a single Hospital Area Specific Plan has been prepared.

The intent of the HASP is to address issues of neighborhood concern, the needs of modern hospitals in a competitive health care environment, to develop basic zoning and development standards, to identify parcels for rezoning and to identify other programs which should be implemented in the area. The Plan does not propose standards for surrounding residential neighborhoods or Santa Monica and Wilshire Boulevards because these districts have already been addressed in the Land Use Element. The zoning standards and related policies are geared toward integrating development in the hospital area with the needs of the surrounding neighborhood and the needs of hospitals in a competitive health care environment characterized by horizontal and vertical integration, changing patterns of health care utilization, rapid technological change, diversification and the unbundling of health care delivery services in the wake of prepayment and new methods of government financing. Another purpose of the Hospital Area Specific Plan is to rezone Commercial-Administrative (C-A) properties in the hospital area, since the C-A zone will no longer exist when the City's proposed zoning ordinance is adopted. Other actions may include parking, traffic and open space improvements.

The HASP study area includes both hospitals and surrounding neighborhoods. The study area, broadly defined, is bordered by Wilshire Boulevard, Euclid Avenue, Broadway Avenue, and Chelsea Avenue (see Maps 1 and 2). The Plan will require Public Hearings before the City Planning Commission and City Council. In addition, the public will have ample opportunity to comment on the Plan and its associated components during the environmental review process.

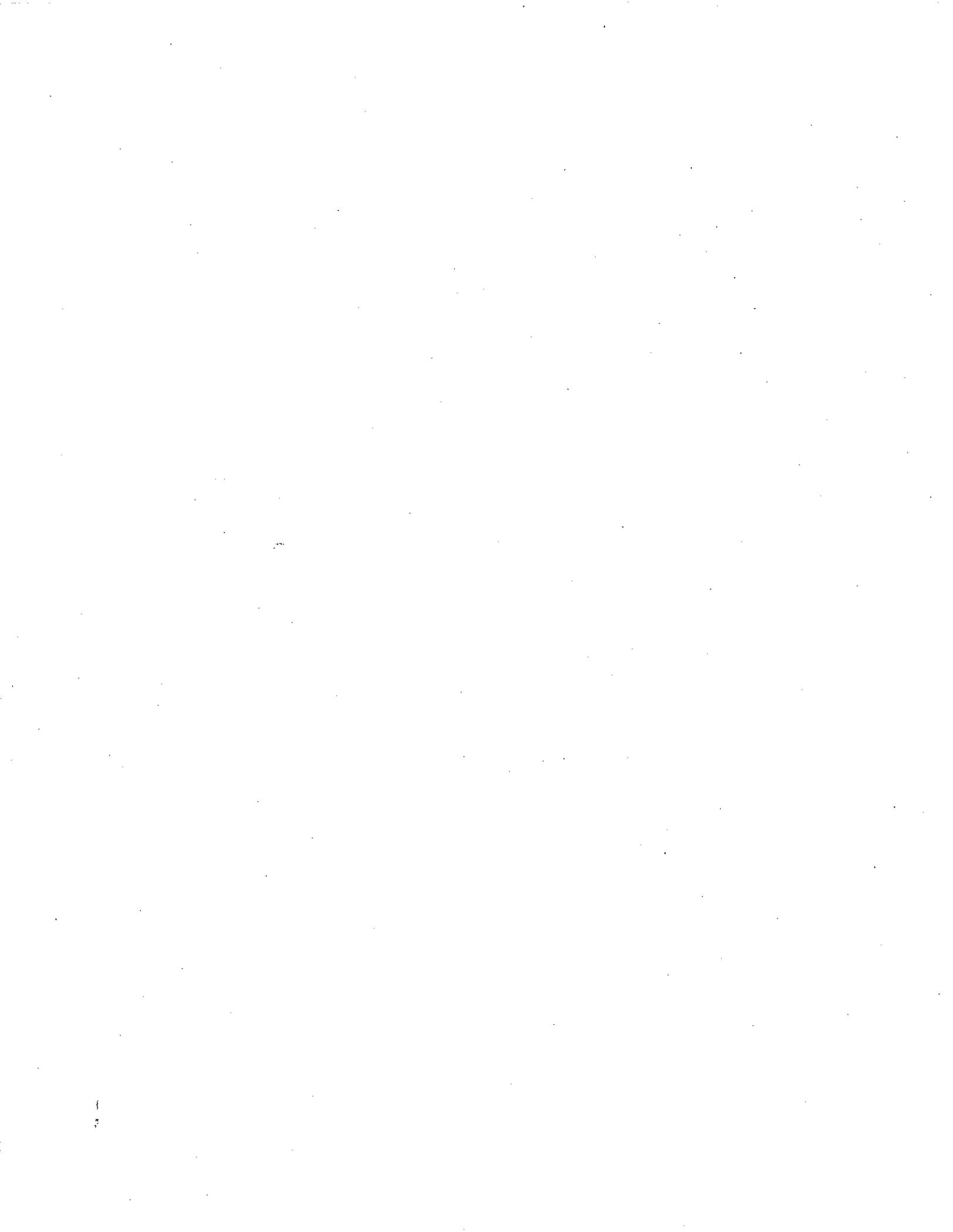
The Hospital Area Specific Plan consists of a discussion of the legal requirements for a specific plan, background information concerning the study area and hospital Master Plans, an analysis of projected gross development of the area, General Plan consistency, and an implementation program designed to carry out policies proposed by the Specific Plan.



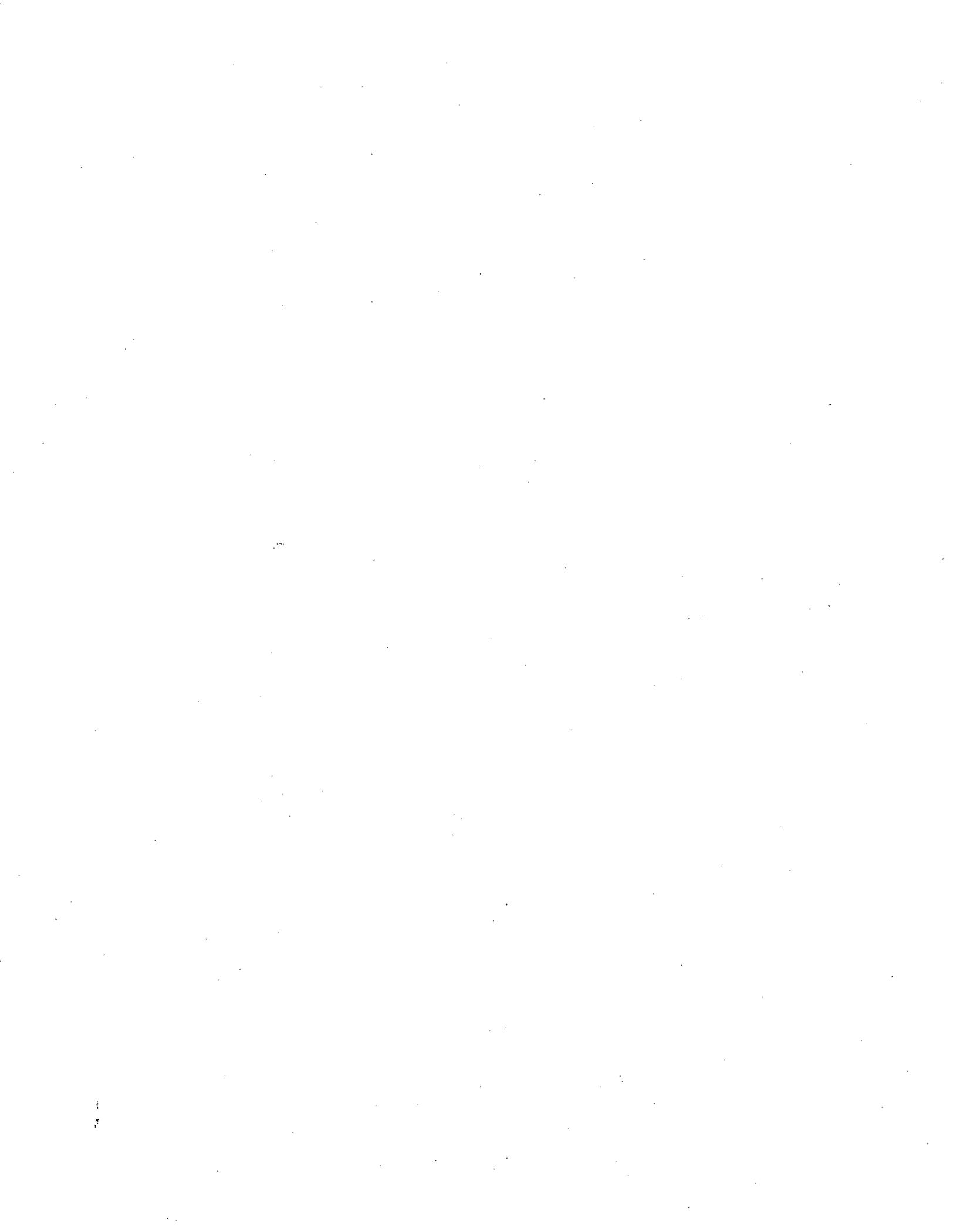


Map 2

SPECIFIC PLAN STUDY AREA



LEGAL REQUIREMENTS



LEGAL REQUIREMENTS

State Law: Article 8. Specific Plans

Article 8 of the 1986 edition of Planning, Zoning and Development Laws prepared by the State Office of Planning and Research details the State legal requirements for Specific Plans. This section of the Hospital Area Specific Plan (HASP) sets forth these requirements and explains how the Plan complies with each of them.

65450. Preparation of specific plan. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

The City of Santa Monica has an adopted General Plan and therefore may prepare specific plans to implement it.

65451. Content of specific plan.

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

The Land Use and Zoning section of the Plan provides text concerning uses of land in the area, and the Land Use Map identifies the distribution, location, and extent of the uses of land, including open space within the hospital area.

- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

The existing infrastructure system that serves the hospital area is described in the Background section of the Plan. Proposed infrastructure improvements are described in the Implementation Program section.

- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

The standards by which development will proceed are discussed in the Revisions to Land Use Element Policies and Zoning ordinance Proposal sections. Pages 60-64 illustrates the development standards for the Commercial-Professional zone. The Conservation Element section of "The Plan" addresses the conservation and utilization of natural resources. A discussion of the development of natural resources is not applicable to this Specific Plan.

- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The Implementation Program of the Plan includes zoning regulations, phasing programs and public works improvement projects (1), (2), and (3). These implementation measures are derived from objectives in "The Plan" section.

- (a) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The section entitled "The Plan" relates the Hospital Area Specific Plan to each element of the General Plan. The Specific Plan includes a statement incorporating each element and the policies of each element into the Plan.

65452. Implementation measures. The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

In addition to regulations, programs, public works projects, and financing measures, the Implementation Program proposes revisions to the Land Use Element and parcels for rezoning, and discusses Environmental Review and the Implementation Process.

65453. Adoption/amendment procedure.

- (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. (b) A specific plan may be repealed in the same manner as it is required to be amended.

The Hospital Area Specific Plan is not subject to this provision because Santa Monica is a charter city and relevant provisions of the Municipal Code supersede State law.

65454. Consistency with general plan. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

The Hospital Area Specific Plan incorporates amendments to the General Plan to achieve consistency.

65455. Public works project consistency with specific plan. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

All the public works projects described in the City's Capital Improvements Plan are consistent with the Hospital Area Specific Plan. No tentative map or parcel map will be approved which is inconsistent with the adopted Specific Plan. The Specific Plan includes a revised CP Zoning ordinance section.

65456. Fees and charges.

- (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.
- (b) Notwithstanding Section 54992, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.
- (c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies and shall be made available to the general public as follows:
- (1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and

text, available to the public for inspection.

- (2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.
- (d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

Copies of the Hospital Area Specific Plan will be provided to the public as specified above.

65457. CEQA exemption.

- (a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.
- (b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.
- (c) This section does not supersede but provides an alternative procedure to Section 21080.7 of the Public Resources Code.

An Environmental Impact Report has been prepared on the Hospital Area Specific Plan and the City will follow the above procedures with respect to any residential development project or any zoning change that is undertaken to implement and is consistent with the Plan.

City of Santa Monica Municipal Code: Section 9149. Zone Changes and Amendments

A zone change may be initiated by a Planning Commission or City Council resolution of intention, or by a verified application of one or more of the record owners of property within the area proposed to be changed. The Commission is required to conduct a public hearing on the matter.

If the Commission recommends the approval of the zone change, it is required to transmit its recommendation to the Council. The Council may by ordinance effect such change or amendment to the Zoning Ordinance, and if deemed advisable, before the adoption of said ordinance, may set the matter for public hearing in the same manner as provided above. The City of Santa Monica will comply with all these Municipal Code procedures.

City of Santa Monica Municipal Code: Section 9400. Master Plan.

Chapter 4 of the Santa Monica Municipal Code discusses the required elements and general purposes of the master plan, and master plan adoption procedures. Sections 9411A and B state that the master plan may be amended in order to add to the plan or to comply with State requirements. The Planning Commission must hold at least one public hearing prior to recommending an amendment to the City Council. The adoption of an amendment shall be by resolution carried by the affirmative votes of not less than a majority of all of the members of the Commission. A copy of the adopted amendment is required to be transmitted to the City Council. The City Council shall consider the recommendations of the Planning Commission before adopting the amendment or part thereof. Prior to adopting the amendment, the City Council shall hold at least one public hearing. The City Council shall not make a change or addition to the amendment until said change or addition has been referred to the Planning commission. The City will comply with these procedures in amending the General Plan.



BACKGROUND

BACKGROUND

Planning Area

The Hospital Area Specific Plan study area is within the City of Santa Monica, a highly urbanized 8.3 square mile area within metropolitan Los Angeles County (see Map 1). Very little vacant land remains in the study area or the City as a whole. The general boundaries of the study area are Wilshire Boulevard, Euclid Avenue, Broadway Avenue, and Chelsea Avenue (see Map 2). The study area, though between two highway commercial-oriented boulevards (Santa Monica Boulevard and Wilshire Boulevard), has a significant residential component.

Land Use

Existing land uses are depicted on Map 3. The following Chart lists the total acreage of existing land uses in the hospital neighborhood and planning area.

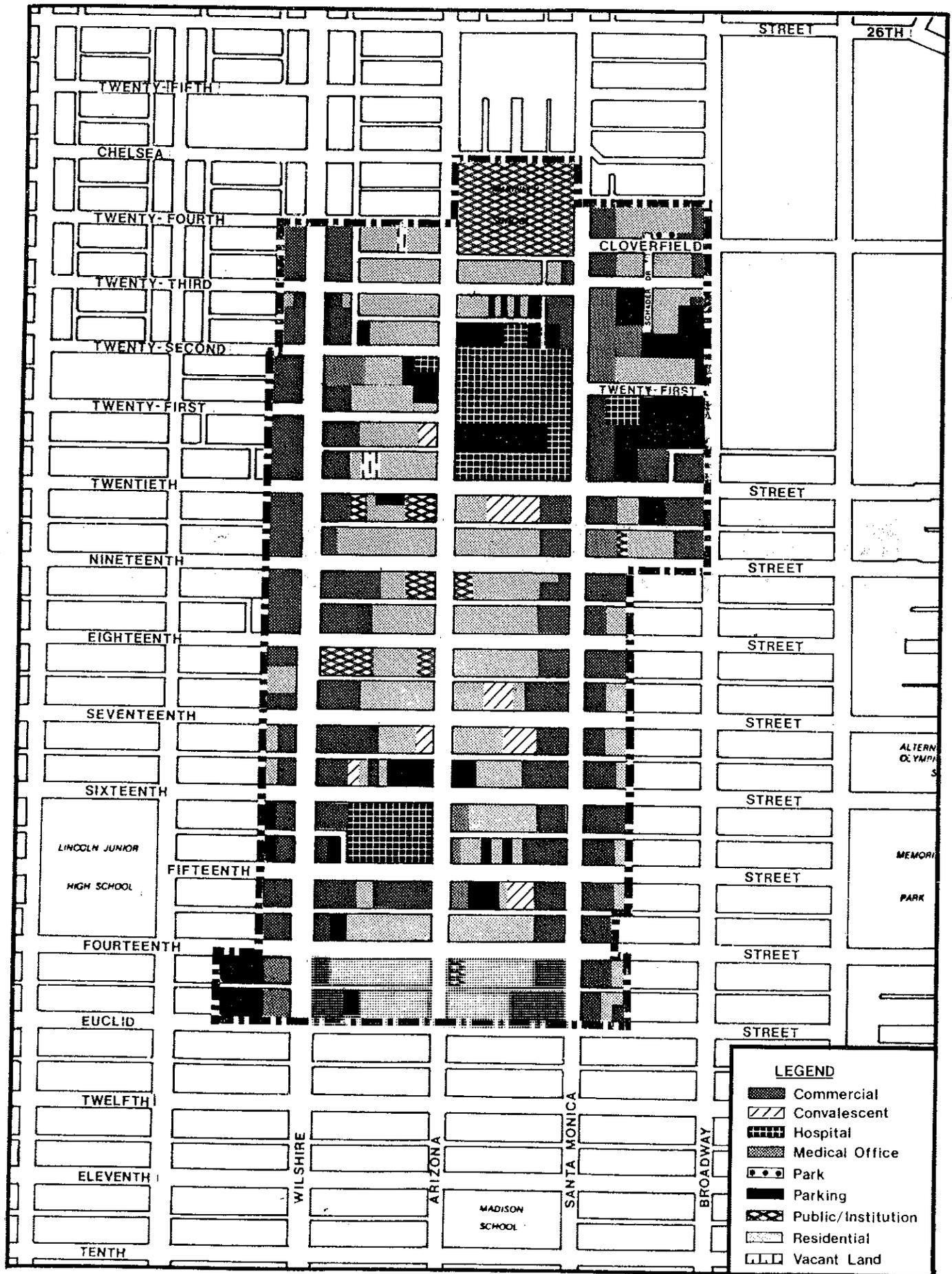
Existing Land Uses

Land Use	Acres	Percentage
Hospital	12.4	9.2%
Convalescent	3.6	2.7%
Commercial	43.1	32.0%
Medical Office	4.2	3.1%
Residential	46.5	34.5%
Public/Institutional	9.9	7.4%
Park	0.2	0.2%
Parking	14.2	10.5%
Vacant Land	0.5	0.4%
TOTAL	134.6	100.0%

Zoning

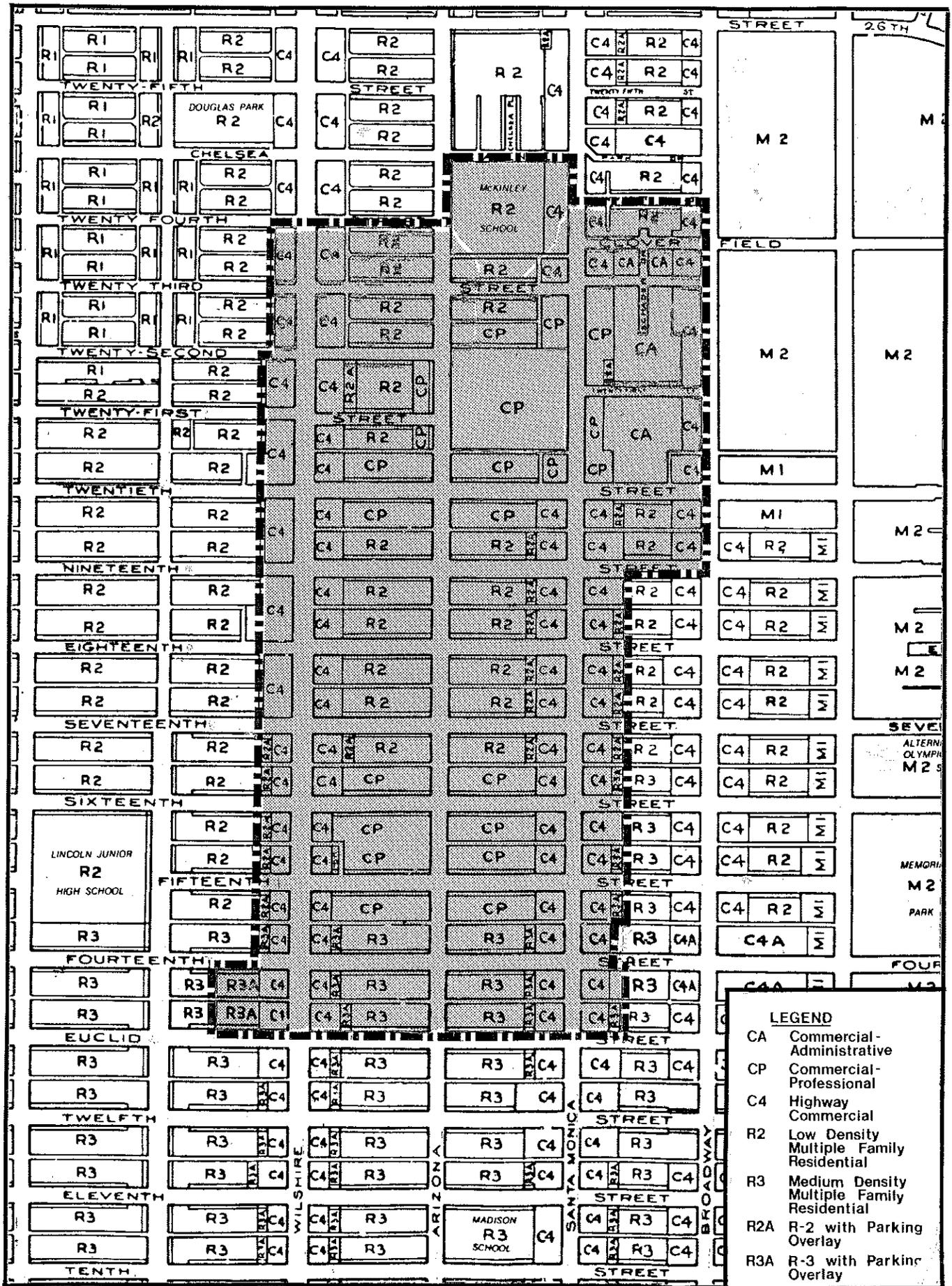
Zoning in the study area is primarily residential and commercial. The existing 32.37 acre Commercial Professional zone, created in 1960, is concentrated in the eastern and western portions of the study area, including and surrounding the two hospitals (see Map 4). The C-4 Highway Commercial zone is located along Wilshire Boulevard, Santa Monica Boulevard, and Broadway Avenue. The southernmost portion of the study area contains the commercial Administrative zone. The Plan proposes that this area be rezoned C-P. Most low density multiple family residences are between 16th and 20th Streets, whereas most medium density multiple family residences are between Euclid Avenue and 15th Street.





