

HALE MEDICAL CENTER SPECIFIC PLAN

SPECIFIC PLAN SANTA ANITA 1

Introduction

A Specific Plan is a legislative tool that implements the General Plan by combining zoning requirements and development regulations that are tailored to a specific property or location. Specific Plans are commonly used for unique sites, large sites, or areas that require special attention. The Santa Anita Park property is clearly a unique site within the City of Arcadia; however, the proposed project represents only 4.25 acres of the 85 acres designated for commercial development. Because the Specific Plan process is typically only initiated for parcels far greater in size, the Staff brought the concept of this project to the City Council on October 2, 2012. The City Council reasoned that a Specific Plan would be the appropriate process in this case, to be consistent with the General Plan and the importance of this overall site. The Council also expressed concern with the possibility that by "breaking off" this 4.25 acre parcel, the commercially-designated 85 acres of the site would be "piecemealed" and not developed in a consistent fashion. After discussion, it was determined that the project concept could move forward as a Specific Plan because of the location and synergy with the hospital and the existing 301 W. Huntington Drive medical office building already developed on the site. However, the City Council clearly articulated that they felt that the remainder of the commercial property on the Santa Anita Property should be part of a cohesive master plan for the site, and that additional small-scale use of the parking area would need to be part of a coordinated phasing plan for the development of the site. Based on this, a Specific Plan has been proposed for the site. A typical Specific Plan includes a wide range of uses, a large property area, unique infrastructure and public service demands, and often phased development. In this case, because it is a simple, single medical office building, the Hale Medical Center Specific Plan consists of straightforward development plans for the subject property.

Specific Plan Contents

The Specific Plan includes the site plan, floor plans and elevations for the building, as well as additional renderings and site information, and the conditions of approval. The Specific Plan will also be shown as such on the official Zoning Map of the City as SP-SA1 (Specific Plan Santa Anita 1).

The plans and elevations show the development standards applicable to the site, including height, setbacks from Huntington Drive and other property lines, landscaping, lighting, parking and loading, and signage.

The site plan and/or the associated Initial Environmental Study provide information on transportation and circulation, existing and proposed water facilities, existing and proposed sewer/wastewater facilities, solid waste facilities, stormwater/drainage facilities, utilities, and information on police and fire protection.

Implementation of the Specific Plan will require coordination between the Developer and the property owner of the Racetrack. This partnership will pay for all on-site improvements and will pay for all off-site improvements needed to mitigate specific impacts of the development identified in the Initial Environmental Study. For the complete list of mitigations and Project requirements, both on and off site, please see the Mitigation Monitoring and Reporting Program (MMRP).

The following plans, sheets, and attachments make up the Specific Plan:

Sheet A-0 Site Plan
Sheet A-1 First Floor Plan
Sheet A-1.1 Second Floor Plan
Sheet A-1.2 Third Floor Plan
Sheet A-1.3 Fourth Floor Plan
Sheet A-1.4 Roof Plan
Sheet A-2 Elevations
Rendering1 East Elevation
Rendering2 Aerial View of East/North Elevations
Rendering3 Aerial View of West/South Elevations including pedestrian bridge
Landscape Plan
Bridge Detail
Conditions of Approval

In addition, the following documents are associated with the Specific Plan and are on file in the Planning Division of the Development Services Department, 240 W. Huntington Drive, Arcadia, CA.

- Traffic Impact Analysis, prepared by Linscott, Law and Greenspan (dated March 11, 2013)

- Sewer Area Study, prepared by EGL Associates (dated March 6, 2013)
- Tentative Parcel Map No. 72193, prepared by EGL Associates
- Initial Environmental Study and Negative Declaration
- Mitigation Monitoring and Reporting Program
- Parking and Access Agreement with The Stronach Group/Owner
- Grading Plan and Standard Urban Stormwater Management Plan
- Water Efficient Landscape Plan

Interpretation of the Specific Plan

Interpretation of the provisions of the Specific Plan is the responsibility of the Development Services Director. This authority extends to determining "substantial conformance" with the standards, regulations, and guidelines of the Specific Plan and all associated documents, and includes:

1. Determinations regarding issues, conditions, or situations that arise that are not addressed by the Specific Plan.
2. Approval of signs in compliance with the standards of the CO-H6 zoning designation.
3. Additions, deletions and changes to the Specific Plan exhibits or text that substantially comply with the Specific Plan.
4. Adjustments to the site plan, building elevations, and all other conceptual plans.
5. Building-mounted mechanical equipment or cellular installations.

The Director may make a decision on the above issues, with or without conditions, or can refer a decision to the Planning Commission and/or City Council at a noticed public hearing. Notice shall be provided by publication in a newspaper of general circulation. If necessary, additional CEQA review and/or analysis will be conducted to determine the impacts of the request. Determinations of substantial conformance shall be made based on findings that the request:

1. Substantially conforms to all applicable provisions of the Specific Plan.
2. Will not adversely affect public health and safety.
3. Will not adversely affect adjacent property.

HALE MEDICAL CENTER
289 W. HUNTINGTON DRIVE
ARCADIA, CA 91007

SUMMARY:
ZONE: CO-H6

LAND: +/- 185, 273 SF

BUILDING: 70,096 SF

FAR: 37.8 %

FOOTPRINT: 17,959 SF

LOT COVERAGE: 9.6%

LANDSCAPING: 21,615 SF

13.3%

PARKING:

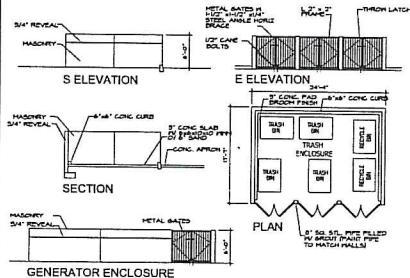
REQ'D 5/1 350 STALLS

PRVD: 366 STALLS

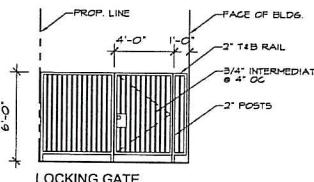
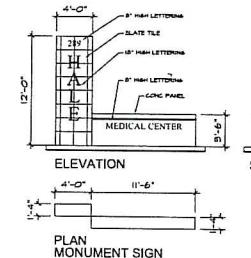
ADA PARKING 8 STALLS