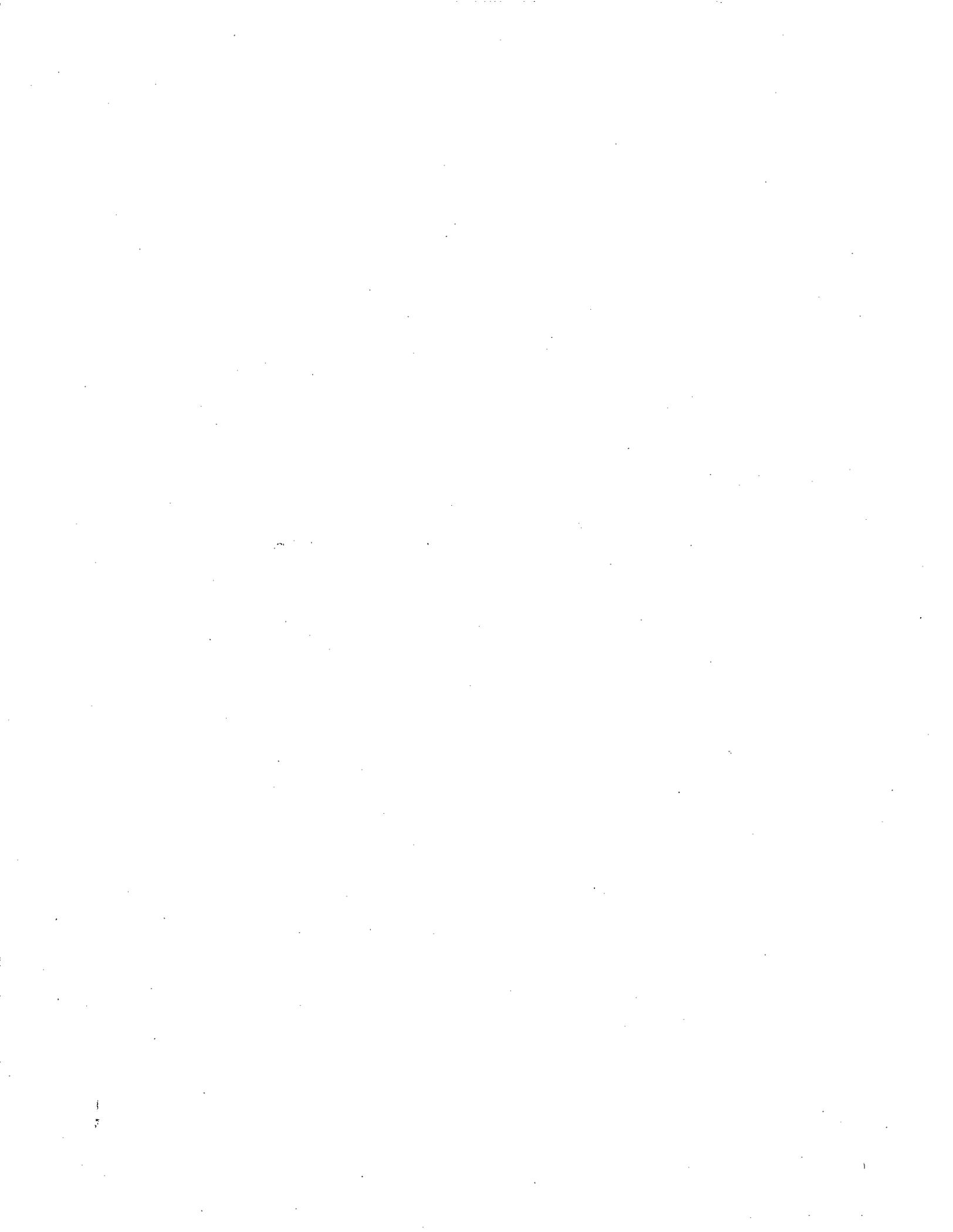
EXISTING LAND USES IN STUDY AREA





LEGEND	
CA	Commercial-Administrative
CP	Commercial-Professional
C4	Highway Commercial
R2	Low Density Multiple Family Residential
R3	Medium Density Multiple Family Residential
R2A	R-2 with Parking Overlay
R3A	R-3 with Parking Overlay

EXISTING ZONING IN STUDY AREA



The following table shows the total acreage in each zoning district in the study area:

Existing Zoning

Zone	Acres	Percentage
R2	36.8	27%
R2A	3.1	2%
R3	8.7	7%
R3A	3.2	3%
CA	8.3	6%
CP	32.3	24%
C4	42.3	31%
TOTAL	134.7	100%

Infrastructure System

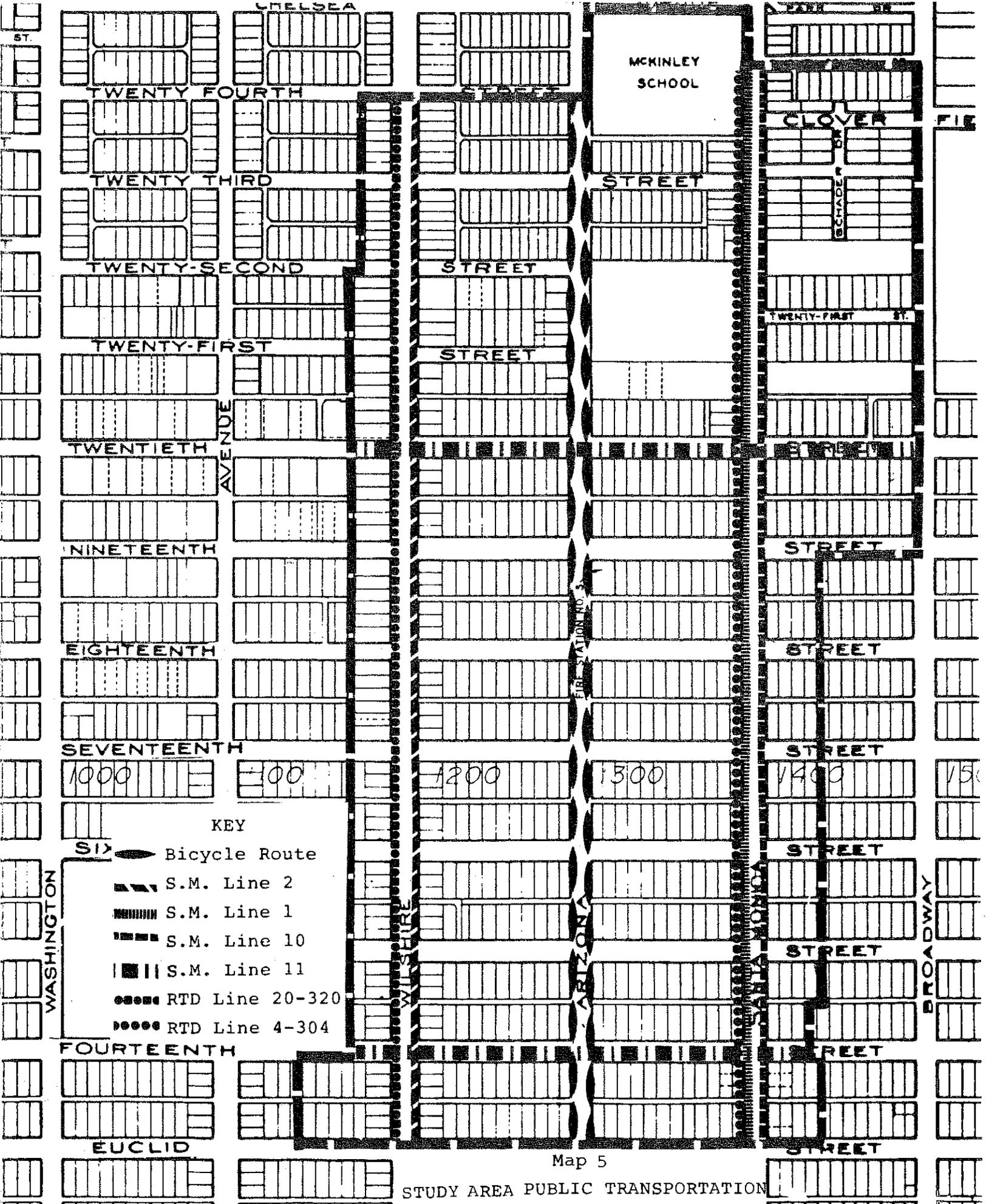
The hospital area is within the service area of Santa Monica's existing infrastructure system. The Land Use Element Environmental Impact Report determined that the existing infrastructure system will accommodate projected development to the year 2000. Development in the hospital area is not expected to generate demand for additional major facilities. The following discussion examines the infrastructure services within the hospital area that are specified in Section 65451(a)(2) of Planning, Zoning and Development Laws.

Public and Private Transportation

Two public bus lines serve the City of Santa Monica, Santa Monica Municipal Bus Lines ("Santa Monica's Big Blue Bus"), and the Rapid Transit District buses which are based in the City of Los Angeles. The bus line routes which serve the hospital area are depicted in Map 5. The Southern Pacific railway system in Santa Monica is seldom in use; the City is taking appropriate action to preserve the right-of-way for future transit or other public uses. An existing street system serves the hospital area. Proposed street improvements are discussed in the Capital Improvements section of the Implementation Program. The private transportation companies operating in the City include taxi service (58 companies), and limousine services.

Sewage

The existing sewage collection network serving the hospital area is depicted on Map 6. The sewer lines shown on the map transport effluent to trunk sewers between the southern boundary of the City of Santa Monica and the Hyperion Treatment Plant (HTP), which is operated by the City of Los Angeles. The City of Santa Monica has a joint powers agreement with the City of Los Angeles for sewage treatment at the HTP.



MCKINLEY SCHOOL

TWENTY FOURTH STREET

TWENTY THIRD STREET

TWENTY-SECOND STREET

TWENTY-FIRST STREET

TWENTIETH AVENUE

NINETEENTH STREET

EIGHTEENTH STREET

SEVENTEENTH STREET

1000

1100

1200

1300

1400

1500

KEY

Bicycle Route

S.M. Line 2

S.M. Line 1

S.M. Line 10

S.M. Line 11

RTD Line 20-320

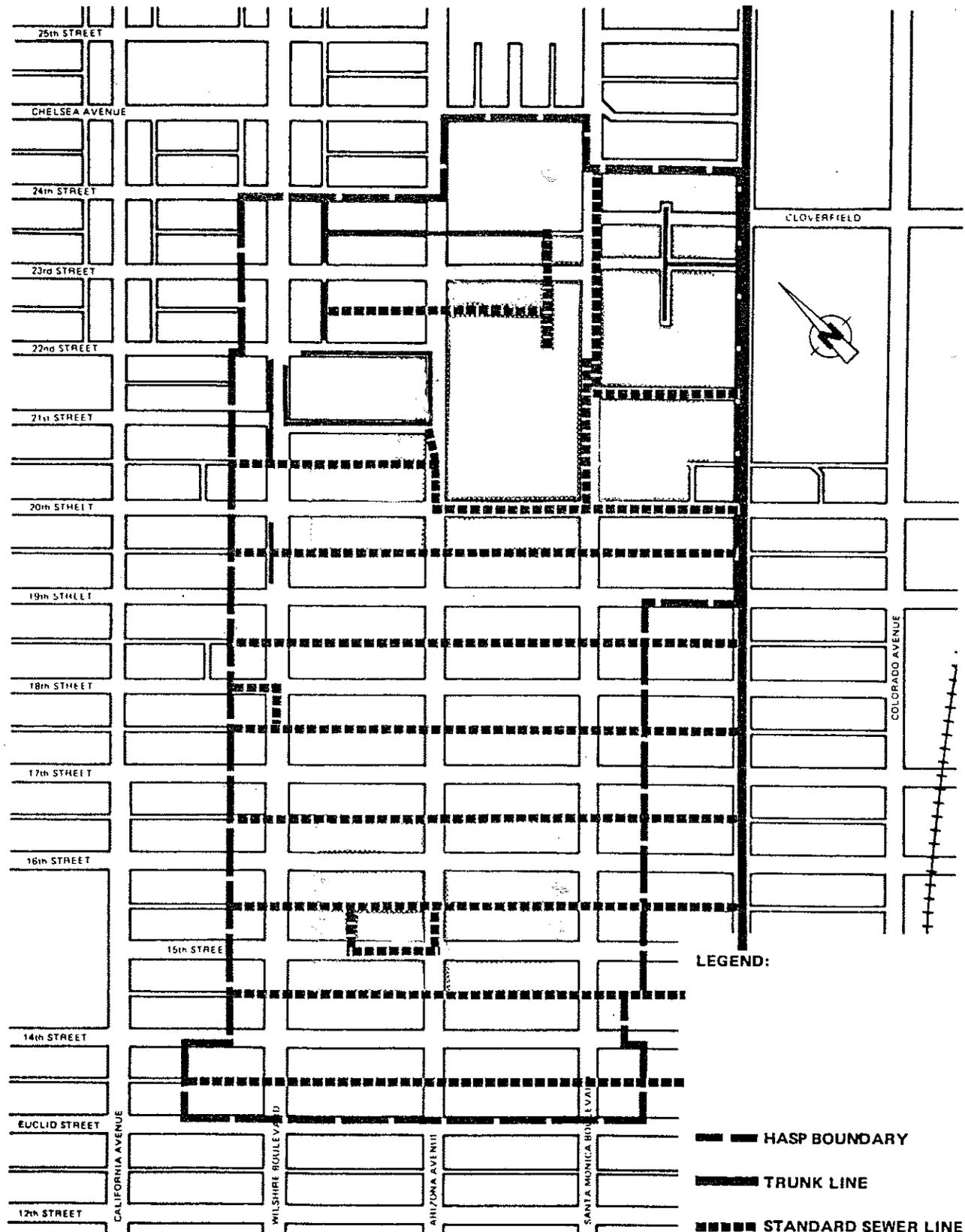
RTD Line 4-304

FOURTEENTH STREET

EUCLID STREET

Map 5

STUDY AREA PUBLIC TRANSPORTATION



Map 6
SEWER SYSTEM

The City of Santa Monica generates approximately 13 million gallons per day (MGD) of effluent which is transported via trunk sewers from the southern City boundary to the Hyperion Treatment Plant (HTP), operated by the City of Los Angeles.

The HTP is located in Playa Del Rey, directly west of the Los Angeles International Airport. The plant treats wastewater from almost all of the City of Los Angeles as well as seven contract cities including Santa Monica, Beverly Hills, Burbank, Culver City, El Segundo, Glendale, San Fernando and portions of Los Angeles County and 29 contract agencies. The City of Santa Monica operates under a joint powers agreement with the City of Los Angeles to participate in the cost of having wastewater treated at HTP. Effluent from the City of Santa Monica is lifted at the Venice Pump Station due to gradients to provide downgrade flow to the HTP. The trunk sewer between the pumping station and the HTP has capacity for approximately twice the sewage flow generated by the City. The trunk sewer also has additional capacity which is not owned by the City. The City of Santa Monica owns the right to a peak flow of 35.2 cubic feet per second at the Venice Pumping Plant. This peak flow rate is currently exceeded ten months per year.

The HTP was designed and constructed in the early 1950's to process 420 MGD of wastewater. Presently, all flows receive primary treatment and 100 MGD receives secondary treatment through the activated sludge process. The treated liquids (effluent) from the primary and secondary processes are mixed together and discharged into the ocean through two outfalls into Santa Monica Bay. The solids (sludge) captured by the primary and secondary processes are biologically digested and transported to local landfills.

The Hyperion service Area also encompasses two inland water reclamation plants: the Los Angeles/Glendale Water Reclamation Plant (LAGWRP) and the Tillman Water Reclamation Plant (TWRP). The two plants were constructed to treat wastewater which otherwise would not reach the HTP without the construction of additional outfall relief sewers. LAGWRP was completed in 1976 and is capable of treating 20 MGD of wastewater. TWRP became operational in 1985 and is designed to process 40 MGD. Expansion plans are proposed for the TWRP which would increase capacity to 80 MGD by 1991. However, within the past four years the available capacity at HTP has been significantly reduced due to increased development in the City of Los Angeles. At this time, the Hyperion Treatment System (including the LAGWRP and the TWRP) has the capacity to treat 480 MGD and is currently treating 440 MGD. The City of Santa Monica owns approximately 11 MGD, or 2.6 percent, of the capacity available in the HTP. Sewage discharged into the system has increased at a rate of approximately 10 MGD per year over the past four years. It is anticipated that the Hyperion Treatment System would reach capacity in another four years, assuming growth continues at the present rate. Recent sewage spills in the Ballona Creek area near the HTP can be attributed to a lack of carrying capacity of the trunk lines of the City of Los Angeles and because of a lack of back-up power at pumping stations. These well-publicized spills have contributed to pollution problems in Santa Monica Bay.

The City of Los Angeles has responded to the sewage capacity problem by proposing to limit growth in the system from projects in their city to 5 MGD. At the same time, the City of Los Angeles is currently negotiating with the contract cities to cut their sewage flow increases. These restrictions on wastewater increases would remain in effect until the TWRP improvements are operational in 1991, at which time sufficient capacity could be provided. Santa Monica is one of three contract cities discharging sewage into the Hyperion Treatment System in excess of their contractual limits. Currently, Santa Monica exceeds its contract by approximately 2 MGD.

Two significant programs are proposed for HTP that will affect all servicing cities and agencies. A project entitled Hyperion Energy Recovery System (HERS) was designed to comply with the Environmental Protection Agency's Consent Decree order to stop discharging sludge into Santa Monica Bay. Sludge would be dewatered and combusted, producing an ash that would be transported to local landfills. However, HERS has encountered numerous technical problems which have indefinitely delayed the full start-up and operation of the system. The second program would improve and expand the liquids handling process to treat all plant effluent to full secondary standards. Accomplishing full secondary treatment would require many new facilities, refurbishing or modernizing others, as well as removing and replacing a number of facilities that have exceeded their useful life. Although other uses might be available for the effluent, it is likely that ocean discharge would continue via the two outfalls.

The City of Santa Monica has already attempted to reduce its overall sewage output by reducing allowable development through adoption of a new Land Use and Circulation Element of the General Plan in 1984, which included much more restrictive development standards, retrofitting approximately 30 percent of the City's residential units with low-flow showerheads and faucet aerators and a sewer lining program to minimize storm water infiltration. Most recently, the City has required large development to provide on-site water reclamation facilities. For example, such facilities are planned for the recently approved 1.2 million square foot office development known as the Water Garden Project and are proposed for the 1.0 million square foot Colorado Place Phase III office/hotel project. The Water Gardens program features recycling of sewage water into toilets, urinals, an artificial pond and for irrigation of landscaping. When this program was originally proposed in February of 1988, objections were raised by the County of Los Angeles Health Department about potential health risks that could result from the mixing of treated effluent and drinking water. City officials subsequently met with the Health Department and the Department has agreed to consider approval of on-site treatment systems. With County approval, the sewage generation reduction on the Water Gardens project alone would amount to some 96,991 gallons per day, or an 84 percent reduction of what otherwise would be generated.

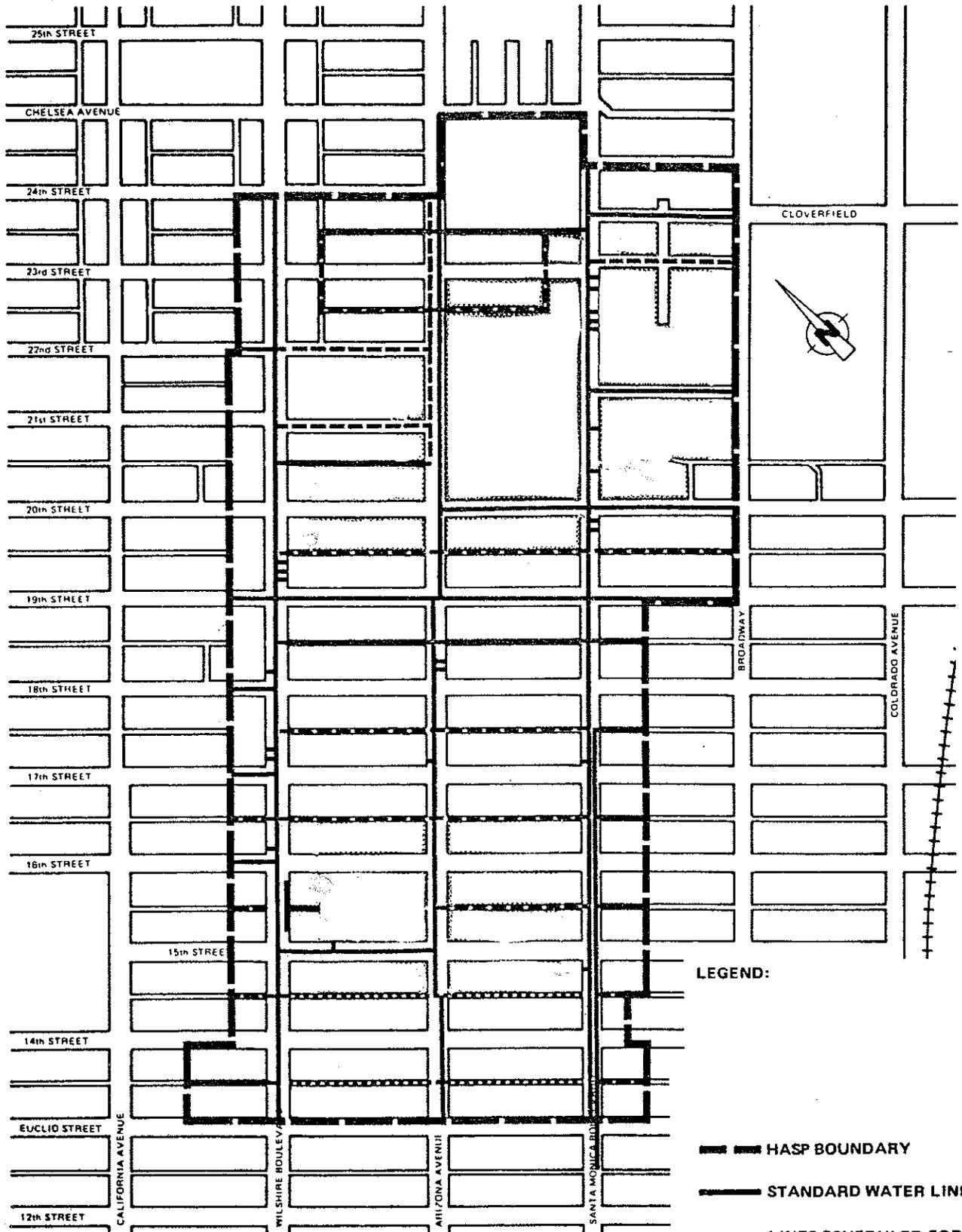
In addition, the City is currently considering various water conservation/wastewater reduction options for new and existing development. Among such measures are a recently-introduced Ordinance which would require all new development (and in some

circumstances existing development) to install ultra low-flow plumbing fixtures. The City is also considering subsidizing purchase of plumbing fixtures to provide incentives for retrofitting existing toilets and urinals. It is possible that over the next three to five years the implementation of these conservation measures will result in a net reduction in the City's total wastewater flows.

Water

The existing water mains serving the hospital area are shown on Map 7. Santa Monica obtains water from the Metropolitan Water District of Southern California (MWD) and from wells owned by the city. Santa Monica receives approximately 45% of its water supply from eleven wells, six of which are outside the City. Santa Monica receives the rest of its supply from MWD through one of two connections on separate feeders. Each connection can separately supply the average daily demand of the City. The price of purchased water is expected to increase much faster than local water which has inspired Santa Monica to implement an aggressive water conservation program.

The City treats the locally-produced well water at the City's water-softening plant which is currently at capacity (the City is designing additional facilities to increase its capacity). MWD water is fully treated in the San Fernando Valley and San Gabriel Valley. The City has four water storage reservoirs with a combined capacity of 40 million gallons. Santa Monica has an extensive water distribution system of supply mains which distributes water from reservoirs to three pressure zones. The City also has three pumping stations that transport water from reservoirs and water wells.



Map 7
WATER SYSTEM



Santa Monica hopes to decrease dependency on MWD and increase its water supply from water wells. If the state water Project is not completed in a timely manner there may be shortages in water supplies. The magnitude of these shortages depends on a number of factors such as population growth, water use per capita, and the weather conditions in Southern California and other areas from which the supplemental water for this area originates (Northern California, the Colorado River Basin, the Owens Valley, and Mono Basin). MWD cannot quantify the amount of water that will be available to Santa Monica during the 1982-2000 planning period, but feels confident it can meet the City's needs.

According to the 1985 Urban Water Management Plan prepared by the City's Water Division, local groundwater supplies in conjunction with MWD reserves will be adequate to meet demands in the near future (both average demands and seasonal variations). The City's water treatment facilities are proposed to be expanded in 1987-88 to accommodate increases in well production. The water distribution system is adequate to accommodate future growth in the hospital area.

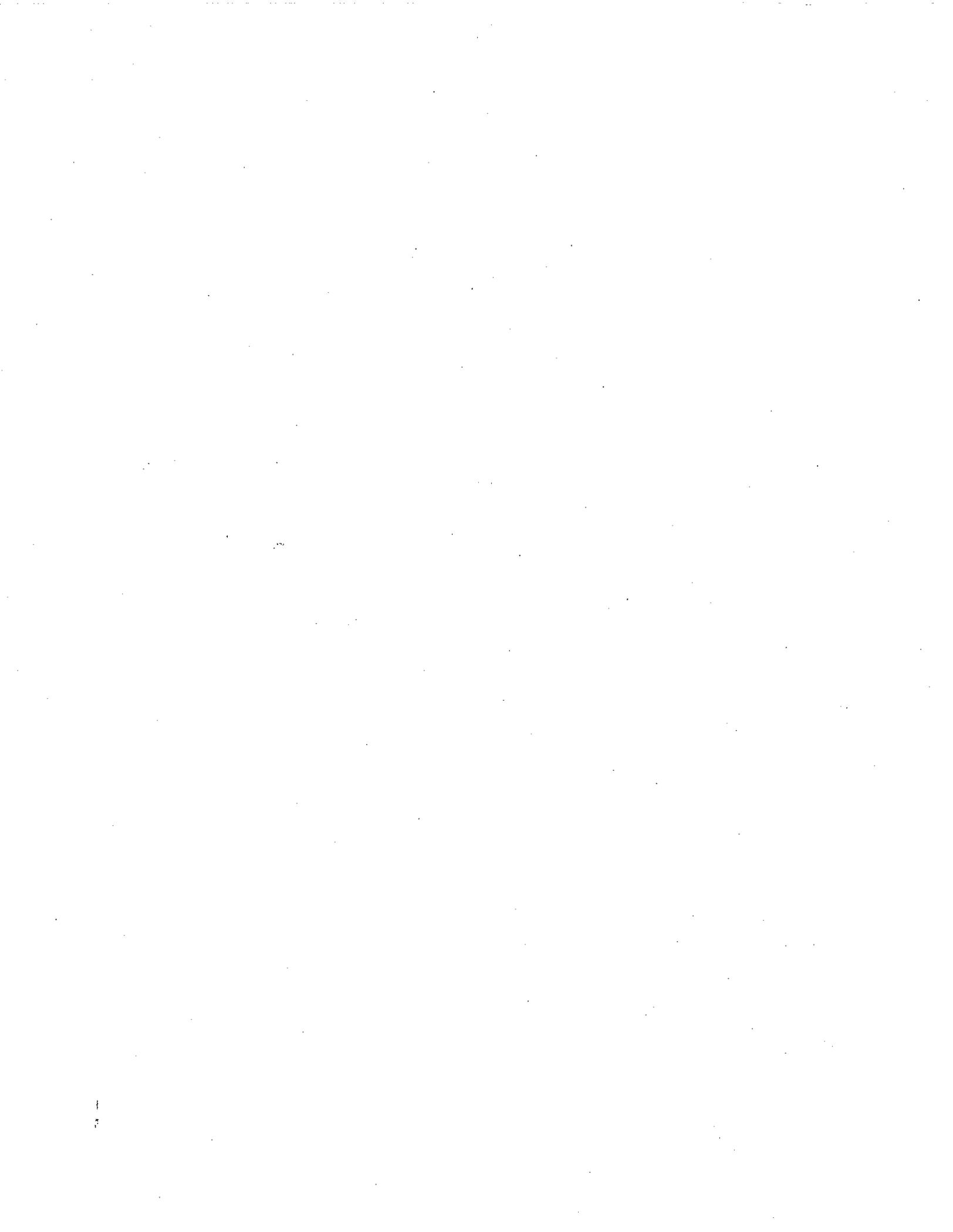
Storm Drainage

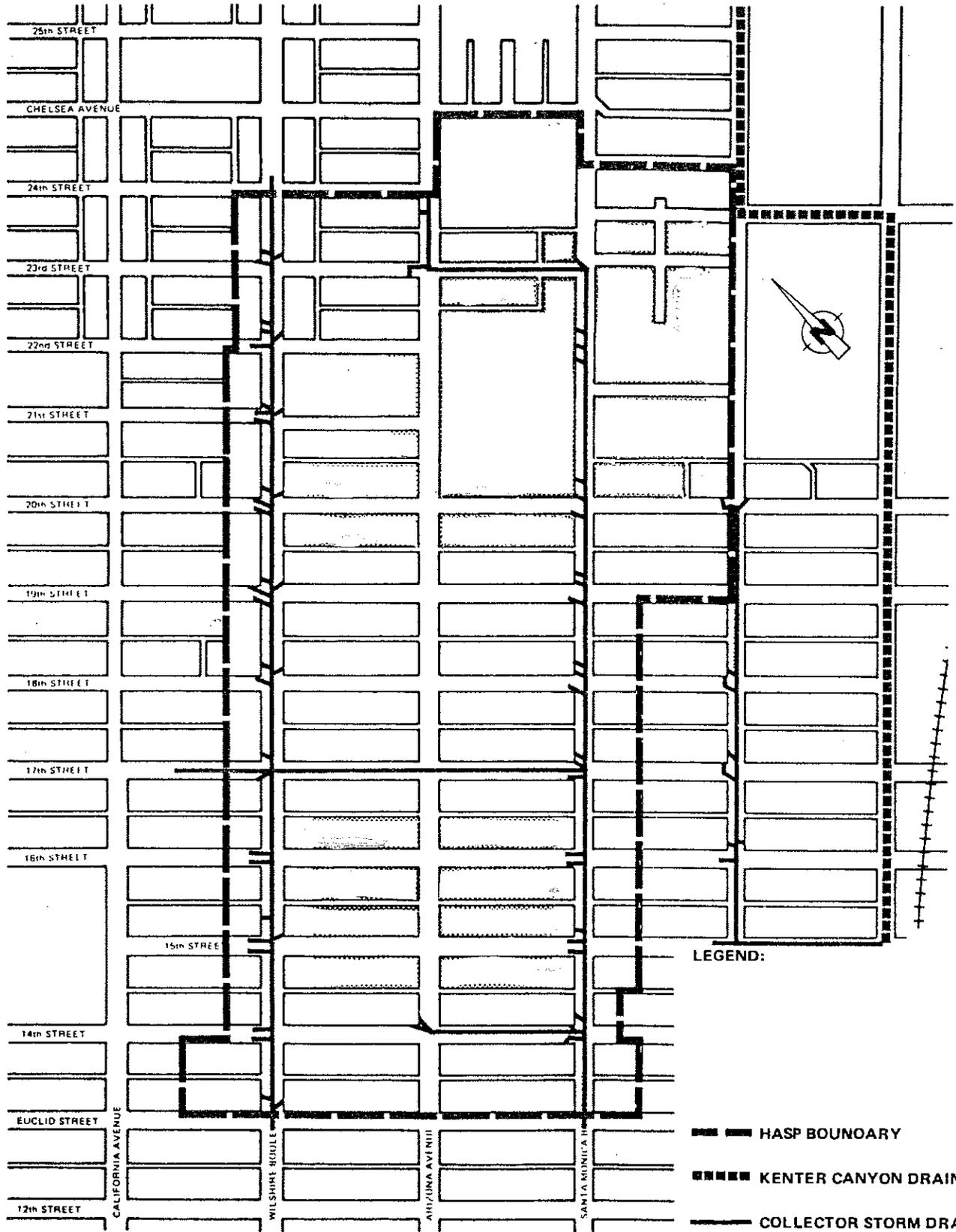
The existing storm drainage system serving the hospital area is depicted in Map 8. This map shows the major storm drains serving or crossing the City. The Kenter Canyon Drain is the largest storm drain line within the City limits and consists of a 9 to 10-foot concrete arch pipe. It empties into the ocean at the foot of Pico Boulevard.