CAV PARKING 29 STALLS

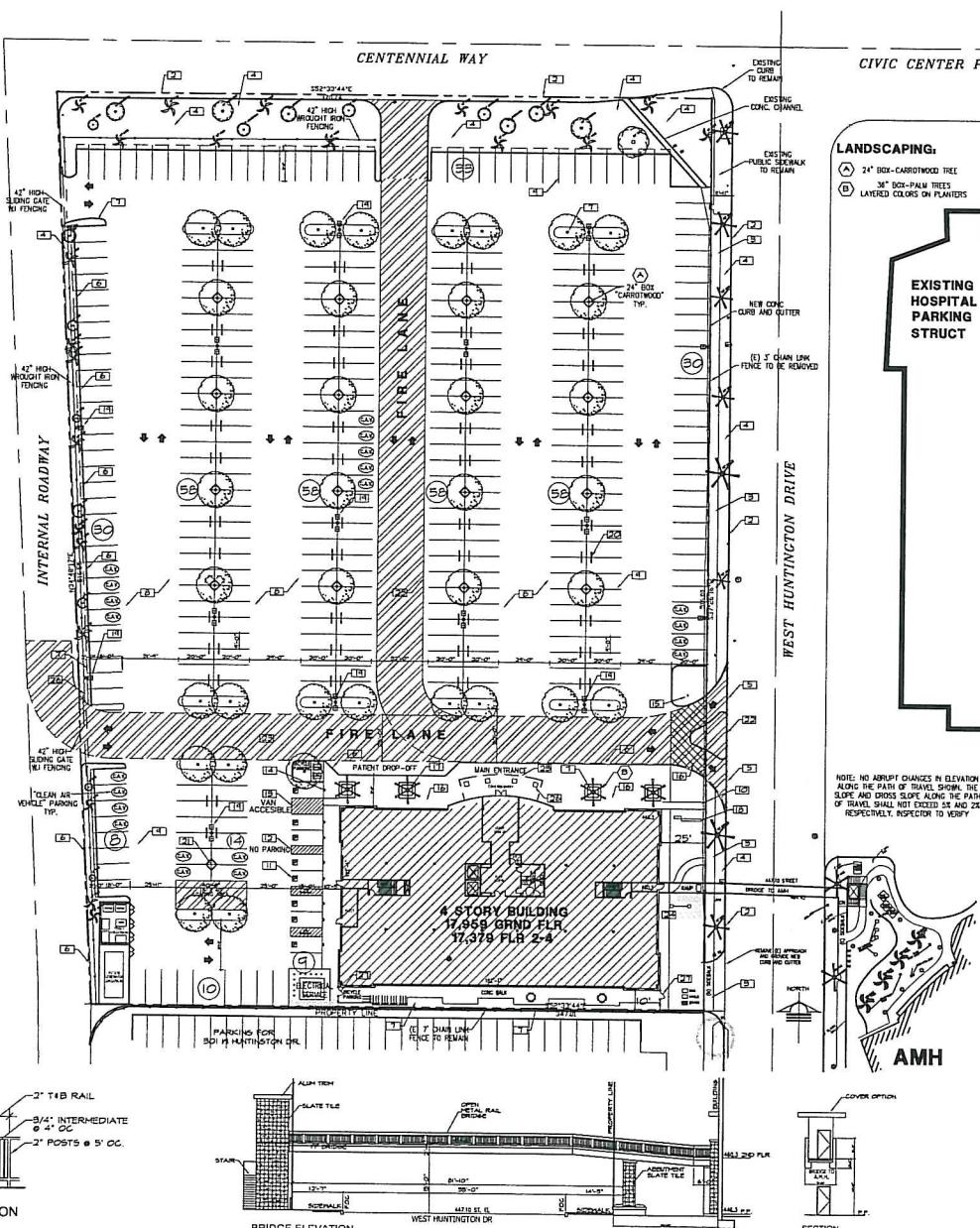
BICYCLES 18 SPACES



SANTA ANITA PARK



WROUGHT IRON FENCING



SITE PLAN

KEYNOTES:

- 1 PROPERTY LINE - SEE CIVIL PLANS
- 2 EXISTING CONG CURB AND GUTTER TO REMAIN
- 3 NEW 5' SIDEWALK
- 4 EXISTING LANDSCAPING TO REMAIN
- 5 NEW CONCRETE APRON - PER CITY STANDARD
- 6 NEW CONCRETE CURB
- 7 LANDSCAPE PLANTER AREA
- 8 NEW ASPHALT PAVING - SEE CIVIL
- 9 PARKING STRIPPING FOR CITY STANDARD
- 10 48" WIDE ADA ACCESS FROM EXISTING SIDEWALK
- 11 ADA PARKING STALL 4'-0" x 10'-0"
- 12 ADA LOADING AISLE 5'W x 10' L BLUE STRIPED
- 13 ADA VAN ACCESSIBLE SPACE LOADING 8'-0" x 15'-0"
- 14 ADA PARKING STALL ID SIGN PER #60 T-15
- 15 ADA PARKING LOT ENTRANCE ID SIGN
- 16 ENHANCED PAVING MATERIAL
- 17 RAISED PLANTER/SEATING AREA
- 18 16'WIDE x15' LONG x 12' HIGH MONUMENT SIGN
- 19 20' HIGH LIGHT POLE
- 20 6' CONC. WHEEL STOP TYP.
- 21 CHARGING STATION (FUTURE)
- 22 CONCRETE REINFORCED AND PAVERS, TO SUPPORT 12,000 LB WEIGHT.
- 23 FIRE LANE PAVING SECTION TO SUPPORT 12,000 LB WEIGHT.
- 24 BACKFLOW PREVENTION VALVE, SCREENED WITH LANDSCAPE HEDGES
- 25 BUILDING ADDRESS -3" LETTERS MN.
- 26 FIRE DEPT. KNOX BOX LOCATION
- 27 4' LOCKABLE SIDE GATE