Santa Monica is a mature urban area with a very high percentage of impervious surfaces which generate storm water runoff. Future growth is not likely to produce significantly more impervious surfaces. The local system is over loaded and some localized flooding occurs during storms. A major storm drain improvement project is in the design stage and is expected to be implemented by 1995.

Solid Waste Disposal

The existing solid waste disposal system serving the hospital area is operated by the City Yards, a division of maintenance Management in the General Services Department, and several private companies contracting with the City. The City provides a refuse collection service to most City residences and businesses. Refuse is collected twice a week from residences in either containers provided by the residents or bins rented from the City. Businesses can have bi-weekly collection or daily collection. Industrial businesses are required to rent a City bin and may rent more than one if they generate a large amount of refuse but do not want daily collection. The private collection services operating in the City mostly serve hotels and other commercial or industrial businesses that require more frequent collection than the city can provide. The solid waste division is not responsible for hazardous waste collection. All refuse is transported first to City Yards and then to a landfill located in the San Fernando Valley. Adequate capacity exists at this landfill to accommodate future growth.





LEGEND:

- HASP BOUNDARY**
- KENTER CANYON DRAIN**
- COLLECTOR STORM DRAINS**

Map 8
STORM DRAIN SYSTEM

Hazardous Waste Disposal

Infectious wastes generated from medical practices typically include laboratory wastes, pathological specimens (human tissue), surgical specimens, and miscellaneous equipment and instruments which contain microorganisms or viruses which, if improperly exposed to humans, could cause adverse effects. California Department of Health Services regulations include requirements for waste generators, storage and containment of infectious waste, and standards for ultimate disposal practices which might include incineration, burial at an approved landfill, sterilization or discharge to the sewage system. Medical practices are also subject to the following regulations:

- **Toxic Chemical Disclosure Form.** Chapter 3 of the Santa Monica Municipal Code Section 5302 requires that a business engaging in a medical, dental, x-ray processing or chemical laboratory use file this form prior to the issuance of a business license. In this manner the City may respond quickly to any emergency created by the handling, storage, use or disposal of toxic chemical, radioactive materials and hazardous wastes.
- **Industrial Discharge Permit.** The City of Los Angeles requires businesses that discharge liquid infectious wastes into the sewage system to obtain this permit. The permit will not be issued unless a determination has been made that discharged water will not violate provisions of the City's ordinance or the water quality objectives for receiving waters established by the California Water Quality Control Board. The Board bases its approval of the industrial wastewater permit on information provided in a detailed disclosure application.
- **California Radiation Control Regulation.** The California Department of Health Services requires medical institutions handling radioactive materials or radio pharmaceuticals to obtain a license for the possession of radioactive material and its use in or on human beings. The regulations prescribe procedures and standards for radio pharmaceutical handling, storage, and disposal; employee training requirements, survey instrumentation calibration, and emergency procedures testing requirements to prevent contamination of personnel and work areas.

Strict compliance with local, state and federal regulations for hazardous waste will ensure that toxic waste produced in the hospital area will be disposed of in a manner that will not threaten the surrounding neighborhood.

Gas, Electricity and Telephone Service

The major trunks of the existing gas lines are shown on Map 9. Southern California Gas Company provides gas service to the City of Santa Monica and has indicated that adequate capacity exists to meet forecasted growth. Santa Monica is constructing a solar pool heater at Santa Monica College and Municipal Pool to reduce gas consumption.

The major electrical transmission system and substations are depicted on Map 10. Southern California Edison Company (SCE) provides electrical service to Santa Monica. Seventy-nine percent of their generating capacity is composed of oil and gas-fired generators, coal accounts for another 12 percent of capacity, and hydroelectric and nuclear make up 6 percent and 3 percent, respectively. Edison has additional capacity under contract from other utilities.

Power from generating plants is transmitted to five substations. From the substations, power is distributed to individual users through a system of overhead and underground lines. Southern California Edison indicates that sufficient generating capacity, substations, and distribution lines exist in Santa Monica to handle future demand for electrical facilities. The City is currently constructing a hydroelectric generation station at Wilshire and Bundy. Santa Monica is considering constructing a solid waste to energy conversion plant within the next ten years in order to decrease demand on SCE power.

General Telephone (GTE) facilities with major telephone switching equipment and underground trunk routes are designated on Map 10. General Telephone provides service in Santa Monica from two central switching stations and an extensive system of underground trunk and overhead service lines. GTE forecasts requirements for telephone service both in the near term and long term (20 years) by means of a model which is based on financial, economic, and demographic information that is revised every six months. GTE has an ongoing service improvement program planned to keep up with growth, to modernize the network, and provide new services as they become available.



BASE MAP SOURCE
CITY OF SANTA MONICA

Ocean

Pacific

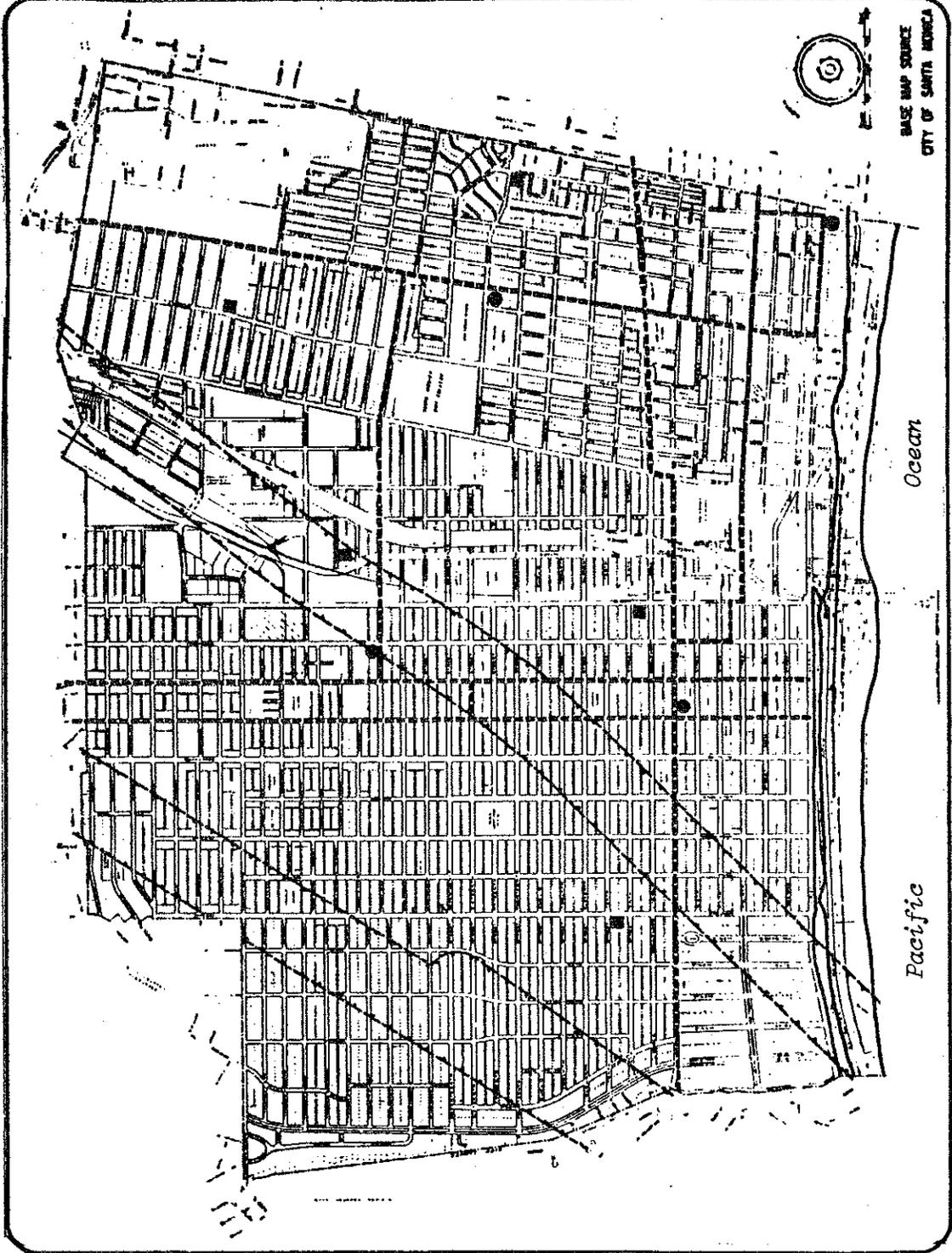
GAS AND OIL LINES (MAJOR TRUNKS)

- SHELL OIL CO. 10" CURVE LINE
- 15" & 16" LINES
- 12" LINES
- 6" & 8" LINES

- HAZARD MANAGEMENT ZONE
- AREA OF HIGH LOUFECTION POTENTIAL
- AREA OF HIGH LANDSLIDE POTENTIAL
- AREA OF HIGH SETTLEMENT POTENTIAL



KORBIO & KOEBIG INC.



BASIC TELEPHONE AND ELECTRICAL FACILITIES

- UNDERGROUND MAJOR TRUNK ROUTE
- CENTRAL OFFICES W/MAJOR SWITCHING EQUIPMENT
- ELECTRICAL SUB-STATION

- HAZARD MANAGEMENT ZONE
- AREA OF HIGH LIQUEFACTION POTENTIAL
- AREA OF HIGH LANDSLIDE POTENTIAL
- AREA OF HIGH SETTLEMENT POTENTIAL

ENVIROM
KORBIG & KORBIG INC.



Planning Issues

The City of Santa Monica, area residents, Saint John's Hospital and Health Center, Santa Monica Hospital and Medical Center, and other persons and organizations in the area have a number of concerns regarding how development in the hospital area will be integrated into the surrounding neighborhood with a minimum of adverse impacts. The objective of the Hospital Area Specific Plan is to develop policies that address these concerns which will be implemented primarily by zoning regulations and parcel rezonings.

Circulation

The neighborhoods surrounding the two hospitals are experiencing circulation problems due to the effects of non-residential traffic. Residents are concerned that these traffic problems and corresponding parking problems will be aggravated with development in the hospital area. Other adverse impacts include the noise generated by vehicular traffic and parking associated with increased hospital development. Some residents have recommended adding traffic signals at certain intersections, prohibiting helicopter landings except in the event of a major disaster, and implementing a preferential parking district.

The specific traffic improvements proposed by neighborhood groups include the following:

1. Install signals at 16th Street and Wilshire Boulevard, 16th Street and Santa Monica Boulevard, and 16th Street and Arizona Avenue.
2. Remove signal at 26th Street and Arizona Avenue.
3. Restrict the 1300 block of 23rd Street to one-way traffic going south.
4. Close Arizona Avenue to through traffic between 16th Street and 16th Court.
5. Create a preferential parking district for residents from California Avenue to Broadway and 11th Street to 26th Street.
6. Closing or creating cul-de-sacs at a number of locations such as 18th Street and Santa Monica Boulevard, 19th Street and Santa Monica Boulevard, and other primarily residential streets in the area.

Plans have been prepared for a signal at 16th Street and Wilshire Boulevard. This signal is expected to be installed by Santa Monica Hospital and Medical Center within one year. The City supports the installation of a signal at 16th Street and Santa Monica Boulevard based on circulation studies but since Santa Monica Boulevard is a State Highway, Caltrans approval of the signal is required. The City has had a number of discussions with Caltrans concerning this signal and at this time Caltrans does not support installation of the signal because they do not believe it meets their criteria. The City will continue to pursue the installation of this signal with Caltrans.

The signal at 26th Street and Arizona Avenue will probably not be removed because, according to the Parking and Traffic Engineer, the intersection had the highest accident rate in the City prior to signal installation, and the signal is needed to provide for the safe movement of vehicular traffic through the intersection. It appears inappropriate that the 1300 block of 23rd Street be restricted to one-way traffic because vehicles would then be diverted to other streets which are already congested.

Closing any portion of Arizona Avenue to through traffic is not recommended because this action, while beneficial to Arizona residents, would simply shift traffic to other streets. The City Parking and Traffic Engineer estimates that between 8000 to 10,000 vehicles per day would have to be diverted to Santa Monica and Wilshire Boulevards, and that the diverted traffic would increase delays and may encourage vehicle drivers to short-cut through residential neighborhoods.

Hospital Parking Deficiencies

Wilbur Smith & Associates prepared a Transportation Management Plan and Parking Study for Santa Monica Hospital and Medical Center (SMHMC) in June of 1985. This study estimated that the Hospital employs 1076 persons on a typical weekday. A 1983 study estimated typical weekday visitors of approximately 2200. The 1985 study estimated that 27.6 percent of employees and 35.0 percent of visitors parked on-street. Approximately 150 dayshift employee vehicles were parked on-street, primarily due to insufficient off-street parking. The-Circulation Element of this Plan mandates that this deficiency be eliminated. Visitor parking at Santa Monica Hospital appears to be less of a problem. The 1985 study found that 90 percent of Hospital visitors who were parking on-street parked in metered spaces.

Barton-Aschman Associates prepared a Traffic and Parking Plan for Saint John's Hospital and Health Center (SJHHC) in 1984. The study estimates that SJHHC has a total of 2110 employees. A survey of 810 employees indicated that 77% of employees park in off-street facilities and 23% of employees park on-street. Among 570 hospital visitors surveyed, 86% park in off-street facilities and 14% park on-street. During morning peak occupancy 85% of the curb spaces are occupied and during afternoon peak occupancy 80% of the curb spaces are occupied. The study concludes that SJHHC has an existing deficit of 270 spaces, which includes peak on-street parking of 190 employees and 80 visitors to the Hospital.

Preferential Parking

Some neighborhood residents have suggested that a preferential parking program be implemented from California Avenue to Broadway and 11th Street to 26th Street. This program would involve installation of parking meters along residential streets that would be operative during peak hours'. Neighborhood residents would have a pass which would exempt them from putting coins in the meter. Enforcement would be by citation only. If created this would be the largest preferential zone in the City.

Parking problems in the HASP area are a complex interaction of inadequate hospital parking, insufficient residential parking, and parking demand associated with Wilshire and Santa Monica Boulevard businesses. These uses have different peak demand periods and generate different impacts on residential areas.

Experience with existing preferential parking zones (none of which involve meter installation or exemptions) has been mixed, regarding both resident acceptance and municipal fiscal impact. Some residents in areas with preferential parking have voiced opposition to the use of preferential parking. All existing preferential parking districts require residents to purchase permits. Some districts have paid for themselves and others have not.

The proposed preferential parking involves the installation of meters throughout a residential area. Some residents might feel that such a system in effect sanctions the conversion of their streets to "commercial use". In addition, the City has maintained a policy against the installation of parking meters in residential areas. It does not appear that the preferential parking district would be effective if the meters were only installed in front of commercial land uses.

Each meter costs the City approximately \$250 to install and there is a concern about how long it would take for meter revenues to pay for meter purchase and installation costs in primarily residential areas. Enforcement costs in such a large area are also a concern. Additional enforcement personnel and equipment would appear necessary and both would require up-front expenditures by the City.

A major concern that the City has about preferential parking is that unless off-street parking resources are available, preferential parking often is not an appropriate solution since it tends to push the parking problem to other neighborhoods. Another concern is that once the hospitals address their parking deficits, the meters will not generate enough revenue to pay for their installation because the proposed district exempts residents. The establishment of the proposed preferential parking district does not appear appropriate for the aforementioned reasons.

The City has existing procedures already established in Municipal Code Section 3230 to allow residents to request preferential parking districts. This section states that proposed parking zones must meet the following criteria in order to be approved:

1. That non-resident vehicles, defined as those vehicles operated by persons whose destinations are to nonresidential areas, do or may substantially and regularly interfere with the use of the majority of available public street or alley parking spaces by adjacent residents;
2. That the interference by the non-resident vehicles referred to in subsection (1) of this Section occurs at regular and significant daily or weekly intervals;

3. That the non-resident vehicles parked in the area of the proposed zone cause or are the source of unreasonable noise, traffic hazard, environmental pollution, or devaluation of real property in the area of the proposed zone;
4. That no unreasonable displacement of non-resident vehicles will result into surrounding residential areas;
5. That a shortage of reasonably available and convenient residential related parking spaces exists in the area of the proposed zone; and
6. That alternative solutions are not feasible or practical.

The section also states that a petition must be signed by residents living in two-thirds of the dwelling units in the area proposed for designation, unless the City Council adopts a notion to designate a preferential parking district.

From Summer 1987 until January 1988, Mid-City Neighbors and Santa Monica Hospital worked together to develop a comprehensive and equitable preferential parking plan. This effort resulted in submittal of the necessary petitions to the City in early 1988. This proposed district, unlike that previously proposed, would not involve the installation of parking meters in residential areas. The plan is currently under review by the City Parking and Traffic Division.

More recently, St. John's Hospital has begun working with Mid-City Neighbors to develop a preferential parking plan for the area around its campus.

Cul de Sacs

Some neighborhood groups have expressed an interest in the creation of cul de sacs at 18th Street and Santa Monica Boulevard, 19th Street and Santa Monica Boulevard, and other primarily residential streets in the area in order to reduce non-residential traffic through the neighborhood and traffic volumes in general. However, the creation of cul de sacs would create other problems that would reduce any positive impacts they may have. Existing curb-to-curb dimensions will not easily facilitate vehicles turning around on either side of a cul de sac. On-street parking would have to be restricted to facilitate the movement of vehicles. Employees from businesses in the area are still likely to park in the area. Emergency service response time would be adversely affected. Vehicles might use the north/south alleys to bypass the cul de sacs. The alleys are not designed to handle large volumes of traffic and would require reconstruction to accommodate the increased traffic volumes.

Similar to street closures, cul de sacs tend to benefit the street which has the cul de sac, but increase traffic problems in adjoining areas. Therefore the creation of cul de sacs is not recommended in the hospital area.

Parking Overlay ("A" lots)

The parking overlay (the "All" designation of the Municipal Code) on some residentially zoned parcels located next to Wilshire and Santa Monica Boulevards concerns residents because it appears to allow commercial intrusion into residential areas. Some people have expressed a desire to eliminate this overlay, retaining the underlying residential zoning designation. However, that would eliminate the overlay's function as an effective buffer between commercial and residential land uses. In the HASP area approximately half of the "All lots are currently used for parking purposes. Some of those "All lots in residential use are protected by Rent Control Law which acts as a deterrent to commercial development of residential parcels.

The problem of commercial intrusion has been partly created by the existing Conditional Use Permit (CUP) provisions, which allow the extension of commercial use onto residentially-zoned land. This commercial intrusion permitted by CUP has adversely affected some residential areas. The proposed revision of the Zoning ordinance would not allow property owners to develop adjacent residential property for commercial use with a Conditional Use Permit. The proposed revised zoning section on "All lots will only allow parking use with a CUP and also adds landscaping and design requirements which will buffer the parking from the neighboring use.

Hospital Expansion

Some residents, hospital officials and organized neighborhood groups of the area have expressed a preference that parcel rezonings focus Saint John's Hospital development south of Santa Monica Boulevard. Some people have also suggested changing certain commercially zoned parcels on 20th Street to zoning that reflects their present residential use. The Hospital Area Specific Plan implements these recommendations where appropriate.

Housing

Some sites designated for medical development are presently occupied by housing units which the hospitals will replace. Several neighborhood residents have indicated a preference that replaced housing units be relocated within the area from which they were removed rather than in other sections of the City. Residents have also expressed a desire for increasing the housing units in the area in addition to replacing units.

Open Space

Finally, residents and neighborhood groups in the hospital area have stressed the need for open space in their neighborhood. Areas set aside for parks could act as a buffer zone between the community and development. Neighborhood residents have indicated they would like assurance that the date of construction will be enforced for development of a park at 16th and Arizona.

These concerns are addressed by HASP policies and will be implemented through building height, density, and floor area ratio parameters, performance zoning standards, parcel rezoning, and other provisions.

Land Use Element

The City of Santa Monica's Land Use Element (LUE) was adopted in October of 1984 after extensive analysis and numerous public hearings over a period of several years. Partly because of time constraints and the necessity of obtaining Master Plans from both hospitals, a section addressing the needs of the hospital area could not be developed and incorporated into the LUE.

Objective 1.13 in the LUE states the City's position with regard to the hospitals and health care facilities:

Recognizing the importance of the City's hospitals to the community and the value of their services to the residents of Santa Monica and those in surrounding areas, the Land Use Element acknowledges the hospitals' need to expand and accommodate future growth of hospitals and health-care facilities while minimizing harmful effects on surrounding residential neighborhoods.

Policies 1.13.1 and 1.13.2 dictate the City's goals for the hospitals:

Following City adoption of Specific Plans for the area comprising and immediately surrounding each "hospital campus," allow expansions of existing hospital buildings and construction of new medical buildings in accordance with the adopted Specific Plans. The two City hospitals shall each prepare Hospital Master Plans for their respective institutions indicating future physical and organizational growth and change over the 10-15 years following adoption of the Land Use and Circulation Elements. (These Master Plans shall be considered by the City in preparing the Specific Plans.) In preparing said Master Plans, each hospital shall provide opportunities for neighboring residents, property owners, and business people to participate in Master Plan development. Any medical or medical-related development proposed by either hospital prior to City approval of its respective Specific Plan shall be subject to site review and shall be approved only if the development neither prejudices the development and implementation of the Specific Plans, nor adversely affects surrounding neighborhoods. Neither the Specific Plans nor any site review shall be adopted without public hearings.

Allow non-acute, in-patient care health related facilities in all other non-residential areas of the City. Other health care facilities in other non-residential areas of the City shall be consistent with the development standards of those areas.

Since the adoption of the LUE and while waiting for the detailed Master Plans to be submitted to the City, the Planning Commission has begun to revise the City's Zoning ordinance. The City Planning staff has consulted with residents in the hospital area,

including the Mid-City Neighbors organization, to determine the planning issues and concerns of the area residents. In order to best accomplish the goals and objectives of the LUE, and to integrate HASP into the on-going zoning ordinance process and forthcoming re-zoning, the City decided to prepare one Hospital Area Specific Plan rather than two separate Specific Plans for the hospital area.

This Plan will serve as a guide for the Zoning Ordinance revisions necessary for the C-P district and responds to the goals and objectives of the two hospital Master Plans, neighborhood concerns, and the broad goals and objectives of the city.

PROJECTED DEVELOPMENT

PROJECTED DEVELOPMENT

Hospital Master Plans

The following section summarizes the goals and development plans stated in the Master Plans of the two hospitals. This summary represents the hospitals' expectations and desires for future development, and does not necessarily reflect the policy goals of this Plan, or bind the hospitals to the particular development described in this section.