HALE

Builders & Developers
The Hale Corporation
513 S. Myrtle Ave, Suite A
Monrovia, CA 91016
tel: 626-358-4523
fax: 626-359-2467

Owner:
SH NO. LLC
513 S. Myrtle Ave, Suite A
Monrovia, CA 91016

Project:

HALE
medical center

289 West Huntington Dr
Arcadia, CA 90007

Consultants:
Architect: The Hale Corp
Civil: EG Assoc
Soils: TK Eng
Structural: Miyamoto
Mechanical: Sharmi Eng
Plumbing: Sharmi Eng
Electrical: Sharmi Eng
Landscape: TBD

Sheet Title:
SITE PLAN

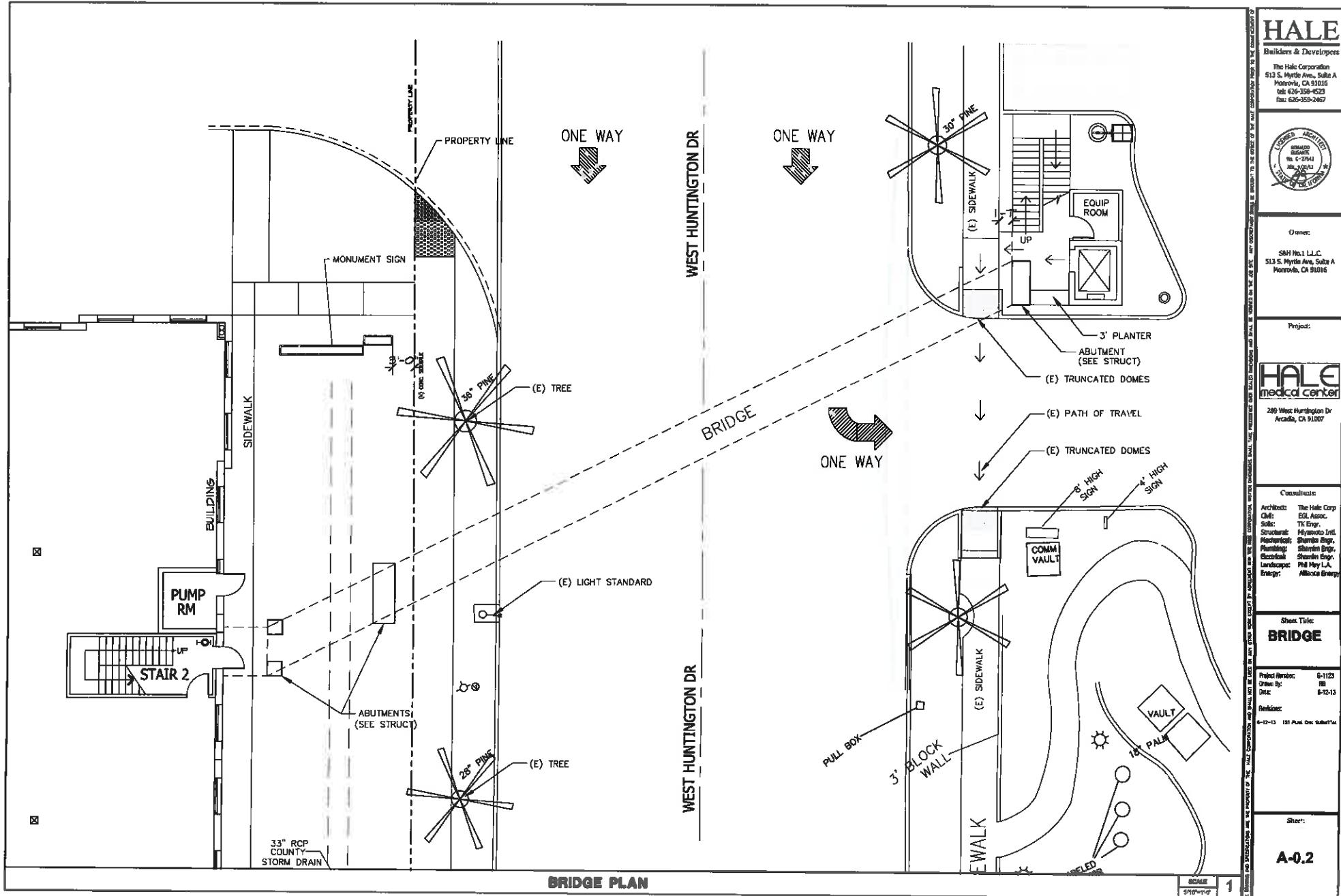
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Drawn By: RD
Date: 3-12-13
Revisions:

Sheet:
A-0

1
1/2"=1'-0"

SCALE

1/2"=1'-0"



HALE

Builders & Developers
The Hale Corporation
513 S. Myrtle Ave, Suite A
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Owner:
SH No.1 LLC.
513 S. Myrtle Ave, Suite A
Monrovia, CA 91016

Project:

HALE
medical center

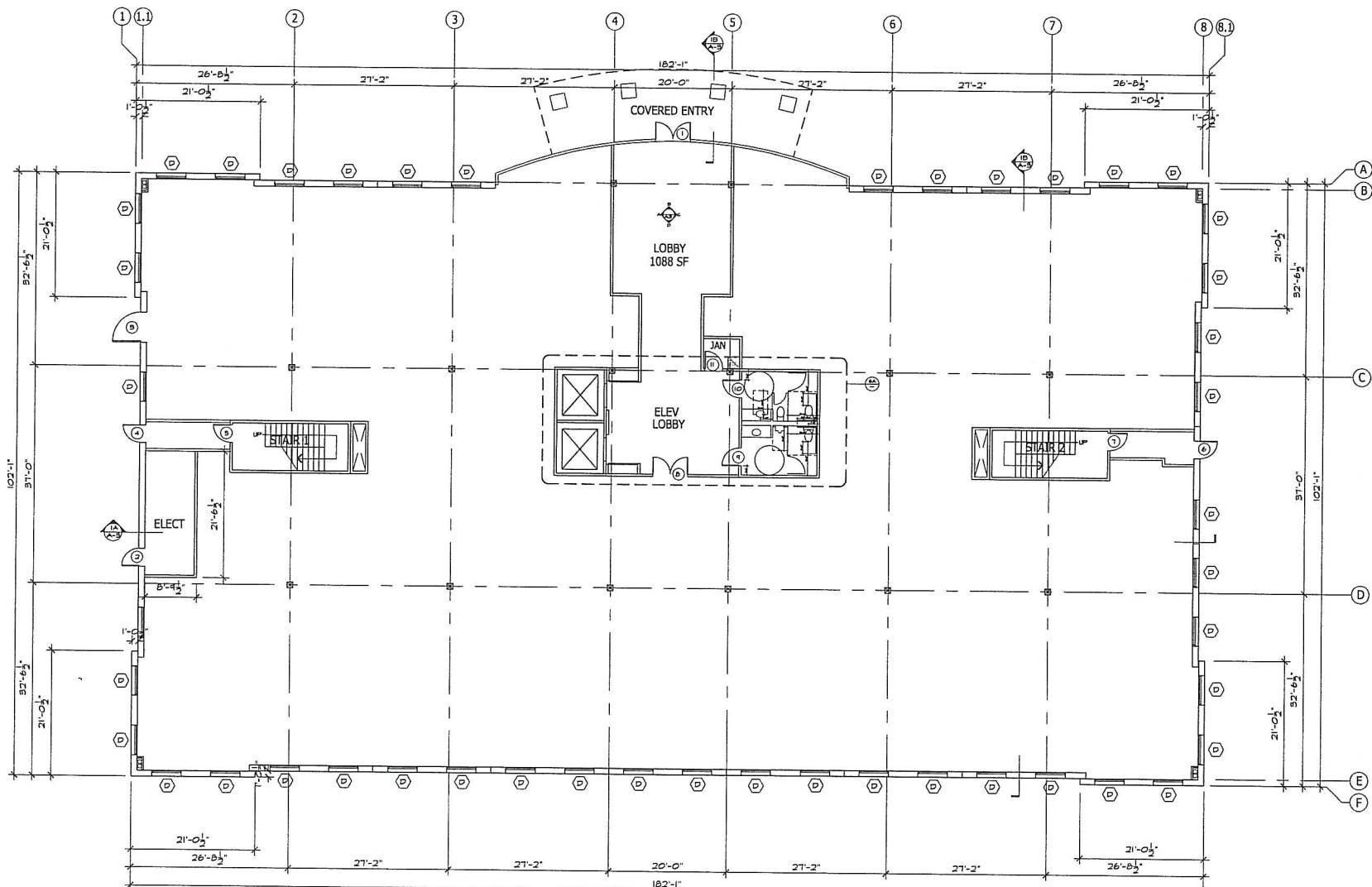
289 West Huntington Dr
Arcadia, CA 91007