Saint John's Hospital and Health Center

Saint John's Hospital and Health Center (SJHHC) is a 551 bed-facility and had a 1000-member medical staff and 2150 non-medical employees in 1984. Since 1984, the number of employees have been reduced to 2105 (May 1988). Saint John's currently employs approximately 1,330 people. Additionally, in 1995, two hundred sixty-four men, women, and teenagers served as volunteers in 22 of Saint John's departments. The streets bordering the hospital are Broadway, 20th Street, Arizona Avenue, and 23rd Street.

SJHHC began to reassess the goals of the hospital in light of changes in the health care environment about the same time as the City of Santa Monica approved its new Land Use and Circulation Elements. The Health Center organized a team composed of staff and consultants and scheduled periodic reviews with its President's Committee.

The involvement of SJHHC with the hospital neighbors consisted of three community meetings with nearby residents, a special meeting with owners of businesses, and weekly involvement with Santa Monica Mid-City Neighbors, a non-profit association of residents and neighboring businesses. City Planning staff also attended several of these meetings. Saint John's Hospital and Health Center Board of Directors approved the Master Plan on November 16, 1984.

The SJHHC Master Plan includes the goals and projected projects of SJHHC. The goals of the Master Plan are as follows:

- To provide a health oriented campus.
- To provide facilities to meet current and projected program and service needs.
- To maintain a therapeutic internal environment and park-like site.
- To improve the employee working environment and operational efficiencies of departments.
- To provide flexibility for re-use and future development.

- To be consistent with the land use and circulation goals of the City and neighbors.

The Master Plan covers the corporate background of the hospital, the planning process, the external health care environment (issues affecting health care), community needs, service and resources, property and site, space needs, Master Planning issues, the Master Plan itself, and Phase one development.

Phase One development plans identify specific project goals to be addressed over the next five years. Near-term projects include:

- Parking - In the Master Site Plan at 1984 a traffic and parking study concluded that SJHHC needed 1,000 parking spaces for its 2,150 employees. The Master Site Plan proposed to resolve the parking problem in a way that was affordable to SJHHC and acceptable to the local community. It proposed to build a multi-level parking structure at 23rd Street and Arizona Avenue together with a surface lot along 23rd Street as a way to resolve its parking deficit, estimated in 1984 to have been 270 spaces. The proposed structure would provide 700 spaces within the five level 451 building. Surface parking along 23rd Street would provide 100 spaces. Since 1984 changes have taken place.

In October 1987 SJHHC leased two floor in the Koll Office Building together with 195 parking spaces in the new multi-level parking structure now under construction. This space will be occupied in August 1988.

In November 1987 SJHHC completed the demolition of all the abandoned rental units along the west side of 23rd Street between Arizona Avenue and Santa Monica Boulevard and began the construction of a 255-space surface parking lot. The new lot was opened in late February 1988.

By May 8, 1988 SJHHC had 2,105 employees utilizing 839 spaces at the following locations:

a.	Parking Lot C on Santa Monica Boulevard	68 spaces
b.	Parking Lot D on 22nd Street	70 spaces
c.	Parking Lot F on 23rd Street	255 spaces
d.	Parking Lot behind Mental Health Center	13 spaces
e.	Parking Structure adjacent to SJHHC	277 spaces
f.	Windward School site in May 1988	49 spaces
g.	19th Street site	107 spaces
		Sub-total 839 spaces
o.	Parking in Koll after August 1, 1988	195 spaces
i.	Windward School by Dec 188 [107-49=58]	58 spaces*

Total 1,092 spaces

*In May 1988 SJHHC filed an application to demolish the Windward School building and develop a surface lot with 107 spaces. This would remove 49 spaces but replace that number with 107 spaces, for a net gain of 58 spaces.

- Apartments - In December 1984 SJHHC owned 35 rent controlled apartment units at various hospital owned sites.

In May 1985 the Rent Control Board ruled four of them exempt.

In January 1986 the Rent Control Board granted a Category D removal permit to allow the relocation and replacement of 28 of the remaining 31 rent control units.

In January 1986, following that decision, SJHHC signed an agreement with Community Corporation of Santa Monica (CCSM) to develop 24 of the 28 new units at three sites in the Mid-City Neighborhood. CCSM would own and operate these 24 units. SJHHC planned to relocate the remaining 4/28 units to a site across 23rd Street and retain ownership. All of the replacement units would remain under rent control.

In August 1987 CCSM and SJHHC began construction or relocation of 17/28 units at three nearby sites in the neighborhood:

- a. 1331 23rd Street = 4 relocated units by SJHHC
- b. 1314 18th Street - 6 new units by CCSM
- c. 1428 Berkeley St = 7 new units by CCSM

By May 1988 17/28 units had been built or relocated by both SJHHC and CCSM.

In June 1988 CCSM will commence construction of the remaining 1/28 units at 2121 Arizona Avenue on a site contributed by SJHHC. Construction is expected to be completed by April 1989.

Among the 28 controlled units, 6 will be for low-income families (4 of which are deed restricted), 21 for moderate income, and 1 at market rate (though still rent controlled)

- Medical Office Building - In 1984 SJHHC planned to develop a medical office building on its property at the southeast corner of Twentieth Street and Arizona.

Construction of the building began in November 1985 on the planned five story, 94,560 square feet building with 365 parking spaces. A certificate of occupancy was issued in July 1987.

- Health Pavilion - In its Master Site Plan of 1984 SJHHC proposed the construction of a Health Pavilion adjacent to the Health Center along Santa Monica Boulevard which would be a centralized focal point for providing ambulatory health care. At that time the plan called for the construction of a five-story building with gross square footage of between 83,000 to 92,000 square feet.

Since that time, though inpatient occupancy has declined the demand for ambulatory care space continued to grow. In 1985 SJHHC had to utilize a portion of a parking lot as the site for a new Magnetic Resonance Imaging Mobile Unit. The nature of this technology did not allow for its location within the existing buildings.

The space demands of the new medical technology and reimbursement methodologies and incentives are placing added pressures on hospitals to relocate technology into freestanding settings. This is adding to the pressure for new space in order for hospitals to be able to survive by providing needed services in competition with freestanding centers.

Accordingly, the Health Center now estimates that the space needs for this ambulatory care Health Pavilion will likely exceed those original estimates. The Health Center is now requested permission to be able to build up to six stories on its property along Santa Monica boulevard which is immediately adjacent to the renovated critical care units, surgery suites and diagnostic and therapeutic service centers.

A detailed space program has not been completed for the Health pavilion but the Health Center needs to be able to maximize its development potential on its remaining property along Santa Monica Boulevard on its main campus.

- Operational Efficiencies - In the Master Site Plan of 1984 SJHHC proposed in Phase One of its plan to resolve existing facility space problems that negatively impact productivity and operational efficiency. With the lease of two floors in the Koll Building limited consolidations will take place that will allow greater internal operational efficiencies.
- Community Services - In the Master Site Plan of 1984 SJHHC proposed to provide a facility for expanded Senior Health and Peer Counseling Center services in the Windward School Building. The Center is currently leasing 2,695 square feet from the Health Center in the office building at 2125 Arizona Avenue. SJHHC will vacate use of this building when it relocates existing office uses in the building to the Koll Building in August 1988.

In the Master Site Plan of 1984 SJHHC proposed to demolish the office building at 2125 Arizona Avenue in order to build 30 rental units on the site and to offer the

Windward School Building for use by Senior Health and Peer Counseling. Since that time plans have changed.

In May 1988 SJHHC filed an application for permission to demolish the Windward School Building and construct a surface parking lot for 107 spaces on that site.

The Senior Health and Peer Counseling Center may continue to lease space at 2125 Arizona Avenue until the Health Center makes a decision on the future use of that property.

In the Master Site Plan of 1984 long-term building program needs were identified as follows:

- a. Replacement Nursing Tower - The replacement nursing tower is not expected to be required for at least another 15 years. If and when it is required, the Master Site Plan called for it to be built on the site of the existing Mental Health Center. No alternative plan has since been proposed.
- b. Administrative/Medical Offices - In the Master Site Plan of 1984 it was proposed that future administrative or medical office buildings could be developed on hospital property at 19th Street and Santa Monica Boulevard. At this date, no steps have been taken to pursue this.

On January 17, 1994 the Saint John's hospital buildings suffered major structural damage as a result of the Northridge Earthquake. The hospital was temporarily closed on January 20, 1994, and re-opened to inpatient behavioral medicine services on April 18, 1994, and re-opened as to all other remaining services on October 3, 1994. In the weeks following the earthquake, Saint John's launched a strategic redesign initiative to create a new health center and integrated health delivery system for the 21st Century.

When the Northridge Earthquake occurred, Saint John's had already begun to rethink its health care campus in response to major changes in the health care environment, most notably, the shift to outpatient care. The earthquake made this effort even more urgent, as the Office of Statewide Health Planning and Development (OSHPD) issued an order requiring Saint John's, by October 1999, to begin construction which will improve the seismic safety of this health care campus. This deadline pushed matters forward and at the same time called for a more comprehensive transformation at Saint John's than had been envisioned previously.

The resulting in-depth strategic redesign effort at Saint John's involved an assessment of community and market needs, consideration of functional and space programming issues, development of a business plan, exploration of leading-edge technologies, and site visits

to and studies of future-oriented health care facilities throughout the country. The rebuilding project is made more complex by Saint John's need to remain in operation continuously throughout construction.

In 1996, the Board of Directors for Saint John's approved a new Master Plan consisting of the new Saint John's Health Center. Saint John's then filed an application for a Development Agreement to obtain authorization from the City for the proposed new health center campus. The Development Agreement covers two phases of future development for Saint John's. Because Phase Two is more programmatic, that phase may undergo further revision as the project proceeds through development. Phase Two facilities and services will include strategic elements that are integral to Saint John's vision for health care delivery in the 21st Century. These facilities and services will enable Saint John's to provide a center for community health and wellness. This will be accomplished on both sides of Santa Monica Boulevard, between 20th Street, 23rd Street, Arizona Avenue and Broadway.

A series of neighborhood and community-wide meetings occurred where input was offered on the Development Agreement proposed by Saint John's.

Santa Monica Hospital and Medical Center

Santa Monica Hospital is a 367-bed medical center with a medical staff of 900 physicians representing all major specialties. The boundaries of the "Health Campus" include Wilshire Boulevard on the north, Santa Monica Boulevard on the south, the alleyway between 14th Street and 15th Street on the west, and the alleyway between 16th Street and 17th Street on the east.

The Santa Monica Hospital Medical Center (SMHMC) conducted an analysis of future trends in health care delivery, demographic projections, community needs, competitor positions, the Medical Center's program and facility strengths and weaknesses, and compatibility with the Medical Center's mission and role statements for purposes of generating a Campus Master Plan.

In order to receive public input, SMHMC conducted meetings with representatives of the Mid-City Neighbors organization and residents of the surrounding neighborhood. A five-member negotiating team selected by the Mid-City Neighbors worked with the Medical Center to develop the Master Plan. In addition, SMHMC held three general neighborhood meetings for residents living within a 500 foot radius of the Medical Center, which followed mailing of 650 invitations to residents and businesses located in the neighborhood surrounding the Medical Center. Lastly, Medical Center representatives attended three Mid-City Neighbor's conferences at which the components of the Master Plan were presented.

The Santa Monica Hospital Master Plan lists goals of the hospital which will meet its health care needs, examines major trends which will impact future health care delivery, and details plans for specific hospital expansion projects. The primary goals of the Santa Monica Hospital are as follows:

- To develop a master plan which will be responsive to the changing health care market trends and community needs.
- To develop a master plan which will serve as a guide to present and future growth, creating a new "health campus" which is more coherent, compact and accessible than the present complex.
- To develop a master plan which will provide the framework for phasing and completion of new building projects and a strategy for land acquisition and long-term measures to relieve traffic congestion and parking deficiencies.
- To develop a master plan which will reorganize the land uses and consolidate ownership patterns in such a way as to mitigate the Medical Center's impact on surrounding land uses and to build a more visible presence for the wider community.
- To develop a master plan which will establish a clear strategy and vision for the "health campus" in order to facilitate easier and more efficient review of new hospital/medical projects by the City and neighborhood. The Hospital hopes that the master plan will effectively resolve issues of rent control, developer housing/park contributions, emergency access, traffic and circulation and construction phasing. To develop a master plan which will complete the reorganization for the existing hospital so that it is more efficiently integrated into the new replacement facility.
- To develop a master plan which will meet the needs of the City in the development of the City's Area Specific Plan for the Commercial Professional zone.

The Master Plan covers the corporate history and mission of the hospital, changes in the health care industry, community need, health care service and resources, property and site development, space program (includes phases one, two, and three), master plan development and the Master Plan itself.

Five Year Plan

The Medical Center is currently in the first of four phases of construction of a facilities replacement and remodel project which will address most of the Medical Center's present and future space needs.

- The Merle Norman Patient Pavilion (Six-Story Patient Tower) Completion of the first phase of construction is scheduled for the early fall of 1986, and will involve the construction of a 173,600 square foot, six-story patient tower which includes the following services and functions:
 - 107 private and semi-private beds
 - Support Services
 - Mechanical Space
 - Storage Space
 - Educational Services
 - Social Services
 - Business Office
 - Medical Records
 - Outpatient Diagnostic and Therapeutic Services
 - Inpatient Orthopedic Services
 - Inpatient Surgical Services
 - Inpatient Pediatric Services
 - Inpatient obstetrics and Gynecology Services
 - Inpatient Medical/Surgical Services

- New Main Lobby and Patient Entrance - Construction of the second phase is scheduled for completion in the summer 1988 and will involve the construction of 11,502 square feet of lobby and public access space. The lobby will include a courtyard and atrium. This phase will include the development of a circular driveway in front of the main entrance for patient admitting and discharge and visitor waiting. This phase will also relocate the main lobby to 16th Street.

- Outpatient Surgery - The move of inpatient surgery to the new pavilion will allow for the development of a freestanding hospital-based outpatient surgery center-to be located on the third floor of the existing nine-story tower. Completion of the new center is scheduled for the spring 1989.

- Maternal/Child Health - To meet the needs and wishes of birthing mothers, babies, and their families, a total remodel is planned for the fifth floor of the nine-story tower. When completed in 1990, the floor will house new birthing rooms, more private rooms for rooming-in mothers, a new normal newborn nursery and an expanded Level 2 neonatal intensive care unit.

- Critical Care - Although inpatient utilization is declining, patients requiring acute care services are seriously ill and require more intensive care services. To- respond to this need, critical care units located on the fourth floor of the nine-story tower will be completely remodeled including the installation of state-of-the-art technology. When completed in the fall of 1986, the floor will house twenty-nine critical care beds for

coronary care, medical intensive care, and surgical intensive care. A step down unit for the less critically ill is also planned.

- Emergency Department - To upgrade and update this 1969 unit, a phased remodel program which will redesign the interior of the department will begin in 1990.
- Clinical Lab - To effectively respond to increased demand for laboratory services and changing technology and to mitigate serious space constraints, the clinical laboratory will be expanded and remodeled. in its present location on the second floor of the nine-story tower. Completion is scheduled for 1987.
- Remodel Projects - The second and third phases of the replacement project involve the relocation and remodeling of a variety of clinical and support service departments in the nine-story tower. These include:

- Central Pharmacy
- Biomedical Engineering
- Mail services
- Materials Management
- Transportation Service
- Admitting
- Personnel
- Nursing Administration

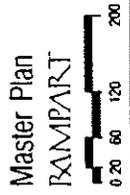
The projects presented above are part of the major facility replacement program which is currently in its first phase of construction.



**AERIAL VIEW—
2000 A.D. PROJECTED
SITE DEVELOPMENT**

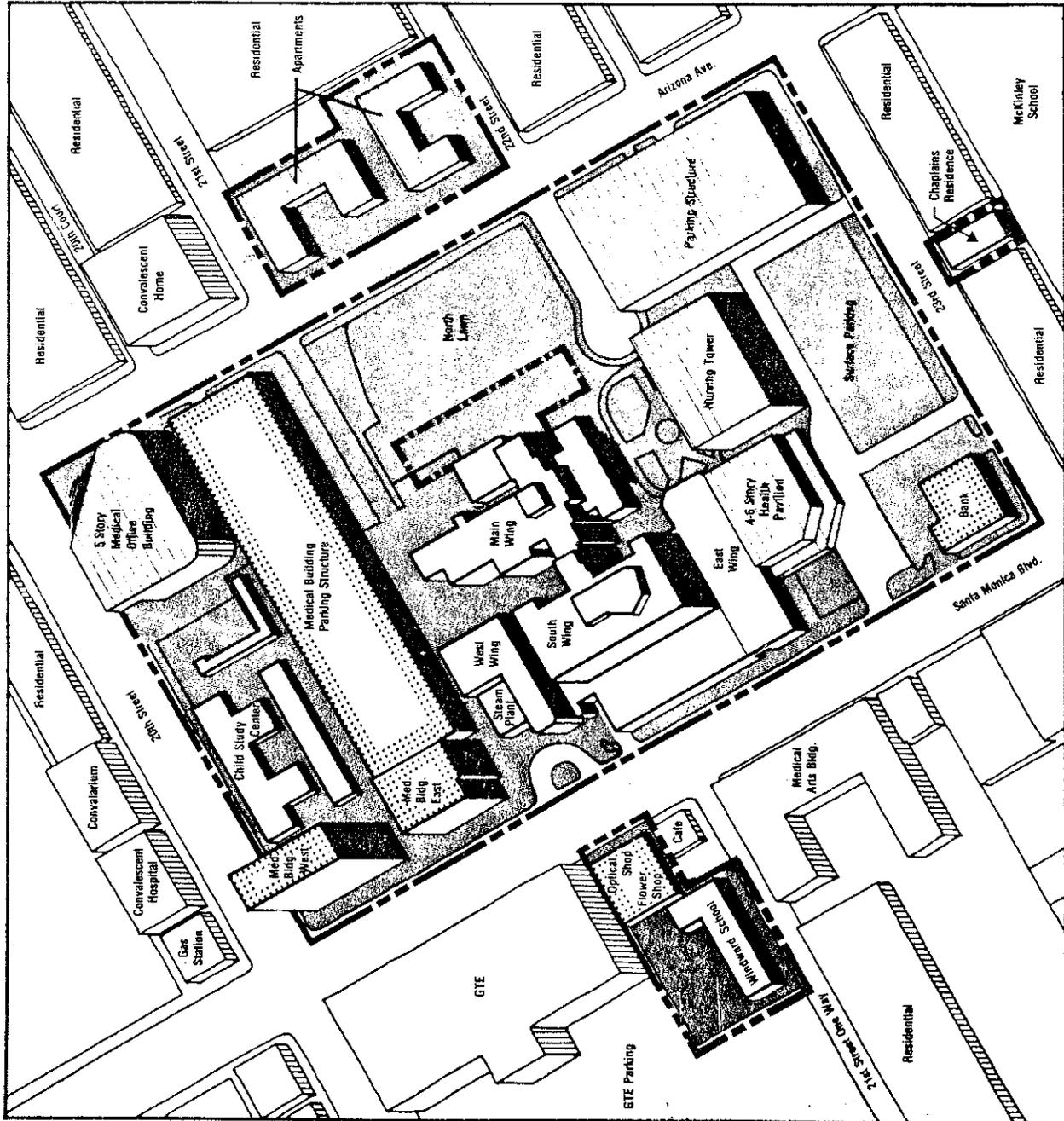
Legend:

- Property leased from hospital
- Hospital property line
- Projected Buildings
- 5 Story MCB
- Apartment
- Parking Structure
- Nursing Tower
- 4-6 Story Health Pavilion
- Possible Removal of North Wing



Saint John's Hospital and Health Center

Master Plan
KAMPART





Twenty Year Plan

Future development of the proposed projects are planned to follow the completion of the current building project and represent the Medical Center's plans for the next twenty years. These include, in order of implementation:

- Skilled Nursing Services - Reduced acute inpatient utilization and the availability of space for related patient care services has allowed the Medical Center to develop a 36-bed skilled nursing unit, The Center for Extended Care, on the seventh floor of the nine-story tower. The Center was opened in October of 1987 following the relocation of the orthopedic and neurosurgery units to the third floor of the Merle Norman Pavilion.
- Medical Office Building This development will be located on 16th Street across from the main entrance to the Medical Center on a site formerly used as a 177 space employee parking lot. The facility will house 60,000 square feet of medical office space and four levels of subterranean parking for 500 cars.
- Elder Life Center - This proposed 60,000 square foot residential facility with three to four levels of underground parking will be located on 16th Street south of Arizona Avenue on five contiguous 501 by 1501 parcels on the east side of the street. This three story residential complex will include approximately 60 independent living units on the second and third floors and 15,000 square feet of recreational, social and support space on the first floor. The center is projected for completion in the early 1990's.
- Park - In conjunction with the construction of the Elder Life Center is the development of a 15,000 square foot park immediately adjacent to the center. The park, which will remain under the ownership of the Medical Center, will also be maintained by the Medical Center.
- Les Kelley Clinic - The growth of the Les Kelley Clinic, which provides family-centered health care services to over 7,000 families in the Santa Monica and Venice communities, will require that it be relocated to a site on or adjacent to the campus which will accommodate the expansion of the clinic. This relocation will occur in one of the existing medical office buildings located on or adjacent to the campus. A specific location has not yet been identified.
- Emergency and Diagnostic Center - The present location of the Emergency Department severely limits the department's ability to grow. Although plans are presently moving forward to remodel the department in its present location, the future development of emergency care services requires that it be relocated on 15th Street as a part of a three-story Emergency and Diagnostic Center development. The

diagnostic center will incorporate new technology and will function as a free standing facility to provide more cost effective service. Also included in the center will be space for the chronic hemodialysis presently located in the medical office building adjacent to SJHHC. This project is estimated for completion in the late 1990's.

- Fitness Center and Nursing Tower - Plans for a 30,000 square foot fitness/education center with underground parking to accommodate 120 cars and a replacement nursing tower for beds located in the oldest portions of the in-patient facilities are less defined. Issues of land acquisition and residential facility relocation are unresolved. Both of these developments are proposed for location on 16th Street and if implemented will complete the health care campus. This development is planned for 2005.

Related Projects

To effectively implement the Master Plan, the following actions are proposed by the Master Plan:

- Parking - To resolve the parking problem in a way which is affordable to the Medical Center and acceptable to the surrounding neighborhoods, the Medical Center's Master Plan includes the construction of two subterranean parking facilities and the continued use of surface and above-ground parking structures. over the next ten year period, sufficient parking facilities will be added to provide a 446 space surplus in 1996. As an interim step, the Medical Center has developed a 108-space parking lot south of Arizona Avenue on 16th Street.
- Housing - Working closely with the Community Corporation of Santa-Monica and the City of Santa Monica Rent Control Board, the Medical Center participated in a project to relocate former community care facilities 'located on 16th Street between Arizona Avenue and Santa Monica Boulevard and remodel the facilities for low and moderate income housing. A 10-unit apartment complex use developed in Ocean Park and a second building is currently being remodeled by the Medical Center to accommodate a treatment facility for abused children,' Stuart House. The remaining structures were demolished to provide the site for a 108-space employee parking lot on the east side of 16th Street between Arizona Avenue and Santa Monica Boulevard. Relocation of the development of the 'apartment complex was completed in the fall of 1985. Long-term plans for the 16th Street site involve the development of a housing complex for the elderly, the Elder Life Center.
- Rental Units - The Medical Center owns rent controlled units located at 1307 15th Street, 1311 16th Street, and 1214 Wilshire Boulevard. The eleven unit apartment building located at 1307 15th Street will not be impacted by the health care campus master plan. However, the four rental units located at 1311 16th Street and two units located at 1214.

Wilshire Boulevard are located in the middle of master plan development sites. The first is located on the future site of a neighborhood park and Elder Life Center. The second is located behind commercial property on Wilshire Boulevard in an area which will be the site of future medical center development. To effectively consolidate land uses and incorporate these sites into the campus master plan, the Medical Center proposes to relocate the tenants occupying these units to new apartment units located at 1317 15th Street, which is currently a 22 space parking lot. All costs will be borne by the Medical Center. The Delancy Street program, currently located at 1344 16th Street, will be moved to another site. The Rent Control Board granted a Category C removal permit to 1344 16th Street which means the building is uninhabitable and cannot be made habitable. The Medical Center will assist the program in finding new facilities in the area. After relocation, the site at 1344 16th Street will be paved and converted to a twenty-two space parking lot which will replace the parking lot at 1317 15th Street.

- Alzheimer's Respite Program - The Medical Center is participating with the Westside Independent Services for the Elderly (W.I.S.E.) in a day respite care center for persons suffering from Alzheimer's disease. This center is located in hospital owned facilities located at 1530 Wilshire Boulevard. The Medical Center is leasing the space to W.I.S.E. for \$1.00 the first year and in following years on the program's ability to pay. The Medical Center also participated in covering the cost of remodeling the space. The center is the only one of its kind in West Los Angeles.
- Stuart House - The Medical Center is planning the opening of Stuart House, a center which provides counseling and legal services for children who are victims of sexual and physical abuse. Stuart House will be located in rehabilitated facilities located on 16th Street and will be opened in the fall of 1988.

Phasing of Five and Twenty Year Plans with Related Projects

The phasing of the Medical Center's Master Plan is intended to minimize negative impact on the surrounding neighborhoods and Medical Center operation.

- Phase I involves the completion of the Merle Norman Pavilion, the relocation of apartment units from 16th Street and the conversion of these lots to employee parking. During Phase I, the Alzheimer's Respite Care Program and Stuart House will be implemented.
- Phase II construction includes completion of the new main lobby of the Medical Center and the medical office building with subterranean parking on 16th Street. During Phase II, the six rental units will be relocated to 15th Street and the lots converted to expanded employee parking. Major remodeling projects, including the

critical care units, obstetrics and newborn units, an outpatient surgery center, skilled nursing unit, Emergency Department, and Clinical Laboratory will be completed.

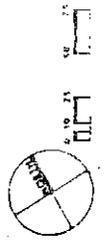
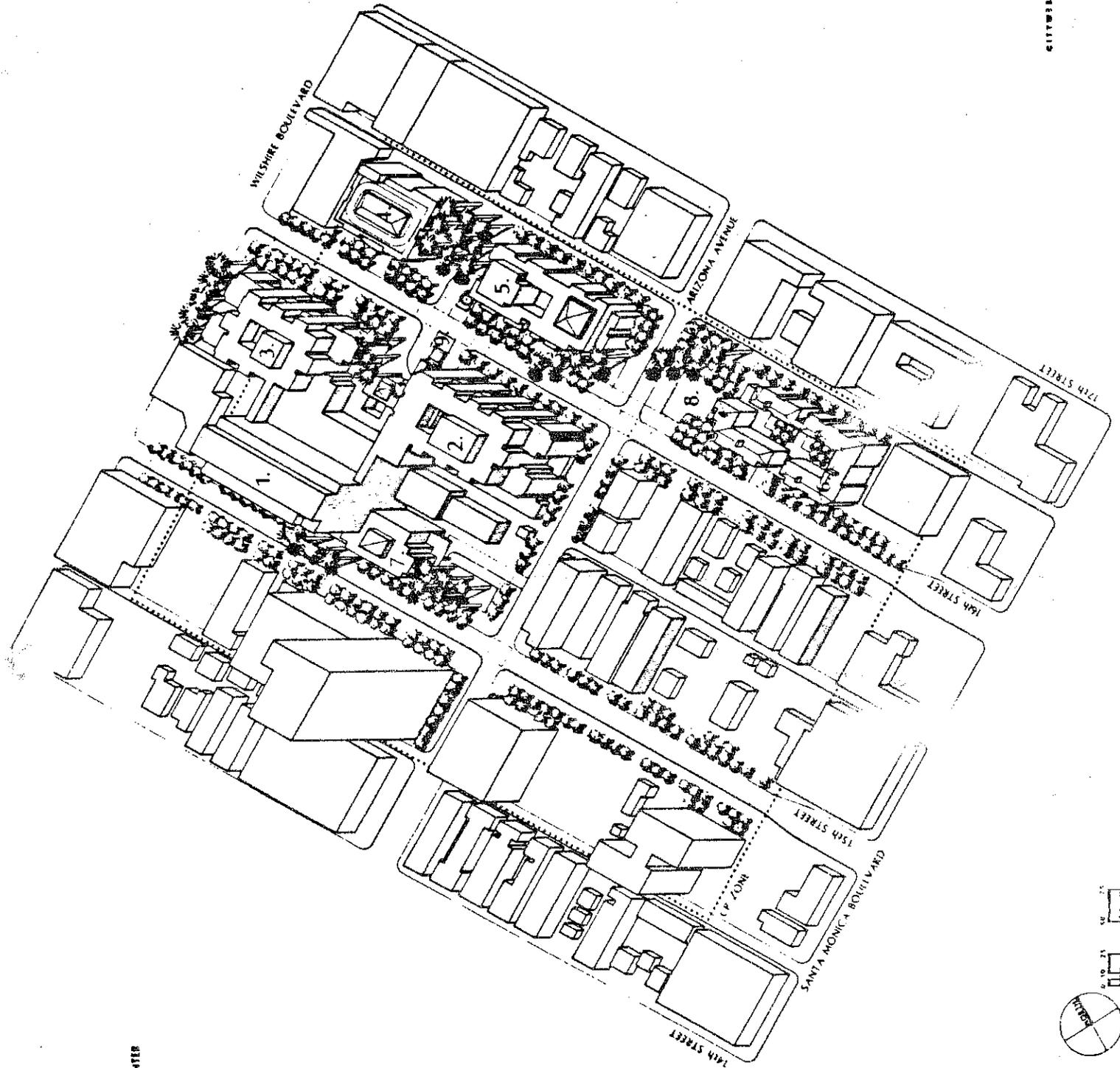
- Phase III construction includes the development of the Elder Life Center and subterranean parking and expansion of the surface parking lot next to the medical office building on 16th Street.
- Phase IV involves the completion of the park site at the corner of Arizona Avenue and 16th Street. Sites for future expansion are also identified.

Map 12 presents an illustrative plan of the campus in 2010. This final phase includes expansion of the nursing tower and construction of a Fitness and Education Center, both located on 16th Street, and the completion of the Emergency and Diagnostic Center adjacent to the nine-story tower of 15th Street.

SANTA MONICA HOSPITAL MEDICAL CENTER
MASTER PLAN STUDY

CAMPUS
ILLUSTRATIVE PLAN 2010

- Land Use
- 1. Remodeled Tower
 - 2. Replacement Wing
 - 3. New Wing
 - 4. Fitness Center
 - 5. Medical Office Building
 - 6. Elderlife Center
 - 7. I/R and Diagnostic Center
 - 8. Park
 - 9. Main Entrance



THE PLAN

THE PLAN

The following section relates the Hospital Area Specific Plan (HASP) to each of the mandated elements of the General Plan of the City of Santa Monica. The purpose of the section is to demonstrate how the Specific Plan carries out the programs and policies of the General Plan, it lists objectives to achieve those goals and discusses how the Specific Plan is consistent with the General Plan.

Land Use Element

Santa Monica's Land Use Element was adopted in 1984 following revisions of the original document adopted in 1958. The City chose to revise the document because of concern regarding the accelerated growth and development pressure that occurred in the City between 1975 and 1982. In 1981 the City Council initiated a development moratorium and appointed several citizen task forces comprised of residents and business people to study the City's development policies and development standards, and to make recommendations to the Council on appropriate changes. After receiving the Task Forces' recommendation, the City Council lifted the development moratorium and adopted interim development standards. The City Council directed the Planning Commission to begin revising the City's Land Use and Circulation Elements and the City began preparatory studies that formed the technical background for the revised Elements in August 1982.

In November 1983, the Draft Land Use and Circulation Elements were released for public review and comment. City staff met with various community groups to present and explain the document, to answer questions and clarify intent, to receive public comments and to obtain initial public reaction to the Draft Elements.

Between November 1983 and February 1984, the Planning Commission held five public hearings on the Draft Elements to receive public comments. Between February and May 1984, the Commission reviewed the Draft Elements and public comments, and prepared its recommendations to the City Council. City staff discussed the commission's recommendations with representatives of community groups during the summer of 1984. The City Council held two public hearings and approved modifications to the Final Draft Elements, which were adopted in October 1984.

The adopted Land Use and Circulation Elements establish development controls and procedures for City land use categories. The Elements also provide the basis from which City-wide mitigation programs and zoning changes will be implemented. Two of the seven "plan principles" in the Land Use Element which serve to guide future growth and development in the City are relevant to the HASP, and the HASP's implementation of these principles will guide this Specific Plan toward achieving consistency with the General Plan:

- The Land Use Element should guide growth toward the areas of the City best suited to accommodate it from the standpoint of access, existing infrastructure, and minimizing any impacts on adjacent residential neighborhoods.
- The Land Use Element should protect aspects of Santa Monica which are unique and valued. These include its stable and desirable residential neighborhoods, its easy access to the oceanfront, its well-maintained parks, its attractive streets and street tree plantings, its pleasant low building scale and its sunlit and walkable streets.

The Land Use Element also documents the following City objective for hospitals and health care facilities:

- Recognizing the importance of the City's hospitals to the community and the value of their services to the residents of Santa Monica and those in surrounding areas, the Land Use Element acknowledges the hospitals' need to expand and accommodates future growth of hospitals and healthcare facilities while minimizing harmful effects on surrounding residential neighborhoods.

The HASP guides hospital growth toward areas that are best suited to accommodate such growth and toward areas that will minimize the impact of growth on adjacent residential neighborhoods. In addition the HASP protects the residential neighborhoods surrounding the hospitals by guiding hospital growth toward parcels of land which are commercially zoned, rather than residentially zoned.

The existing land uses in the hospital area are discussed in the Land Use section of this document and are displayed on Map 3.

The land use objectives for the hospital area are as follows:

Objective Number 1

Ensure that development in the hospital area balances the need for medical facilities and uses while protecting residential uses in the area.

Objective Number 2

Preserve the residential character of the neighborhoods surrounding the hospitals.

Objective Number 3

Encourage the development of new housing in existing residential districts, while protecting the character and scale of neighborhoods. Allowable intensities for

residentially-zoned areas are defined in the Land Use Element and Zoning Ordinance.

Objective Number 4

Allow residential use in commercial districts pursuant to the standards of the Land Use Element and Zoning Ordinance.

Objective Number 5

Establish development guidelines for the area which will serve as a transition between development standards on Wilshire and on Santa Monica Boulevards.

Objective Number 6

Support Land Use Element (LUE) policies for residential districts, Wilshire Boulevard, and Santa Monica Boulevard. The HASP does not propose any changes to LUE policies for these areas.

Objective Number 7

Encourage the use of architectural materials and design which will be compatible with surrounding uses in the hospital area.

Objective Number 8

In conjunction with its review of development projects, the City should consider the influence of lighting on adjoining properties.

Objective Number 9

New structures should provide covenants requiring that they be maintained in good condition with attention to their appearance.

Objective Number 10

Consideration should be given to development incentives/ regulatory provisions to protect the potentially -architecturally significant building at 2125 Arizona Avenue.

Objective Number 11

In order to ensure the compatibility of medical uses with surrounding land uses, for those properties not covered by a development agreement there shall be two

categories of CP Zoning districts within the area. In the more intensive CP-5 district, the allowable intensity of major concentrations of medical facilities will be a maximum of three stories (45') and 1.5 FAR, and with site review up to five stories (70') and 2.5 FAR. The less intensive CP-3 district shall have a maximum of three stories (45') and 1.5 FAR with no site review.

Objective Number 12

SJ Overlays covering the Saint John's property are to be established within the CP District in order to best implement the Saint John's Master Plan. All parcels located between 20th Street on the west, Arizona Avenue on the north, 23rd Street on the east, and Santa Monica Boulevard on the south, will be included in the SJ-N Overlay. All parcels bearing CP zoning and located between 20th Street on the west, Santa Monica Boulevard on the north, 23rd Street on the east and Broadway on the south, will be included in the SJ-S Overlay.

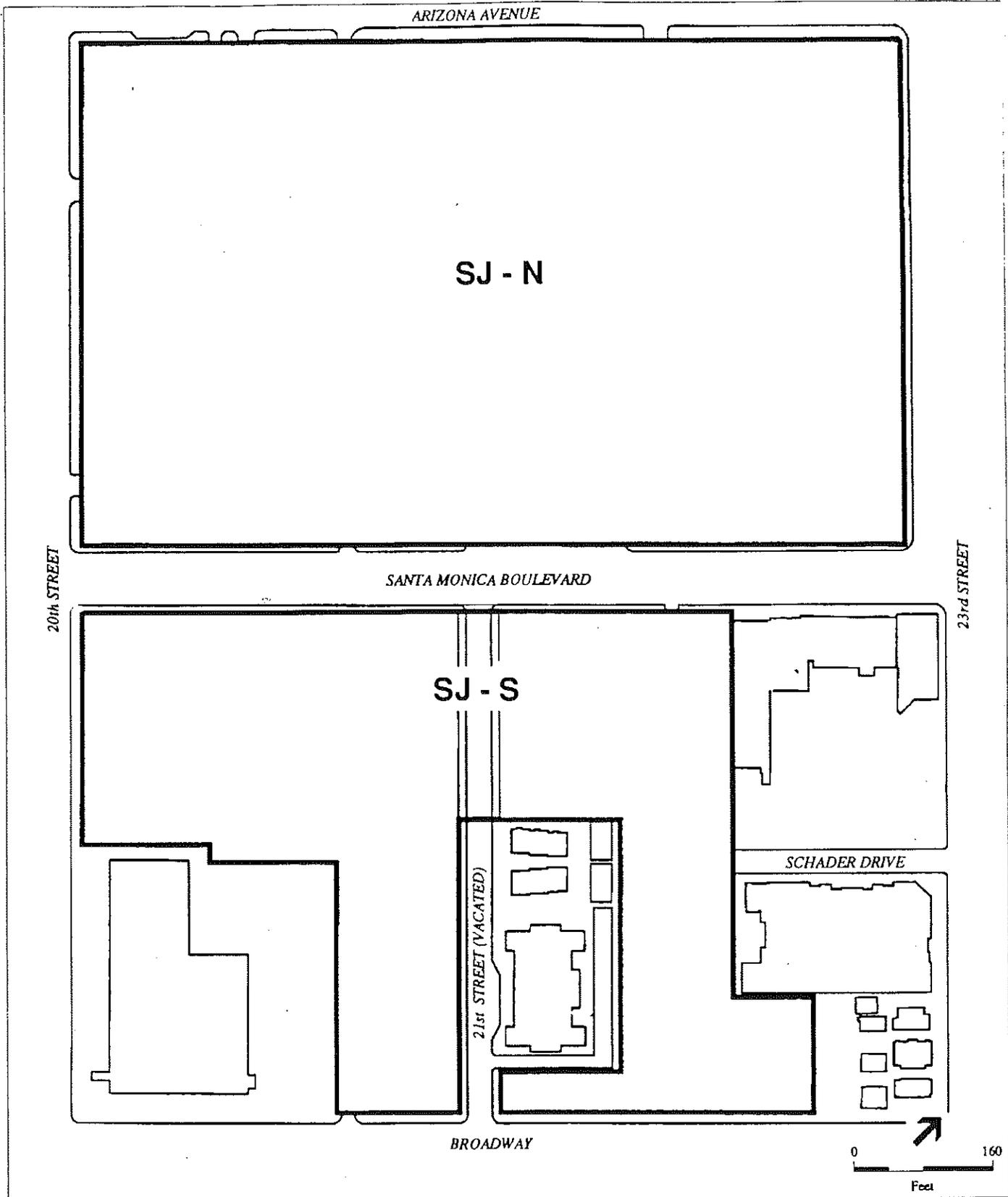
The development standards, including heights and floor areas, for the SJ-N Overlay shall be established in a Development Agreement between the City of Santa Monica and Saint John's. The development standards, including heights and floor area, for the SJ-S Overlay shall be established in a new South Campus Master Plan required by the Development Agreement between the City of Santa Monica and Saint John's.

These objectives will be implemented by proposed policies in the Land Use Element Section of the Implementation Program, the Zoning Ordinance, the Saint John's Development Agreement, the Saint John's South Campus Master Plan and the standard project review process. The Land Use Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Circulation Element

Santa Monica's Circulation Element was prepared and adopted with the Land Use Element. The two elements are almost inseparably related because the nature, routing, and design of circulation facilities are among the major determinants of the form of human settlement and of uses of the land. Conversely, land uses create demand for circulation facilities. This close interaction between the two Elements warranted their concurrent preparation.

The adopted Circulation Element establishes several major circulation plan proposals, and provides supporting information on the street classification system and several transportation plans. The HASP attempts to adopt the following Circulation Element objectives:



MAP 13 HASP SJ OVERLAYS

Objective Number 13

Protect the environment of local residential streets by minimizing the intrusion of non-residential vehicular traffic and parking into residential neighborhoods.

Existing public transit and bicycle routes are illustrated on Map 5. Consistent with Santa Monica Hospital Medical Center's Master Plan, the hospital is consolidating entrances to hospital facilities along 16th Street which will minimize vehicular intrusion into residential neighborhoods. A goal of both hospitals is to eliminate hospital-related parking along residential streets. Both hospitals also have active transportation systems management (TSM) programs.

The circulation objectives for the hospital area are as follows:

Objective Number 14

Encourage the design of off-street parking facilities to allow free-flow entry from the street and locate access points to optimize visibility and reduce potential conflicts.

Objective Number 15

As necessary, alleys should be reconstructed under the approval and direction of the City's General Services Department in order to facilitate ingress and egress to projects in the HASP area.

Objective Number 16

All new development should accommodate project-generated parking, consistent with encouraging appropriate alternative transportation systems management programs.

Objective Number 17

Relevant fees from new development should be allocated to expand City service capacity as necessary.

Objective Number 18

Encourage the use of alternate transportation modes particularly by employees through promotion of public transit usage and carpooling.

Objective Number 19

Provide, when feasible and appropriate, mass transit accommodations such as bus turnout lanes, park and ride areas and bus shelters in all development projects.

Objective Number 20

Development in the hospital area shall meet demand for parking facilities generated by such development through a combination of new parking facilities pursuant to the requirements of the Zoning Ordinance and appropriate transportation systems management programs.

Objective Number 21

All new development in the hospital area shall provide free employee parking to employees who commute in carpools or vanpools and a minimum of one hour free visitor parking. Should (i) preferential parking exist or be established in the area of the development, or (ii) a traffic demand management program approved by the City has been adopted by the development, then the free parking VI requirement shall not apply. Any hospital employee who commutes in a vehicle with at least one other hospital employee shall qualify for free parking.

Objective Number 22

Parking structures developed in the CP District in which at least half of the spaces are provided to address an existing parking space deficiency or are replacing existing parking spaces shall not be subject to FAR limitations, but shall meet all other development standards for the area.

Objective Number 23

Parking requirements for additional development of the hospitals should be based on an actual parking demand prepared at the applicant's cost and subject to City approval.

Objective Number 24

Development in the hospital area shall minimize vehicular intrusion into residential neighborhoods.

Santa Monica Hospital Medical Center (SMHMC) plans to request elimination of parking meters along 16th Street, and landscape an existing parking lot south of Arizona Avenue once the hospital has solved present parking inadequacies. These parking and landscape

improvements will occur following the construction of the necessary parking facilities proposed in the Master Plan. Currently SMHMC provides 662 parking spaces which includes 83 spaces at its Olympic site, and 16 spaces at 2001 Santa Monica Boulevard. A parking and circulation study prepared for the Hospital in 1985 found a 151-space deficiency.

The following objective phases new development with construction of parking facilities so that there will not be an inadequate number of parking spaces.

Objective Number 25

In addition to its existing parking resources of 709 spaces, and subject to the requirements of Contract 4059 between the City and the Lutheran Hospital Society, Santa Monica Hospital Medical Center shall, within five years, provide parking spaces to eliminate its existing parking deficiency of ill spaces. Spaces shall be provided within 500 feet of the Hospital campus. By or before five years of the adoption of the HASP, the Hospital shall submit documentation to the City demonstrating that the deficiency has been eliminated. Failure to meet this objective shall be a consideration in City review of Hospital development applications.

Saint John's Hospital and Health Center's Master Site Plan of 1984 proposed the construction of a five story, 45 foot parking structure at the corner of 23rd Street and Arizona Avenue that would contain 700 spaces. SJHHC also proposed at that time to construct a surface parking lot for 100 spaces on 23rd Street. In addition, SJHHC has 277 spaces in the adjacent parking structure.

In 1984 Barton Aschman estimated a need for 1,000 spaces and identified a hospital parking deficit of 270 spaces. The number of employees on the payroll in October 1984 stood at 2,150.

In a 1986 update of that study in connection with the EIR and application for the proposed 255-space surface parking lot on the west side of 23rd Street, Barton Ashman identified a 215-space deficiency against a supply of 871 spaces.

Development of the parking lot on 23rd Street resulted in a net gain of 68 spaces in February 1988. In April 1988 the closing of the 100-space parking lot at 2121 Arizona resulted in a reduction of the total supply of spaces from 939 to 839.

By August 1988 the supply will increase to 1,034 spaces, with the addition of 195 spaces in the Koll Building. By December 1988 the supply is expected to increase by another 58 spaces for a total of 1,092 spaces if the City approves an application to develop a proposed 107-space surface lot on the existing Windward School site on 21st Street.

The following objective ties construction of any parking facilities with new development planned on the hospital site:

Objective Number 26

Saint John's shall provide sufficient off-street parking by the year 2009 to meet the parking demands generated by the facilities on its campus. Failure to meet this objective shall be a consideration in City review of Health Center development applications. Prior to construction of parking facilities in the HASP area, the following objective will be met:

Objective Number 27

A plan for replacement of parking displaced during construction periods and for adequate construction-vehicle parking, may be required by the City prior to issuance of a building permit.

It is anticipated that the objectives listed above will help to ameliorate the present parking problem in the Specific Plan area, as will the more stringent parking requirements in the revised Zoning Ordinance.

These objectives will also be implemented by the revised Zoning Ordinance and the standard project review process. The Circulation Element of the -City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan. 11
Housing Element

Santa Monica's Housing Element was adopted in 1983 following a revision of the original document adopted in 1975. The revision was initiated because of changing housing conditions, including loss of lower-priced housing through demolitions and conversions, escalating housing prices, discrimination against families with children, and the lack of affordable new housing development.

The City process of revising the Housing Element allowed for extensive public participation. The City solicited public comments on preliminary reports and in November 1980, the City Planning Commission appointed a 21-member, broad-based Citizens' Advisory Committee (CAC), composed of Santa Monica residents to prepare a revised Housing Element. The City Planning Commission deliberated on the proposed Element between June of 1981 and June of 1982. They held several public hearings and completed their recommendations on June 28, 1982. The City Council adopted the Element in January 1983.

The adopted Housing Element is composed of two major parts, the Policy Report and the Technical Report. The Policy Report includes the Goals and Policies section and the Programs section, and the Technical Report includes Background Data, the Needs Section

and the Constraints Section. Two of the three main policies of the Housing Element apply to the Hospital Area Specific Plan:

Objective Number 28

Promote quality housing and neighborhoods.

Objective Number 29

Promote accessibility to housing and citizen participation in housing programs.

The Hospital Area Specific Plan attempts to ensure that residential areas are protected from adverse impacts from adjoining uses. The Plan also attempts to ensure a balance among residential land use densities and intensities, the capacities of the circulation and service systems and the general quality of life. The hospitals have encouraged and facilitated the involvement of neighborhood groups in their Master Plans.

The hospital area shall be subject to the following housing objectives since both hospitals own rental units and expansion of hospital facilities will increase the demand for housing in the hospital area:

Objective Number 30

Owners of rental units in the hospital area shall comply with relevant requirements of City and State law before demolishing those units, including the payment of any relocation benefits to which the displaced residents are entitled.

Objective Number 31

Owners of rental units in the hospital area are encouraged to replace or relocate any removed rental units in the hospital area.

Objective Number 32

Office development in the hospital area shall be required to mitigate housing impacts pursuant to relevant requirements of City law.

Objective Number 33

Residential development shall be subject to the requirements of the City Zoning Ordinance (or any applicable Development Agreement) and relevant requirements of this Plan.

Objective Number 34

Development in the hospital area shall be compatible with abutting uses through (a) physical location and placement of proposed structures on a project site and (b) the location of proposed uses within the District.

Objective Number 35

Existing housing and the quality of life in the residential neighborhoods in the hospital area shall be protected.

Objective Number 36

Unless a development agreement provides otherwise, any properties in the CP District that are currently devoted to residential use shall not be redeveloped unless the existing residential units are replaced on- or off-site or are relocated elsewhere in the City.

These objectives shall be implemented by the requirements of the Rent Control Charter Amendment, the Housing Element of the General Plan, the revised Zoning Ordinance, the Housing and Parks Mitigation Program of the Land Use Element, any applicable development agreement, and the standard project review process. The Housing Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Conservation Element

Santa Monica's Conservation Element was adopted in 1975 and is currently being revised in conjunction with the Open Space Element. In 1975 the Citizens' Advisory Committee evaluated the resources directly affecting and influencing various aspects of life in Santa Monica, i.e., beach, water, land and air resources.

The conservation objectives for the hospital area are as follows:

Objective Number 37

New development should utilize energy conservation features to minimize the consumption of natural gas and electricity.

Objective Number 38

New development should reduce primary loads on energy systems through insulation and building design.

Objective Number 39

Building operators should employ the most energy effective system practical for the application, i.e., use of fluorescent lighting rather than less efficient lighting.

Objective Number 40

Heating and cooling systems in new development should be consistent with the City of Santa Monica Sustainable City goals.

Objective Number 41

Building operators should maintain equipment for peak effectiveness.

Objective Number 42

Building operators should educate operating personnel on established energy conservation programs.

Objective Number 43

Building operators should maintain contact with Energy Services of Southern California Edison for energy conservation input at various stages in design.

Objective Number 44

Consultation with personnel from the Gas Company should be maintained throughout various phases of specific project design in order to receive continuous input on gas conservation.

Objective Number 45

Wherever possible, development should provide solar heating devices to mitigate energy consumption.

Objective Number 46

When necessary, the City may require a hydrology study for new development.

Objective Number 47

New hospital nursing towers should provide solar devices for heating and cooling if demonstrated to be cost effective through appropriate study.

Objective Number 48

New development should be evaluated by the City for sewer connections and capacity, shall meet applicable industrial waste discharge requirements, and should be required to install appropriate off-site improvements as needed.

Objective Number 49

Provisions for white paper recycling should be made when economically feasible.

Objective Number 50

Development in the hospital area shall incorporate appropriate water and energy conservation features into all remodeling and new construction projects.

Objective Number 51

Central waste collection and compaction facilities should be provided within larger developments.

Objective Number 52

New hospital facilities should install backflow prevention devices.

Objective Number 53

Solid waste collection points should be established with respect to residents' convenience and collection timing should be established so as not to disrupt neighborhood functions.

Objective Number 54

A formal water conservation plan should be developed and implemented for major new projects.

Objective Number 55

Encourage use of reclaimed water for landscape watering, in particular, in the proposed park.

Objective Number 56

Encourage the use of recirculating hot water systems.

Objective Number 57

In the HASP area, the installation of lower volume water closets should be encouraged.

Objective Number 58

Automatic systems that insure landscape watering during early morning hours to reduce the amount of water normally lost from evaporation should be encouraged.

Objective Number 59

To the extent feasible, development in the hospital area shall retain street trees in their existing locations and shall replace trees that are removed.

These objectives will be implemented by the requirements of the Uniform Building Code, revised zoning Ordinance and the standard project review process. The Conservation Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Open Space Element

Santa Monica's Open Space Element was adopted in 1973 and is currently being revised in conjunction with the Conservation Element. The existing Element defines and identifies open space uses in the City of Santa Monica and established an action program to preserve open space lands. The Hospital Area Specific Plan defines and identifies open space uses in the hospital area and establishes an implementation program to preserve open space lands.

Saint John's Hospital maintains an open space area along Arizona Avenue and Santa Monica Hospital plans to develop a park at 16th Street and Arizona. These open space lands are discussed in the Projected Development section of this document.

Open Space Program

The Santa Monica Hospital Medical Center plans to develop a 15,000 square foot park on the southeast corner of Arizona and 16th Street for use by patients, visitors, employees and residents of the surrounding neighborhood. This park will provide a significant open space resource to the neighborhood and community. The following objective is part of the Hospital Area Specific Plan open space program and intends to ensure the timely development of the park:

Objective Number 60

Santa Monica Hospital Medical Center shall, within five years of adoption of the HASP, complete development of a 15,000 square foot park on the corner of Arizona and 16th Street.

Saint John's Hospital and Health Center maintains a large parklike area called the "North Lawn" which has several specimen trees and is approximately 41,300 square feet in area. The hospital also maintains a 16,000 square foot courtyard and landscaped fountain area. The North Lawn is located between 21st and 22nd Street on Arizona Avenue and the courtyard is located southeast of the North Lawn in the center of the main hospital campus. The following objective intends to ensure replacement of the North Lawn and addition of the new entry Plaza:

Objective Number 61

Consistent with the terms of the Development Agreement, Saint John's Hospital and Health Center shall maintain the North Lawn and the Entry Plaza as long as the Hospital and Health Center remain in operation.

The following objective intends to encourage cooperation between the School District and the City regarding reuse of school property. Such cooperation is encouraged due to the close proximity of McKinley School to SJHHC, the inclusion of the school within the Specific Plan study area, and the recent decline in school enrollment.

Objective Number 62

The City shall work cooperatively with the Santa Monica Malibu Unified School District to identify opportunities for open space, recreation, and other public uses at the McKinley school site should the school discontinue operation.

In addition to the above objectives, development in the Specific Plan area will also be subject to the Housing and Parks Mitigation Program of the Land Use and Circulation Elements. This program mandates that new office and medical office development over 15,000 square feet or additions over 10,000 square feet pay a mitigation fee, provide low and moderate income housing, or develop new park space on or off the project site.

These objectives will be also be implemented by the revised Zoning Ordinance and the standard project review process. The Open Space Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Seismic Safety Element

Santa Monica's Seismic Safety Element was adopted in 1975 and evaluates both primary and secondary seismic hazards, including ground shaking, liquefaction and settlement potential, land-sliding, and tsunami hazard. The intent of the recommended policies is to provide an opportunity to reduce the loss of life, property damage, and social and economic dislocations in the event of a major earthquake. On January 17, 1994, the City experienced significant damage and destruction from the Northridge Earthquake. As a result of that seismic event, Saint John's was required to close and performed interior repairs to allow it to resume hospital operations within nine months. Saint John's has been ordered by the Office of Statewide Health Planning and Development ("OSHPD") to upgrade its structural support system and has been given a deadline of October 1999 to commence this work.

In order to ensure that the Hospital Area Specific Plan will carry out the policies of the seismic Safety Element, the following seismic safety objectives shall apply to the hospital area:

Objective Number 63

Ensure that structures are designed and constructed to be earthquake safe according to the Uniform Building Code and other related building and safety codes as adopted by the City or State.

Objective Number 64

Establish measures to provide vital services and implement evacuation and rescue programs during emergencies.

These objectives will be implemented by requirements of the Uniform Building Code, the revised Zoning Ordinance, the standard project review process, the "substandard notices program" (which consists of indicating on property title records those buildings which do not meet 1933 minimum state standards for seismic design), other programs of the City of Santa Monica Is Building Department, and the City Emergency Plan. The Seismic Safety Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Noise Element

Santa Monica's Noise Element was adopted in 1975 and identifies sources of community noise, analyzes the extent of noise pollution and estimates the potential impact of noise pollution on the City. This identification process in turn provides the basis for goals, objectives and implementation programs designed to create a quieter environment in the City of Santa Monica. The noise generated by traffic is of primary concern in the hospital

area.

Consistent with the Noise Element, the following noise reduction objectives shall apply to the hospital area:

Objective Number 65

Protect residents from noise that would jeopardize their health or welfare.

Objective Number 66

Direct non-residential traffic to non-residential streets to the extent feasible.

Objective Number 67

Concentrate noise intensive land uses away from residences to the extent feasible.

Objective Number 66

Prohibit helicopter landings in the hospital area except in the event of a major disaster.

Objective Number 69

Minimize noise generated by new construction related to development in the hospital area. Require all construction activity to comply with the City of Santa Monica's construction hour limitations.

Objective Number 70

During construction encourage the use of temporary sound barriers, equipment with noise reduction devices, and proper equipment placement to reduce sound levels at the property line.

Objective Number 71

An acoustical study should be required by the City prior to the issuance of building permits for major new hospital uses located along Wilshire Boulevard and Santa Monica Boulevard. The acoustical study would identify noise insulation features required to achieve an acceptable indoor noise level.

Objective Number 72

Parking lots and structures adjacent to residential uses and residential zones shall incorporate noise abatement features such as landscape buffer zones, walls, glazing and other noise reducing features.

These objectives will be implemented by the revised Zoning ordinance, existing limitations and controls on construction activity, a new noise ordinance expected to be adopted by the City, and the standard project review process. The Noise Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

Scenic Highways Element

Santa Monica Is Scenic Highway Element was -adopted in 1975. it provides for the conservation, enhancement and maintenance of Santa Monica's scenic resources, establishes scenic resource objectives, policies, and principles, establishes the mechanism for attaining objectives, and identifies potential scenic routes. None of the potential scenic routes established in the Element are within the hospital area. However the Element encourages the establishment of a bikeway system in Santa Monica; a bicycle route has already been established along Arizona Avenue which is within the hospital study area.

The following scenic highway objectives shall be established for the hospital area:

Objective Number 73

Preserve the existing bikeway along Arizona Avenue.

Objective Number 74

Encourage architecturally attractive structures and the liberal use of landscaping along the Arizona Avenue bikeway.

These objectives will be implemented by the Land Use and Circulation Elements, the revised Zoning ordinance, and the standard project review process. The Scenic Highways Element of the City of Santa Monica I s General Plan is hereby incorporated into the Hospital Area Specific Plan.

Public Safety Element

Santa Monica's Public Safety Element was adopted in 1975. it provides for the protection of the community from fire, hazardous materials exposure and geologic hazards, other than seismic activity. The Element describes which land uses are particularly subject to fire hazards and examines Santa Monica's fire suppression capabilities. The Safety Element

also examines Santa Monica's potential for non-seismic geologic hazards such as slope instability, subsidence in some areas of non-compacted fill and surface erosion of slopes.

In order to meet the Public Safety Element objective of providing protection from fire, hazardous materials exposure, general safety and geologic hazards, the following public safety objectives shall be established for the hospital area:

Objective Number 75

Exposure to geologic hazards shall be minimized.

Objective Number 76

Support the use of improved fire suppression and prevention techniques.

Objective Number 77

Relevant uses shall comply with: 1) the California Department of Health Services Code, Title 17, California Radiation Control Regulation; 2) Chapter 5.16, Section 5.16.030, of the Santa Monica Municipal Code, Toxic Chemical Disclosure; and 3) Section 25503.5 of Chapter 6.95 of the State Health and Safety Code, Hazardous Materials section.

To better ensure the safety of citizens in the HASP, the following objectives shall be promoted.

Objective Number 78

Parking structures should be designed to include adequate lighting to discourage thefts, and the presence of parking attendants should be encouraged where appropriate.

Objective Number 79

The Police Department should be encouraged to develop additional Neighborhood Watch Programs which have a strong emphasis on comprehensive crime prevention.

Objective Number 80

Projects should provide a set of plans for each building identifying access routes, suite numbers and any other information which may assist the Santa Monica Police Department.

These objectives shall be implemented by the Uniform Building Code, Fire Code, revised Zoning Ordinance, the standard project review process and the City Emergency Plan. The Public Safety Element of the City of Santa Monica is hereby incorporated into the Hospital Area Specific Plan.

IMPLEMENTATION PROGRAM

IMPLEMENTATION PROGRAM

Introduction

The purpose of this section is to recommend changes to the Land Use Element, recommend changes to the C-P zoning standards, recommend C-A and other parcels to be rezoned and recommend other planning programs to be implemented in order to address the needs of the hospital study area. In addition, the environmental review process and implementation process is explained.

Revisions to Land Use Element Policies

Two sections in the Land Use Element need to be revised. one section is page So of the chapter describing the Land Use Element, and the other is pages 100 and 101 of the chapter listing LUE Objectives and Policies. The section on page 80 reads as follows:

HOSPITALS AND HEALTH CARE FACILITIES

The Elements propose that future growth of hospital facilities be governed by adopted specific plans for each hospital campus and surrounding area which are based on each hospitals master plan for future growth. Future development is to be orderly and compatible with the surrounding residential neighborhood. Other health care facilities would be permitted in all non-residential areas of the City.

The proposed revision reads as follows:

The Elements propose that future growth of hospital facilities be governed by the adopted Hospital Area specific Plan covering both hospitals and surrounding areas which are based on a careful study of the area including consideration of the hospital master plans, other areas of the City,, and a concern f or protecting the quality of life in the area. Future development is VI to be orderly and compatible with the surrounding residential neighborhood. other health care facilities would be permitted in all non-residential areas of the City.

Objective 1.13 will remain unchanged:

Recognizing the importance of the City's hospitals to the community and the value of their services to the residents of Santa Monica and those in surrounding areas, the Land Use Element acknowledges the hospitals' need to expand and accommodate future growth of hospitals and health-care facilities while minimizing harmful effects on surrounding residential neighborhoods.

Policy 1.13.1 shall be deleted:

Following City adoption of Specific Plans for the area comprising and immediately surrounding each "hospital campus", allow expansions of existing hospital buildings and construction of new medical buildings in accordance with the adopted Specific Plans. The two City hospitals shall each prepare Hospital Master Plans for their respective institutions indicating future physical and organizational growth and change over the 10-15 years following adoption of the Land Use and Circulation Elements. (These Master Plans shall be considered by the City in preparing the Specific Plans.) In preparing said Master Plans, each hospital shall provide opportunities for neighboring residents, property owners, and business people to participate in Master Plan development. Any medical or medical related development proposed by either hospital prior to City approval of its respective Specific Plan shall be subject to site review and shall be approved only if the development neither prejudices the development and implementation of the Specific Plans, nor adversely affects surrounding neighborhoods. Neither the Specific Plans nor any site review shall be adopted without public hearings.

Policy 1.13.2 shall remain unchanged except be renumbered to 1.13.1.;

Allow non-acute, in-patient care health related facilities in all other non-residential areas of the City. Other health care facilities in other non-residential areas of the City shall be consistent with the development standards of those areas.

A new policy shall be added to establish development standards for the hospital area. This policy attempts to balance the recommendations of the hospital Master Plans with neighborhood concerns. The hospital area is located in a residential neighborhood bordered by two commercial boulevards, Wilshire Boulevard and Santa Monica Boulevard. Structures on Wilshire Boulevard can have a maximum of six stories and a floor area ratio (FAR) of 3.0 with site review, whereas the maximum for Santa Monica Boulevard is four stories and 2.0 FAR with site review (3.0 for auto dealerships). In order to integrate hospital area development within the residential character of the neighborhood, the proposed Commercial-Professional (CP-5) zone allows a maximum of five stories and a 2.5 FAR with site review. In this manner hospital development will serve as a transition between Wilshire and Santa Monica Boulevards. To further integrate hospital development with surrounding residences, some properties zoned CP-3 will be limited to a maximum of three stories and 1.5 FAR without the option of increased density following site review. Map 17 illustrates which parcels will be zoned CP-3 and which will be zoned CP-5. as differentiated below in the proposed policy:

Zoning Ordinance Proposal

Concurrent with the revision of the existing Zoning Ordinance, the City has developed new standards for the Commercial Professional (C-P) Zone. The current C-P standards would allow more development than is appropriate in the hospital study area. In addition, the C-P section has not been revised since 1979 and has become outdated, along with other

sections in the Zoning Code, when the Land Use Element was adopted in 1984. Existing regulations allow development up to 12 stories with a 3.3 FAR or greater, which is not compatible with existing land uses or proposed Zoning Ordinance provisions.

The C-P Zoning Ordinance developed by the HASP has already been incorporated into Draft IV of the City-Wide Zoning Ordinance, which is expected to be adopted in Summer 1988.

Three special standards shall also be implemented.

For 10-12 in Tract 199 and Lots M, N and O, Block 104 in Tract Town of Santa Monica, while the zoning shall be R4, there shall be a three-story, 40-foot height limit and hotels shall not be permitted.

For Lots 1-3 in Tract 7764 there shall be a six-story, 84-foot height limit.

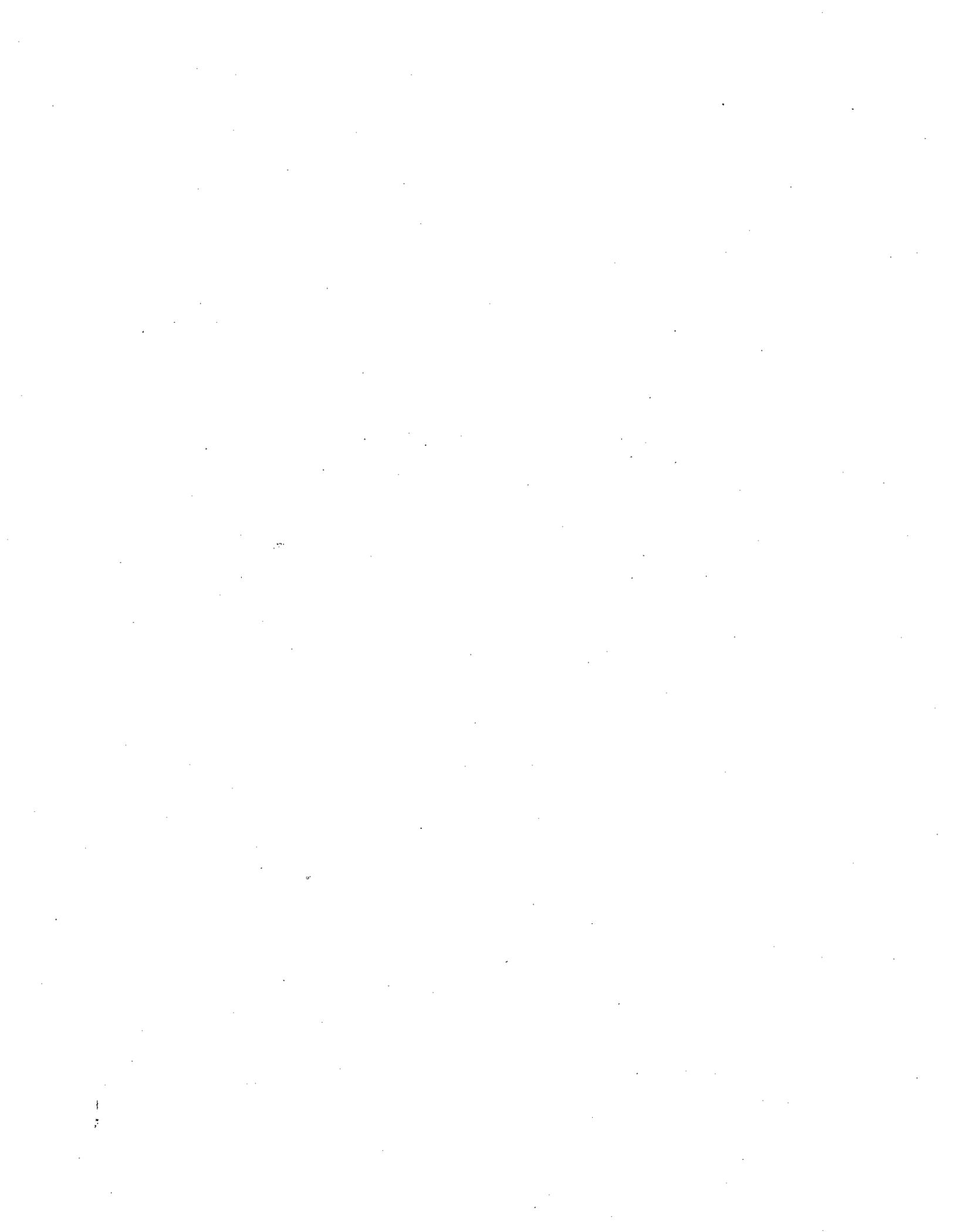
No retail or office use shall be permitted on Lots D-L on Block 105 in the Town of Santa Monica Tract and Lots A-I on Block 130 of the Town of Santa Monica Tract.

Parcel Rezoning

Several parcels have been recommended for rezoning by hospital officials, neighborhood residents, and City staff. In addition, all parcels zoned C-A must be rezoned because the C-A designation is being discontinued City-wide with the adoption of the revised Zoning Ordinance. The parcels will be rezoned according to the most appropriate land uses for the area and according to existing land use patterns. Specific rezoning recommendations are set forth in Maps 15 and 16. Map 15 illustrates parcels to be rezoned from one classification to another; Map 16 shows CP-3 and CP-5 areas. Pending final rezoning action, development projects must be judged for consistency with this statement of rezoning policy.

Capital Improvement Program

The proposed 1986-1989 Capital Improvement Program (CIP) of the City of Santa Monica delineates improvements to the City's infrastructure system that the City will implement in the next three years. The City CIP proposes the following improvements that are either within or will affect the hospital area:



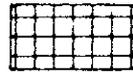
LAND USE



Downtown Core



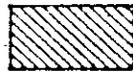
General Commercial⁺



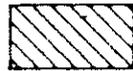
Special Office District



Oceanfront Special District



Service and Specialty Commercial



Neighborhood Commercial



Broadway Mixed-Use District



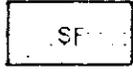
Industrial



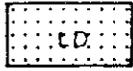
Institutions



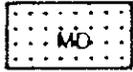
Parks



Single Family Housing



Low Density Housing



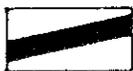
Medium Density Housing



High Density Housing

+ LINCOLN (NORTH) BOTH USES

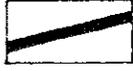
CIRCULATION



Freeway



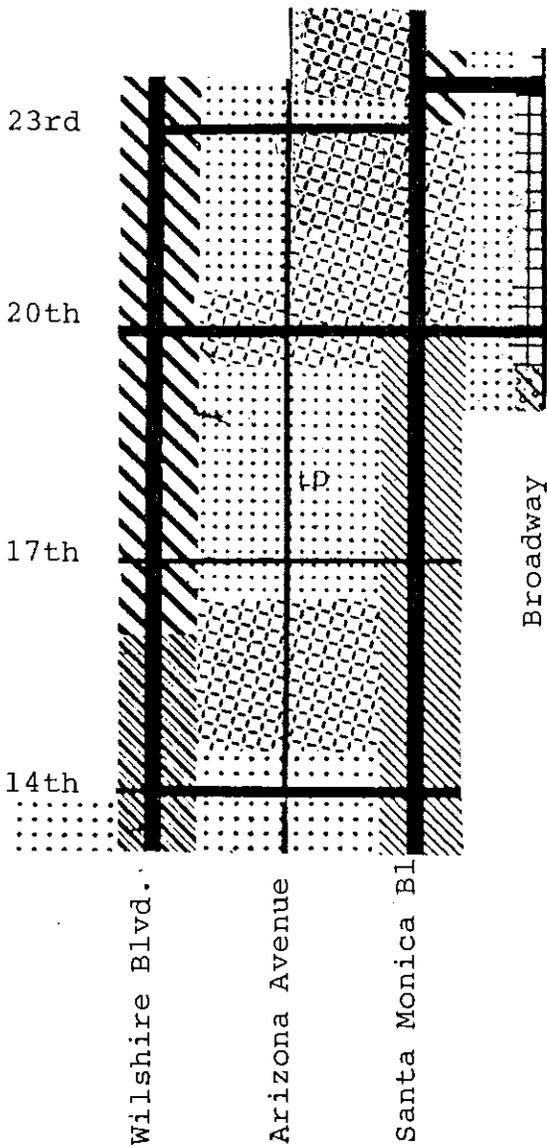
Arterial Street



Collector Street



Feeder Street







The proposed policy reads as follows and will be Policy 1.13.2:

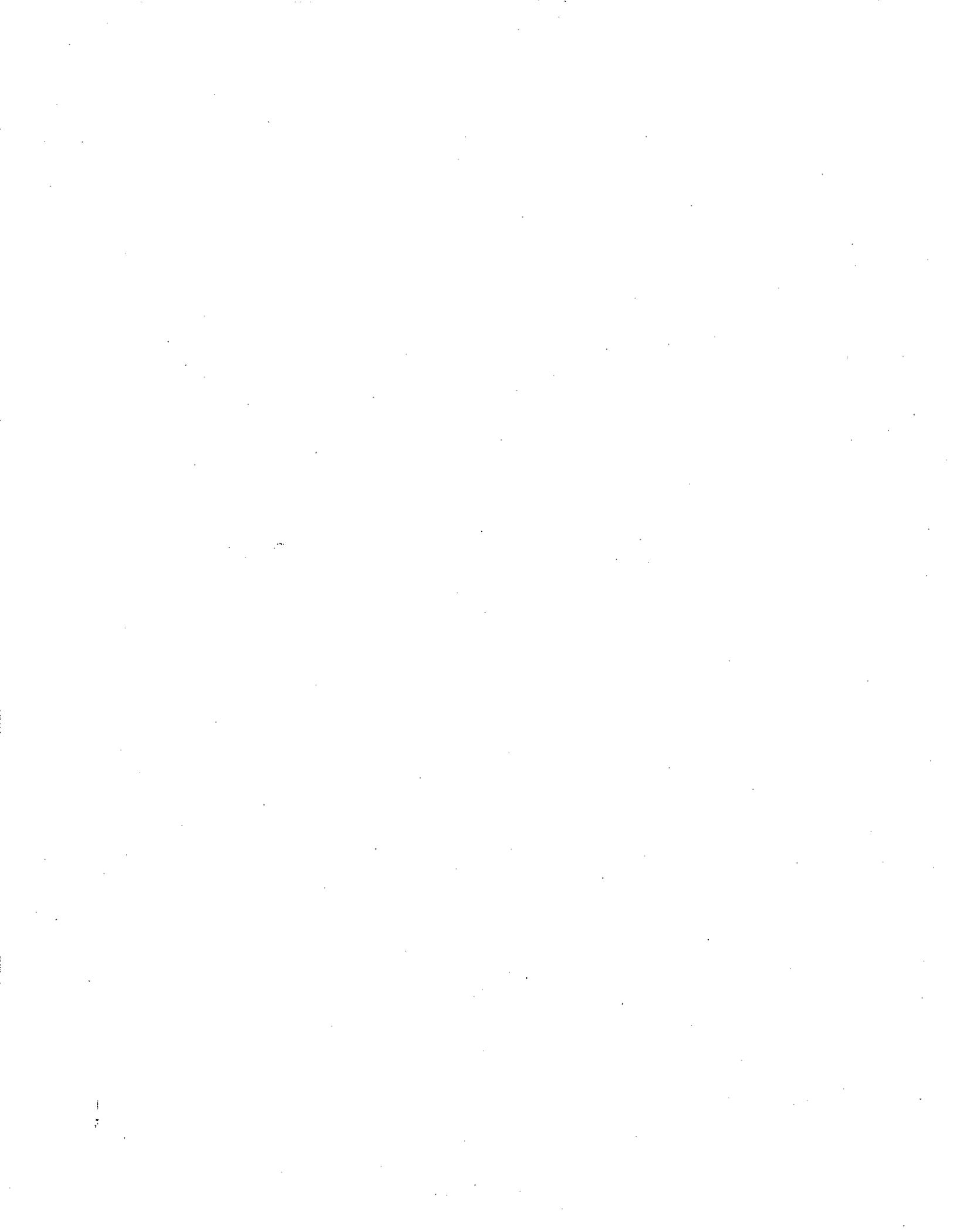
In order to ensure the compatibility of medical uses with surrounding land uses, there shall be two development districts within the area. In the more intensive development district, the allowable intensity of major concentrations of medical facilities will be a maximum of three stories (45') and 1.5 FAR, and with site review up to five stories (70') and 2.5 FAR. The less intensive development district shall have a maximum of three stories (45') and 1.5 FAR with no site review.

Revisions to Land Use and Circulation Plan Map

The Land Use Policy Map that was adopted in conjunction with the Land Use Element will need to be revised in order to be consistent with the Hospital Area Specific Plan (HASP). The existing Land Use Policy Map is essentially a draft version and a finished version was never prepared. A map is presently being prepared that will be easier to read with clearer, more precise graphics. This map will not make policy changes other than those proposed by the HASP. A copy of the existing map and the proposed revised map showing the hospital area are on the following pages (see Maps 13 and 14).

The HASP proposes rezoning the Commercial-Administrative district between Santa Monica Boulevard and Broadway, and between Cloverfield and 20th Street to a mix of residential and Commercial-Professional. The Land Use Element Policy Map designates this area as Low Density Housing and the HASP proposes to change the designation to Medical and medium-density housing.

The final change proposed by HASP is to redesignate the C-P property on Arizona Avenue between 22nd Street and 20th Street to R-2 and' R-4. (This property also includes parcels on 20th Street.) The Land Use Element Policy Map designates this area as Institutional and the HASP proposes to change this designation to Low and High Density Housing.



MAP 16

REZONINGS

CA TO CP
CA TO R3
CP TO R2
CP TO R4

2301 230
2301 230

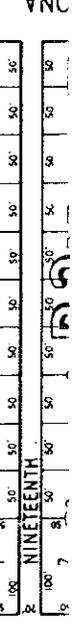
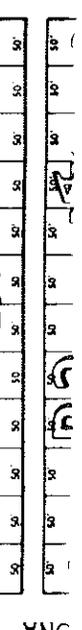
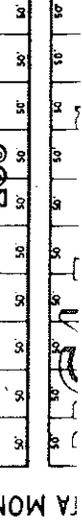
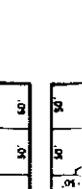
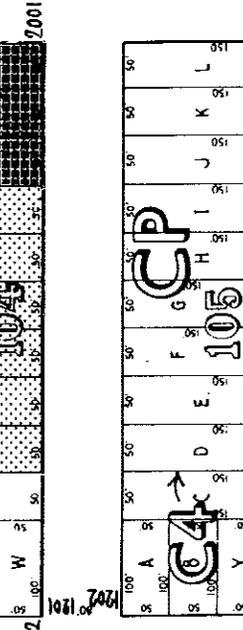
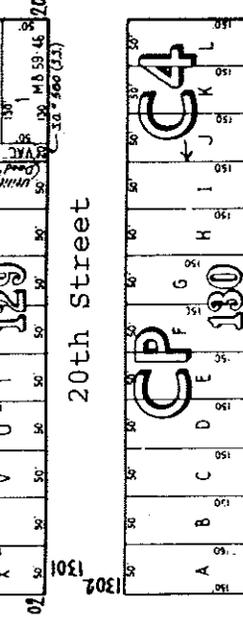
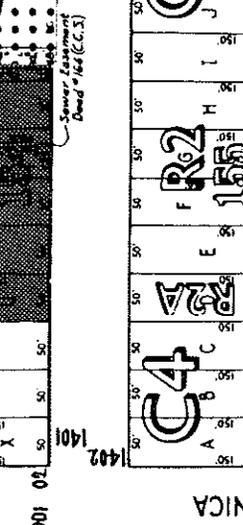
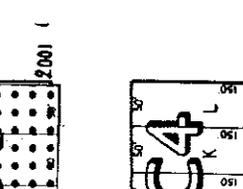
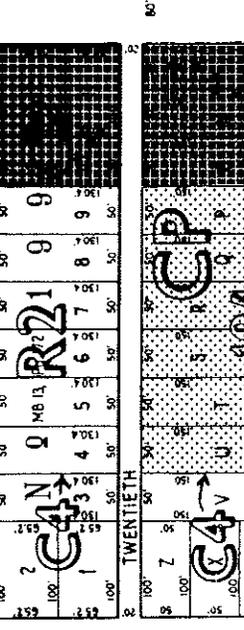
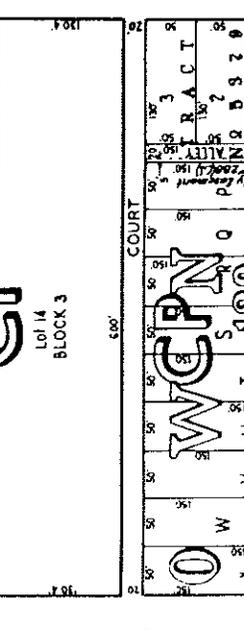
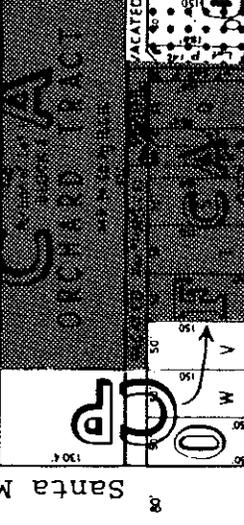
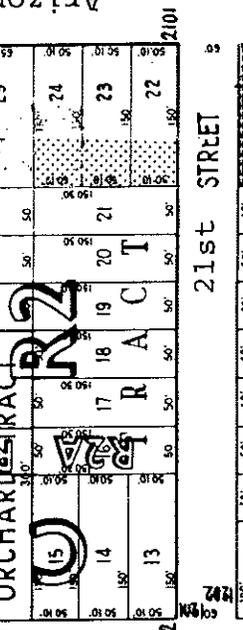
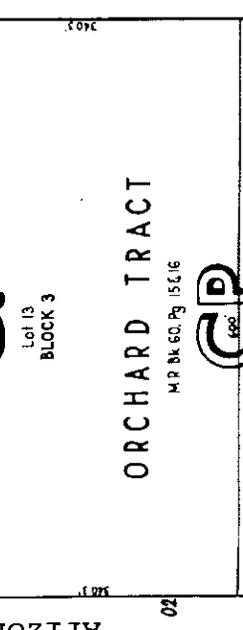
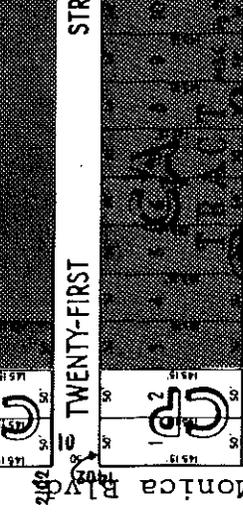
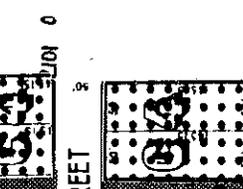
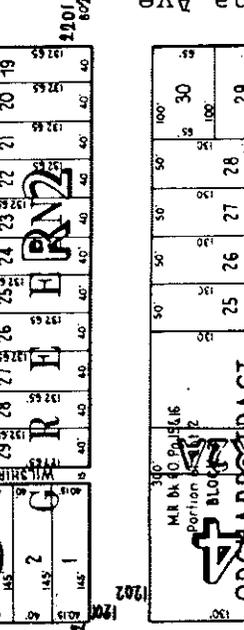
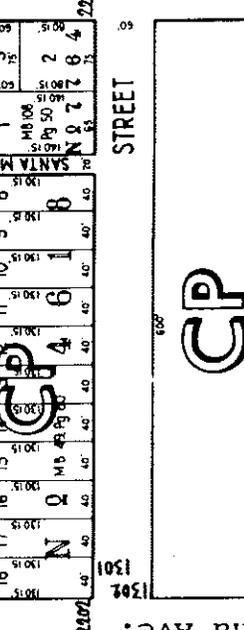
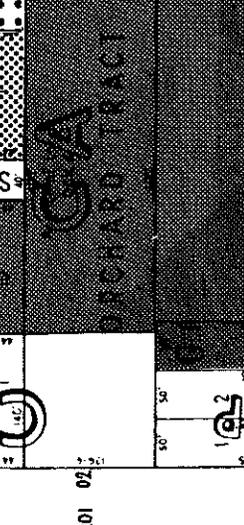
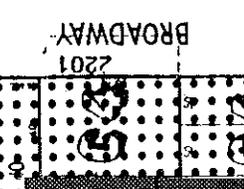
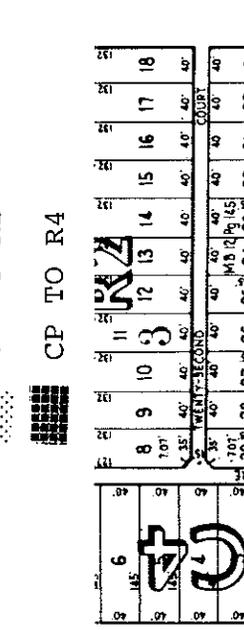
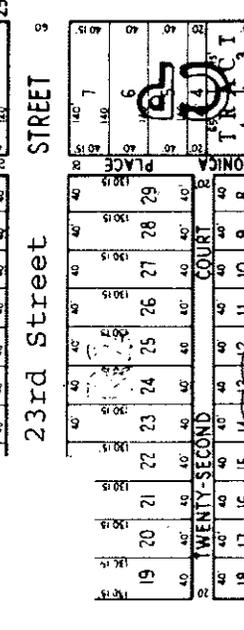
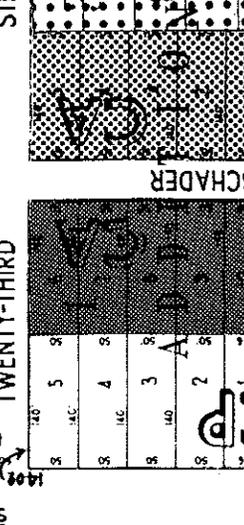
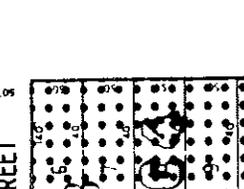
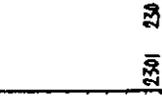
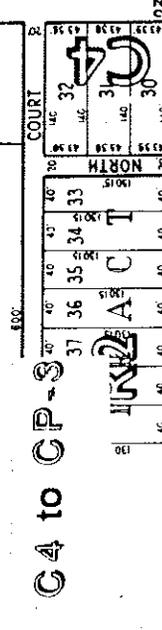
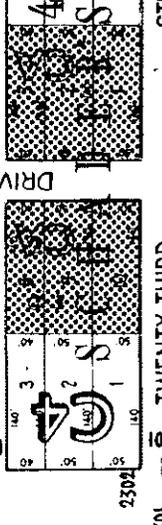
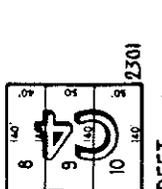
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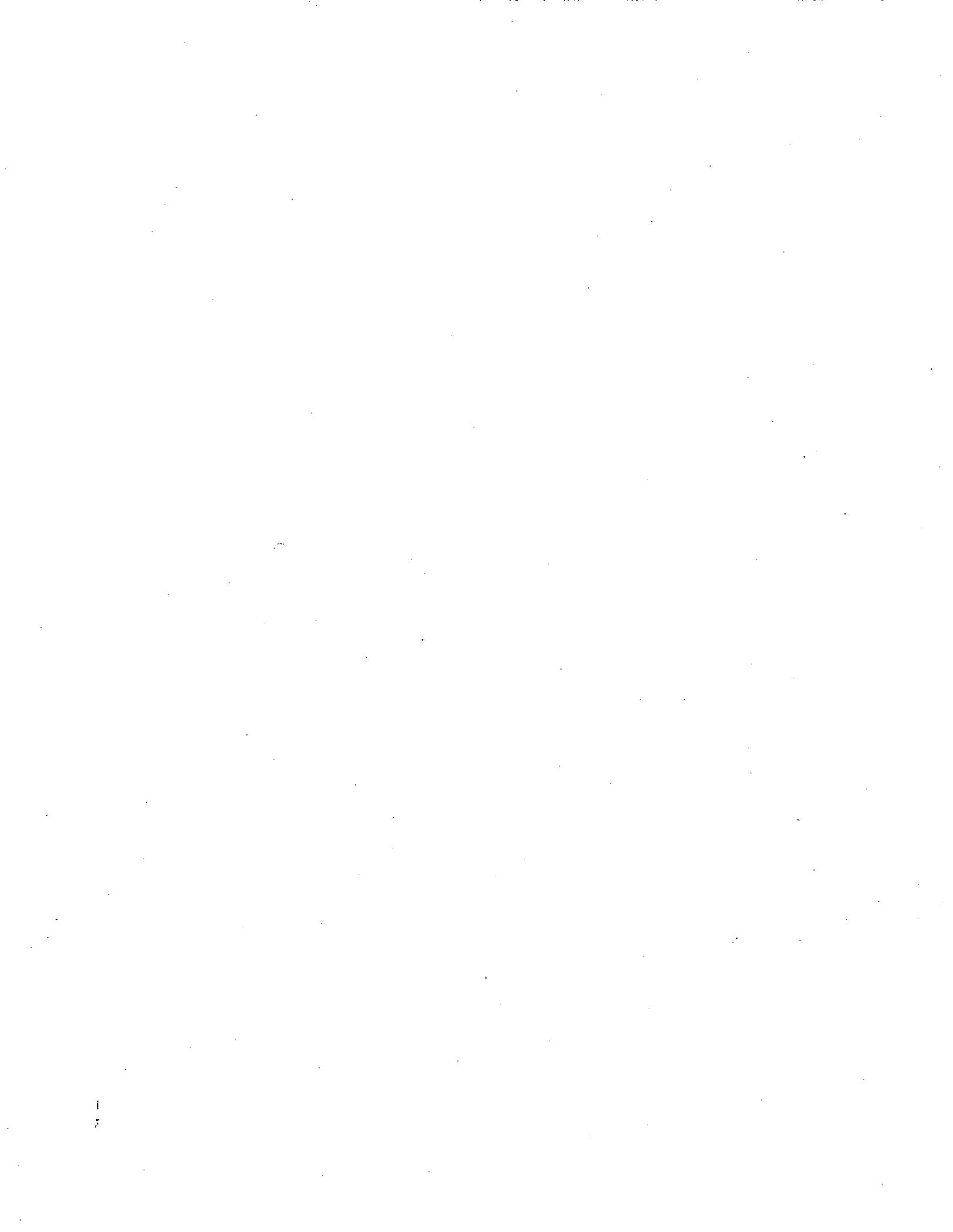
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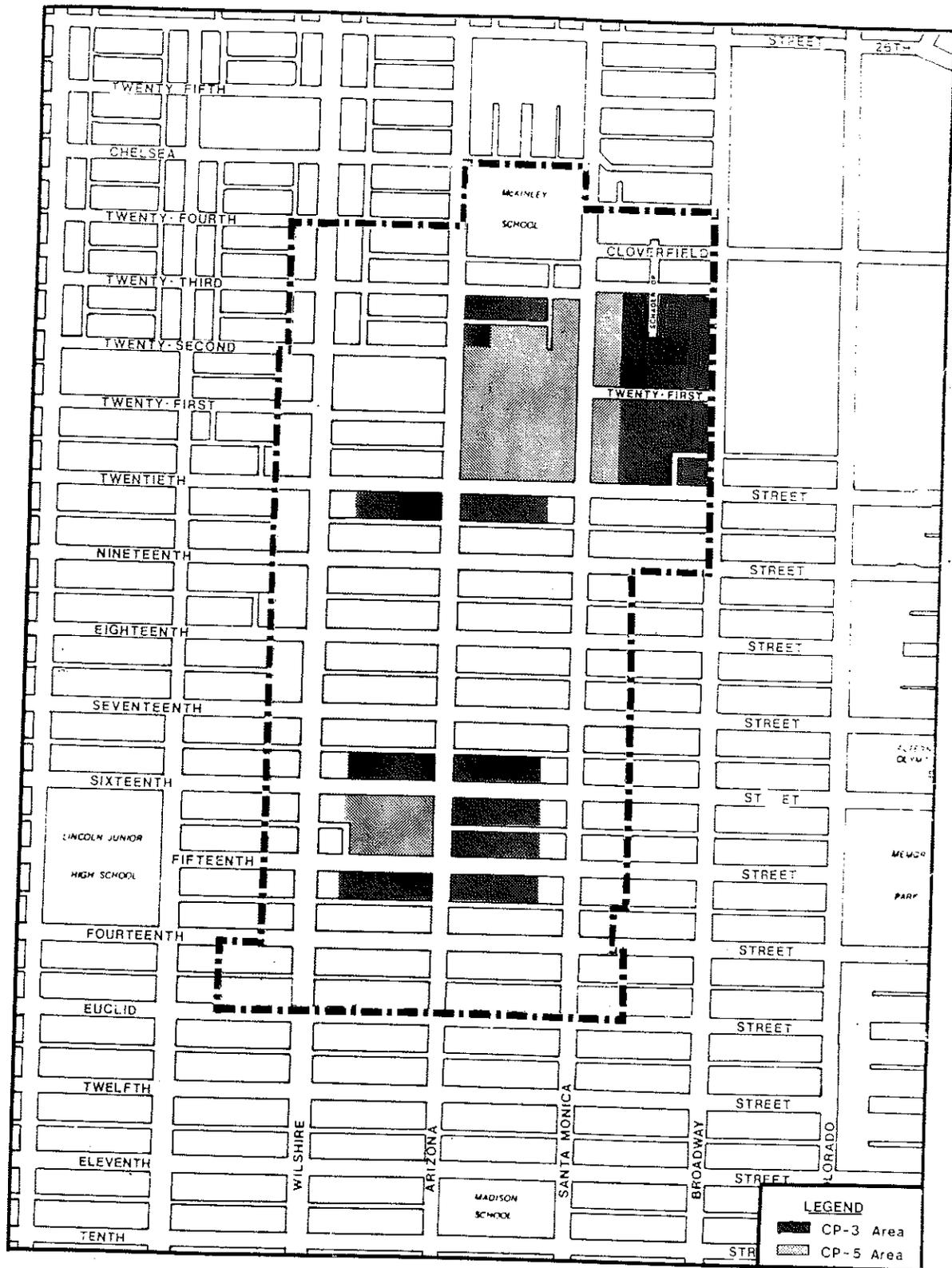
2301 230

2301 230

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MAP 17

PROPOSED CP-3 AND CP 5 AREAS

Note: Per Objective 36, any properties that are currently devoted to residential uses shall not be redeveloped unless the existing residential units are replaced on- or off-site or are relocated elsewhere in the City.



- A diesel driven auxiliary generator will be purchased to provide electricity to Fire Station #3 in the event of a power outage.
- Improvements to the Municipal Bus Lines including replacement and rehabilitation of buses, yard and facility improvements, replacement of radio system, and computer enhancements.
- Improvements to the sewer and water system including softening plant expansion, Hyperion capital contribution, and demolition of a deteriorated reservoir. water main replacements in the hospital area are depicted on Map 19.
- Street, traffic control and parking improvements including traffic signal controller upgrades, traffic signal conduit replacements, street resurfacing, and slurry sealing. These improvements in the hospital area are shown on Map 20, 21, 22, and 23.

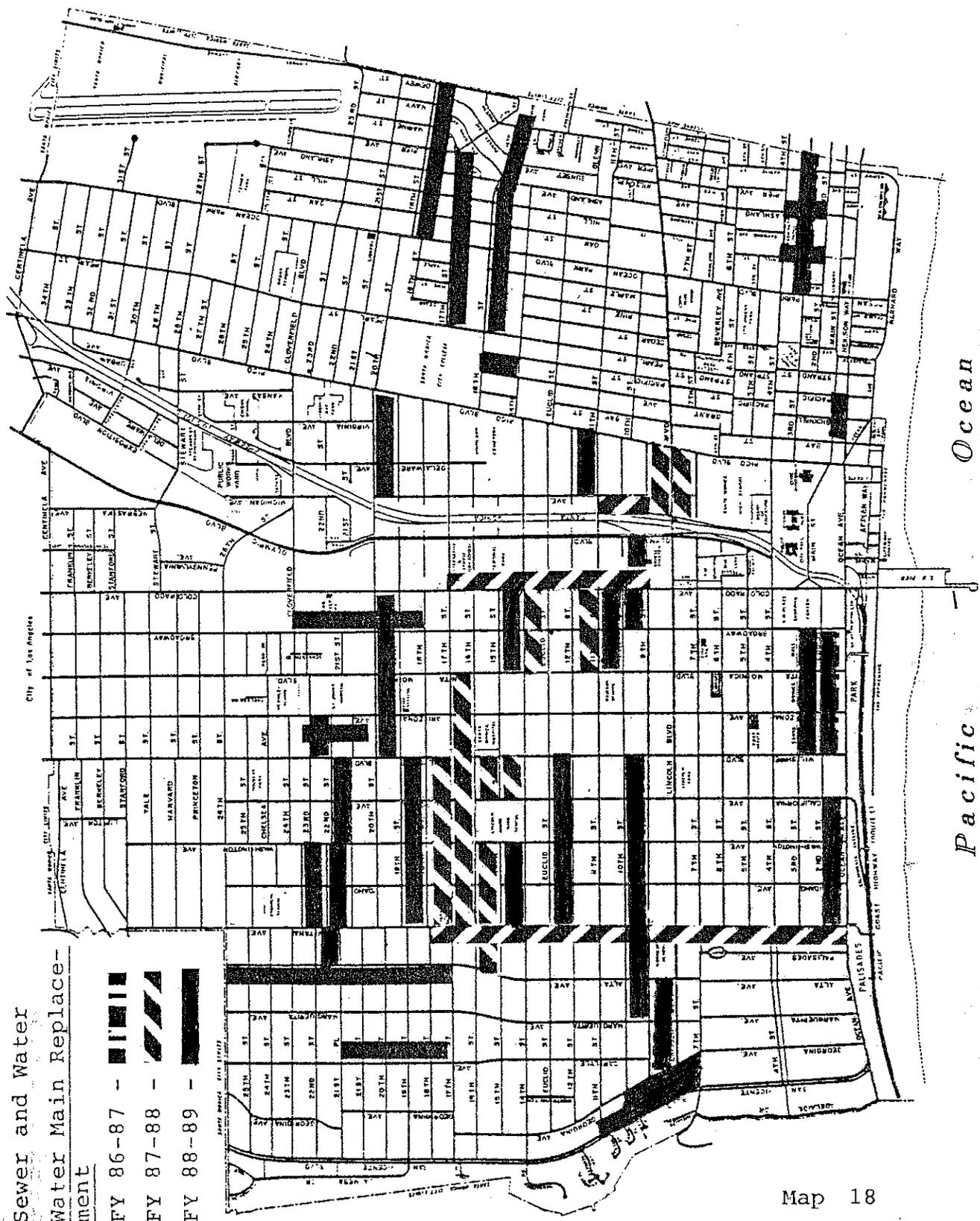
The City will implement these proposed infrastructure improvements regardless of projected development in the hospital area. The improvements will increase the capacity of the existing infrastructure system to accommodate growth in the hospital area.



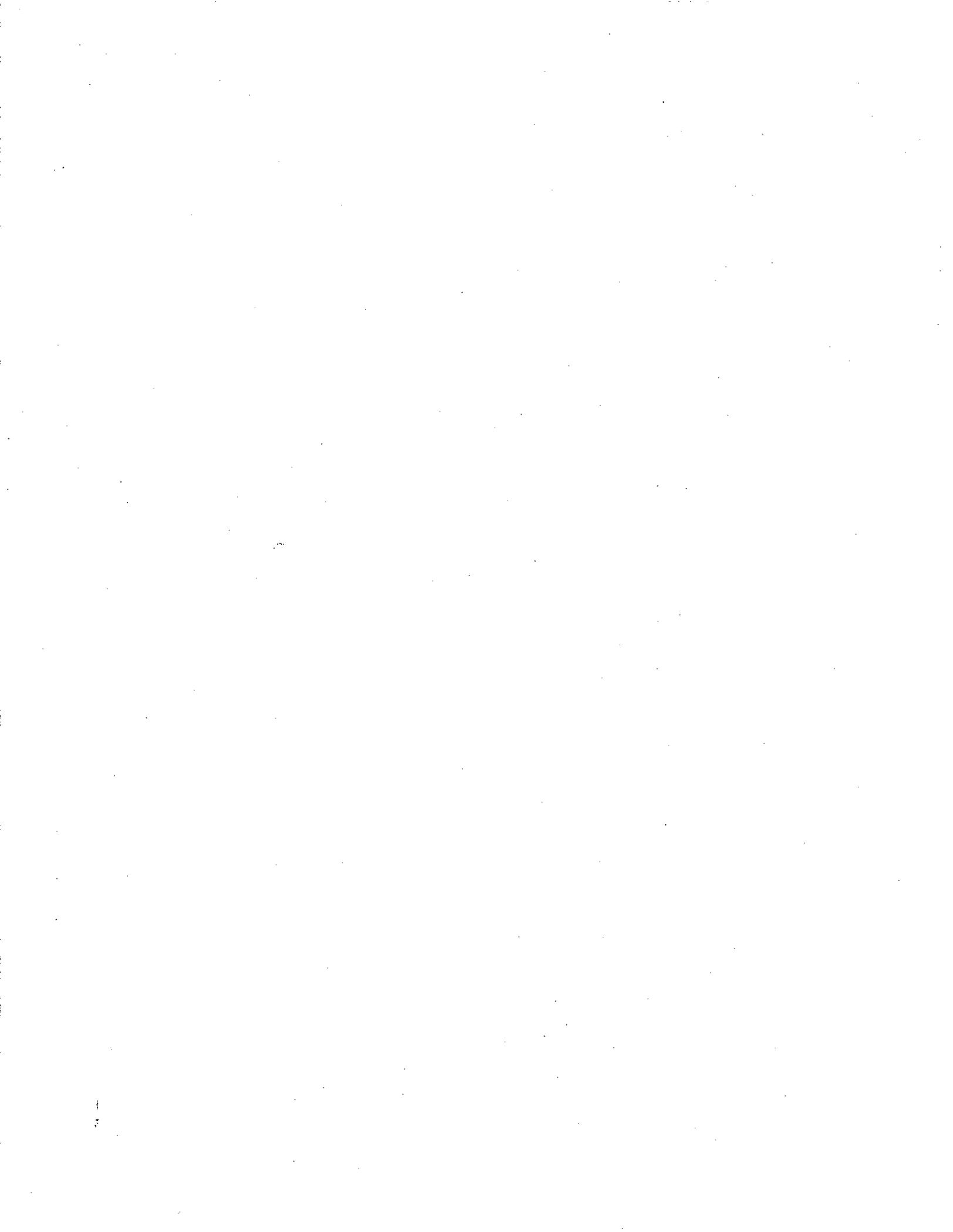
Sewer and Water

Water Main Replacement

- FY 86-87 - [Symbol: Dotted pattern]
- FY 87-88 - [Symbol: Diagonal lines /]
- FY 88-89 - [Symbol: Solid black]

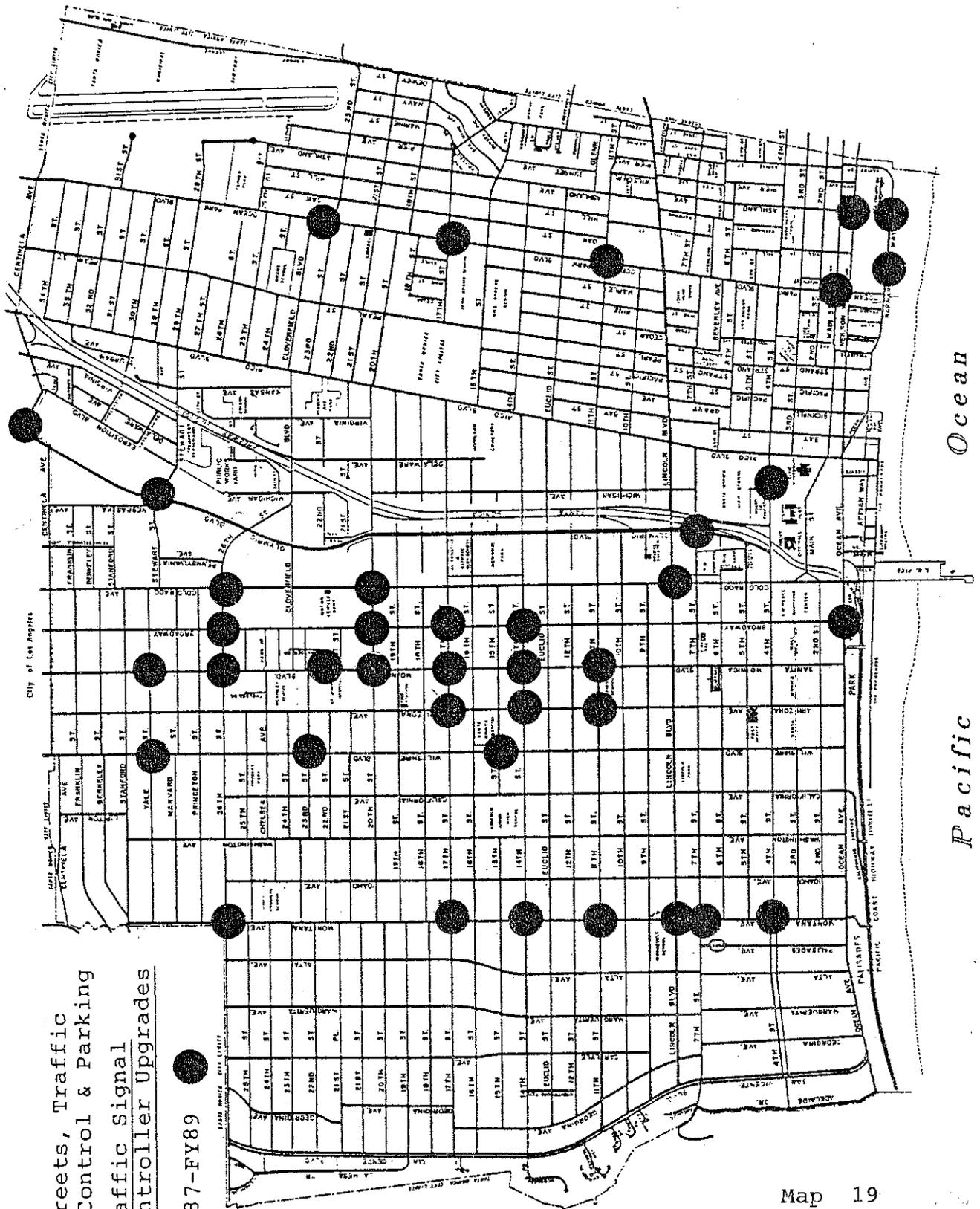


Pacific Ocean



Streets, Traffic
Control & Parking
Traffic Signal
Controller Upgrades

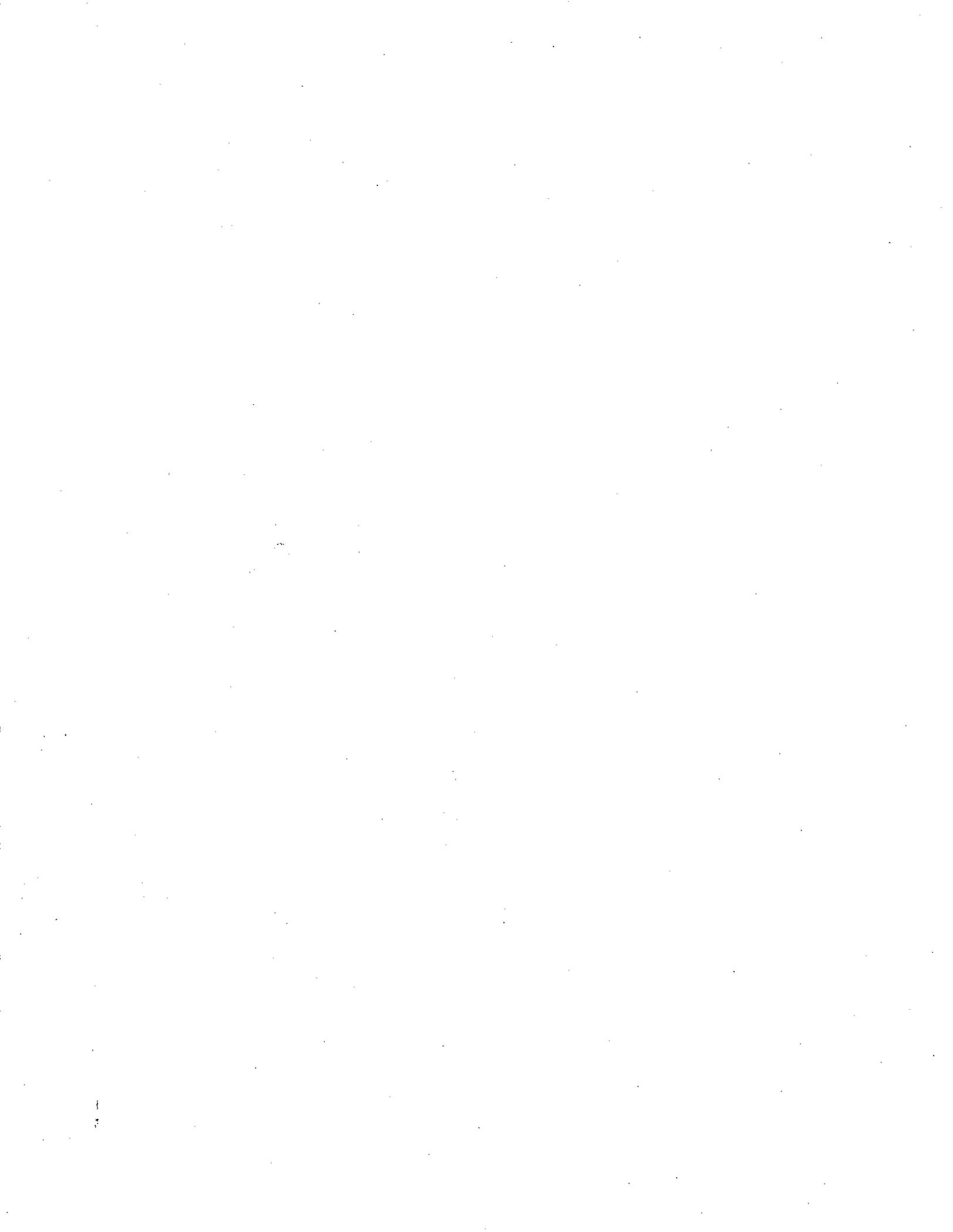
FY87-FY89



Map 19

Ocean

Pacific



Streets, Traffic Control & Parking

Traffic Signal Conduit Replacement

FY86-87

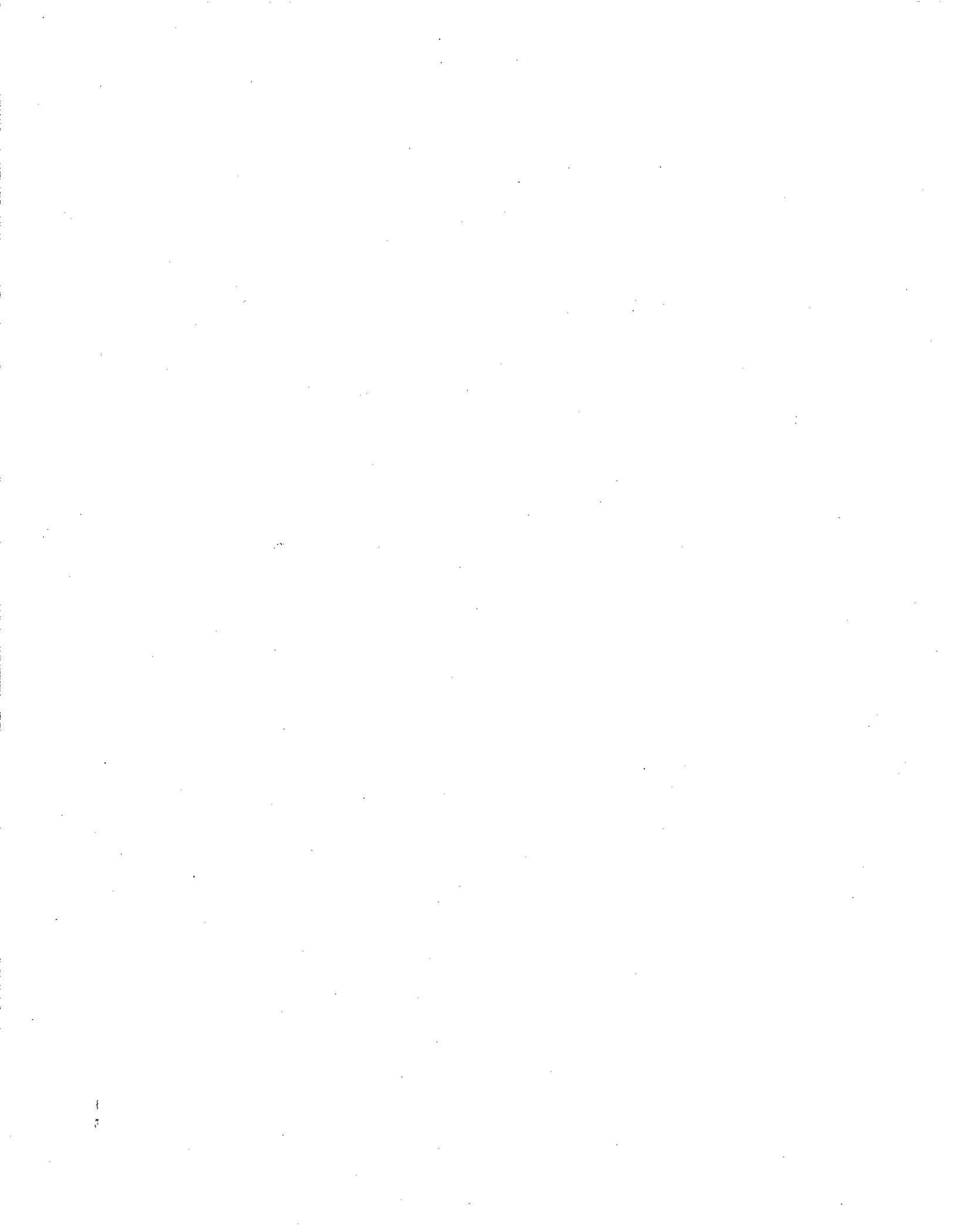
FY87-88

FY88-89



Ocean

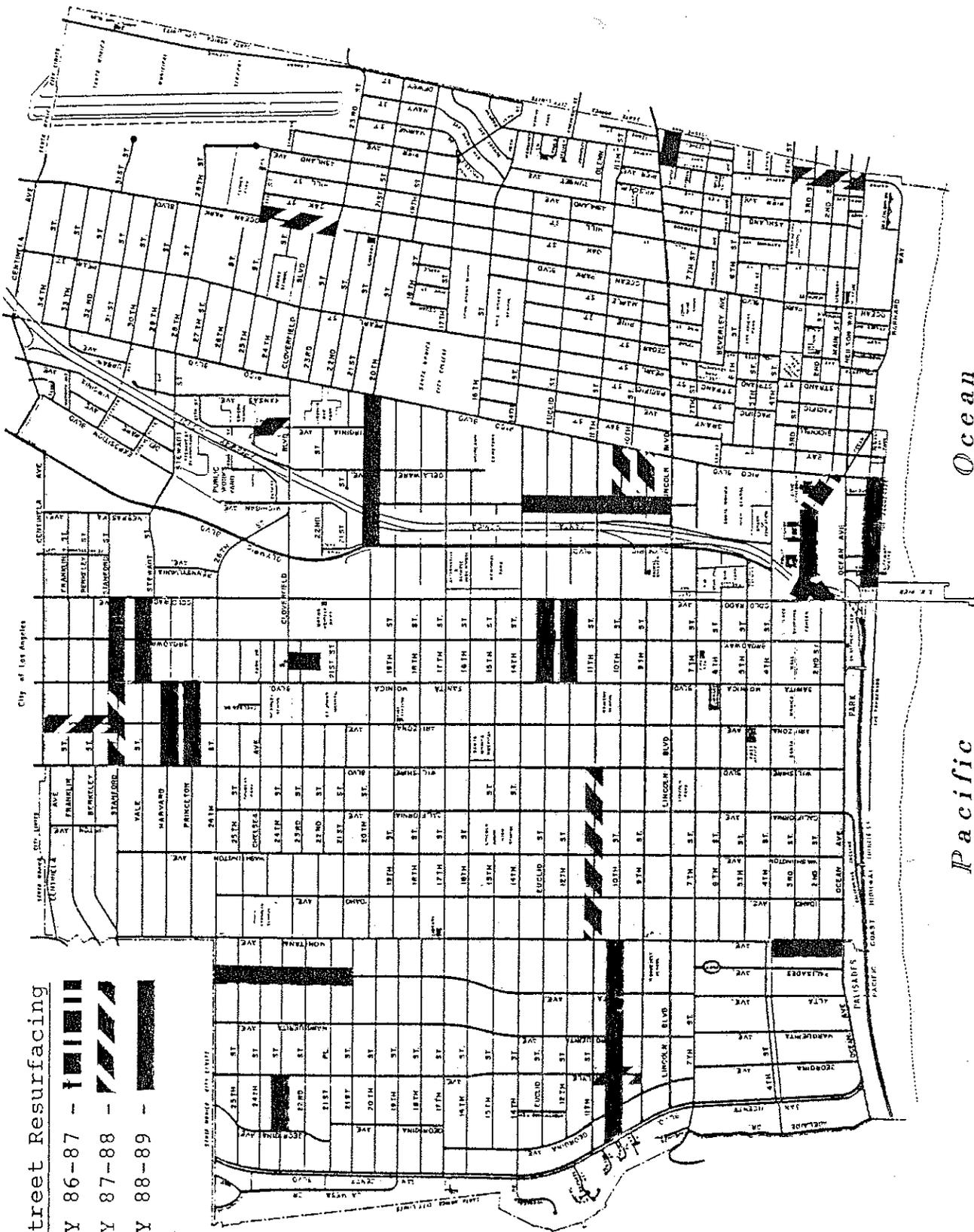
Pacific



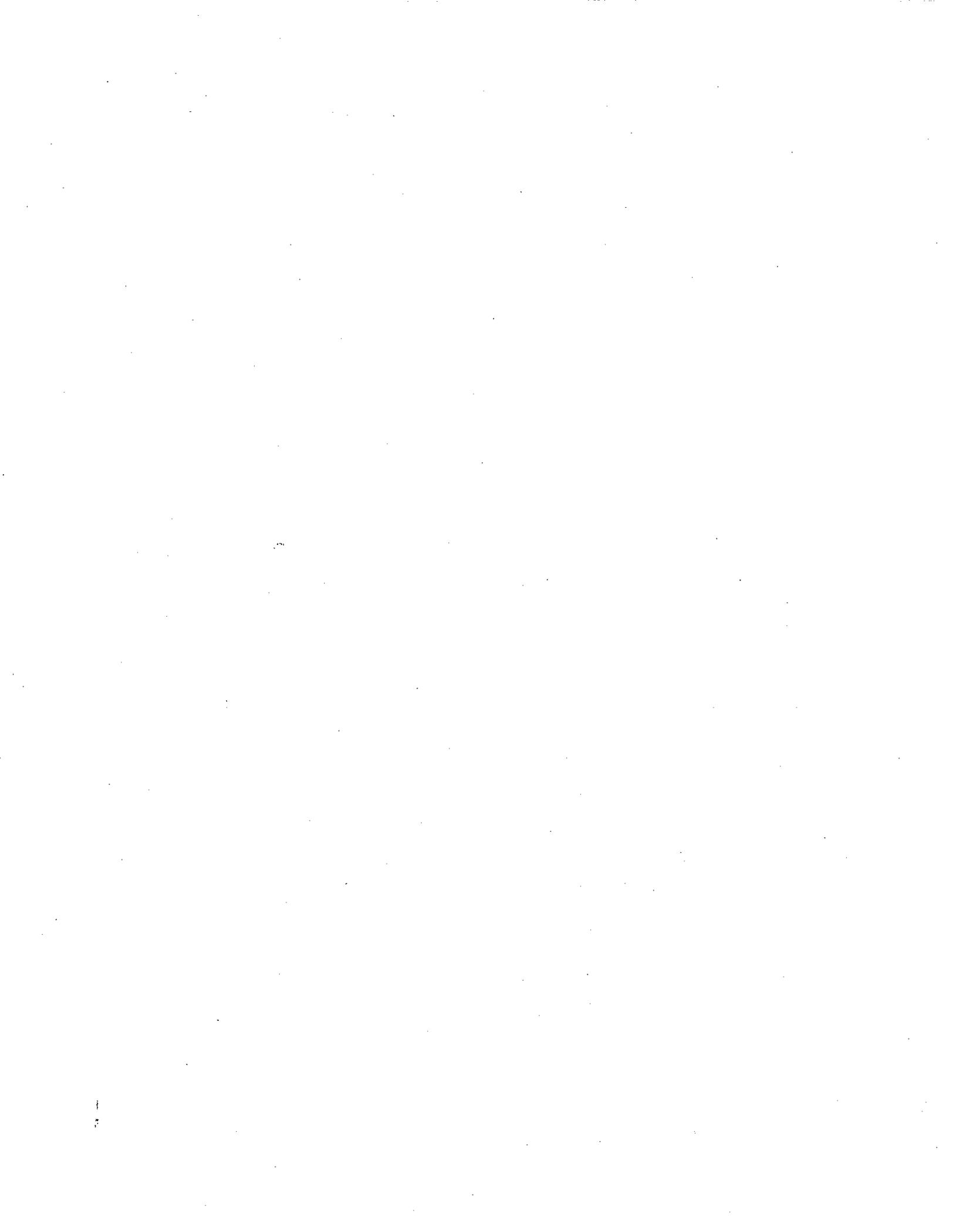
Streets, Traffic Control
and Parking

Street Resurfacing

- FY 86-87 - [Symbol: Vertical lines]
- FY 87-88 - [Symbol: Diagonal lines]
- FY 88-89 - [Symbol: Horizontal lines]



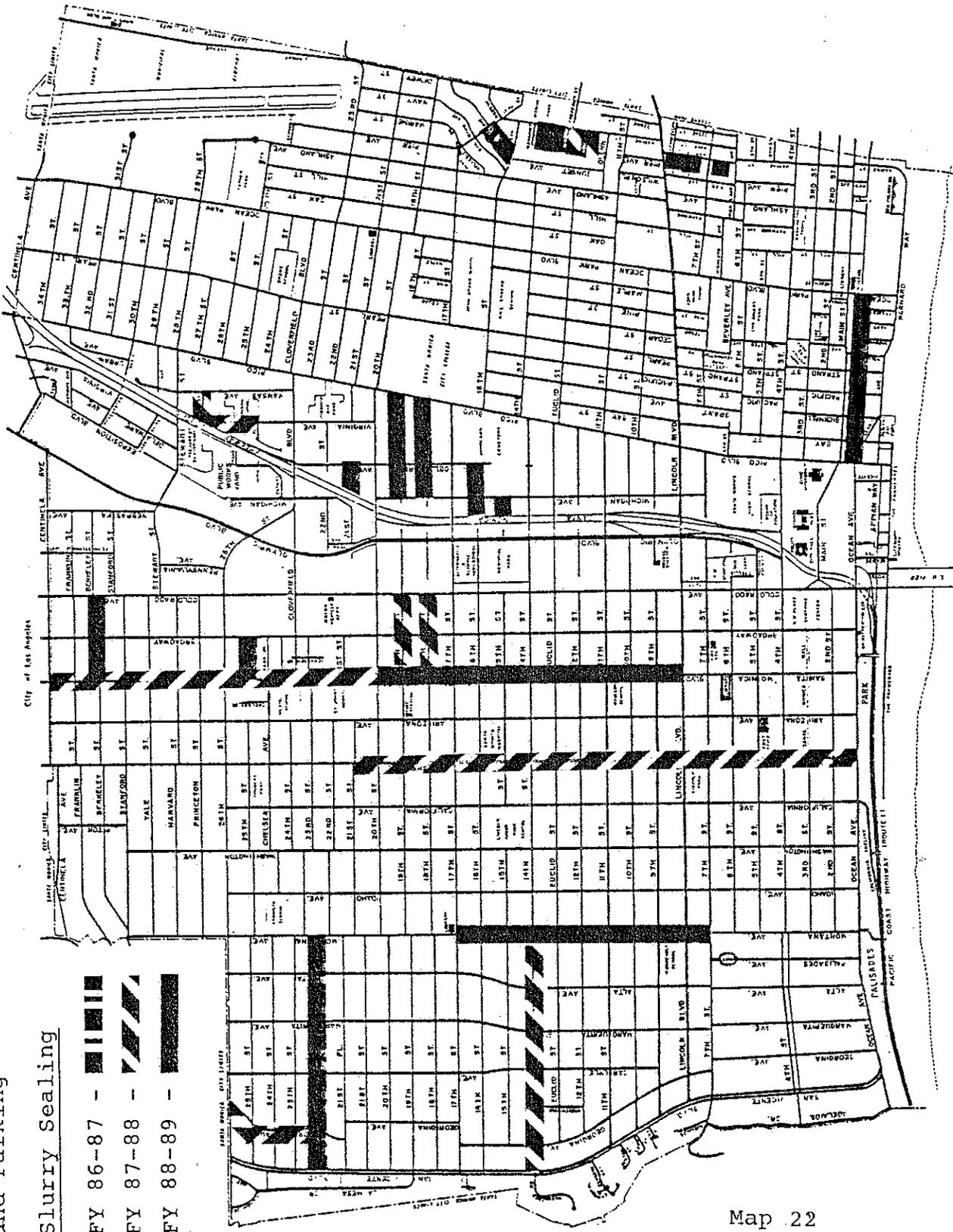
Map 21



Streets, Traffic Control
and Parking

Slurry Sealing

- FY 86-87 - [diagonal hatching]
- FY 87-88 - [horizontal hatching]
- FY 88-89 - [solid black]



Ocean

Pacific

Map 22



Environmental Review

An Environmental Impact Report (EIR) has been prepared for the Hospital Area Specific Plan (HASP) in order to examine its environmental effects. The EIR looks at a range of environmental issues, including traffic, parking and noise. The EIR identifies impacts and appropriate mitigation measures that may be added to HASP as additional objectives.

Adoption Process

The HASP review and adoption process has included a number of opportunities for public comment. Following publication of the draft HASP, the City staff provided copies of the Plan to the City Council, Planning Commission, community groups, Santa Monica Hospital, Saint John's Hospital, and other interested persons. Copies of the Plan were made available at the Planning Division public counter for review or purchase. Copies were also placed on reserve at the City's public libraries. Letters regarding the publication of the Plan were sent to a mailing list of over 1000 persons and organizations.

The City staff conducted a public workshop within a few weeks of release of the Plan so that interested persons would provide comments early in the process. This allowed City staff to consider the need for any changes to the Plan prior to issuing the Draft EIR on the Plan. Other workshops with the staff, Planning Commission and/or City Council were also conducted during Plan review.

The Draft EIR had a 45-day public review period during which anyone was able to submit comments on the environmental analysis. Notice of the Draft EIR's availability was provided to all persons on the mailing list used to notice the HASP's availability. The Final EIR includes the Draft EIR, comments on it, responses to comments, and any other appropriate information.

The Planning Commission has held several Public Hearings on the Final EIR and the proposed HASP. Interested persons were invited to attend these Hearings and address the commission regarding these documents. The Planning Commission has carefully reviewed the proposed HASP and comments on it.

The Commission has forwarded its recommendations to the Santa Monica City Council, which will also hold at least one Public Hearing on the matter before acting on it. Once the HASP is adopted, it will have the force of law and any relevant development project will be required to conform to its provisions.

The adopted HASP will guide the future development of the hospital area. For this reason, it is critical that the City staff, Planning Commission and City Council receive the full benefit of public comment, so that the adopted Hospital Area Specific Plan will reflect the concerns and goals of the Santa Monica community.

CONCLUSION

The Hospital Area Specific Plan meets the legal requirements for a specific plan by describing the distribution, location and extent of the existing infrastructure system, by establishing consistency with the General Plan, and by meeting other State and local requirements. The HASP develops policies to replace those in the Land Use Element regarding hospital and health facilities, develops zoning standards for the C-P district, identifies C-A and other parcels for rezoning, and identifies other programs to be implemented in the area. The adoption of the land use policies, new zoning standards and parcel rezonings will be coordinated with the City's on-going zoning ordinance process and forthcoming re-zoning process.

The HASP addresses the needs of the hospital neighbors, Santa Monica Hospital and Medical Center, Saint John's Hospital and Health Center, and the City of Santa Monica. It resolves the lack of standards in the Land Use Element (LUE) for the hospital study area and provides a planning program to implement those standards and the goals of the hospital Master Plans. It references development standards established in the LUE for residential and commercial corridor uses in the hospital area. The HASP also presents a rezoning program for C-A parcels in the C-P District area which need to have a zoning designation consistent with the new Zoning Ordinance. Finally, the Plan allows for future balanced development in the neighborhoods surrounding the hospitals.

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