Consultants:
Architect: The Hale Corp
Civil: EGJ Assoc
Soil: TK Eng
Structural: Miyamoto
Mechanical: Shimizu Eng
Plumbing: Shimizu Eng
Electrical: Shimizu Eng
Landscape: TBD

Sheet Title:
FIRST FLOOR PLAN

Project Number: G-1123
Drawn By: RB
Date: 3-12-13
Revisions:

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FIRST FLOOR PLAN

1
SCALE
1/8"=1'-0"

A-1

HALE

Builders & Developers

The Hale Corporation
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Monrovia, CA 91016
tel: 626-358-4523
fax: 626-359-2467

Owner:
SH No.1 LLC
513 S. Myrtle Ave, Suite A
Monrovia, CA 91016

Project:

Consultants:

Architect:	The Hale Corp
Civil:	EGL Assoc
Soils:	TK Engr
Structural:	Miyamoto
Mechanical:	Shamlin Eng
Plumbing:	Shamlin Eng
Electrical:	Shamlin Eng
Landscape:	TRD

Sheet Title:

Project Number:	G-1123
Drawn By:	RB
Date:	3-12-13

Sheet:

A-1.2

THIRD FLOOR PLAN

SCALE	1
1/8" = 1'-0"	

HALE

Builders & Developers
 The Hale Corporation
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Owner:

SH No. I LLC
 513 S. Myrtle Ave., Suite A
 Monrovia, CA 91016

Project:

HALE
 medical center

269 West Huntington Dr
 Arcadia, CA 91007

Consultants:

Architect: The Hale Corp
 Civil: EG, Assoc
 Soils: TK Eng
 Structural: Miyamoto
 Mechanical: Shamim Eng
 Plumbing: Shamim Eng
 Electrical: Shamim Eng
 Landscape: TBO

Sheet Title:

FOURTH
 FLOOR PLAN

Project Number:

G-1173
 Drawn by: RS
 Date: 3-12-13
 Revisions:

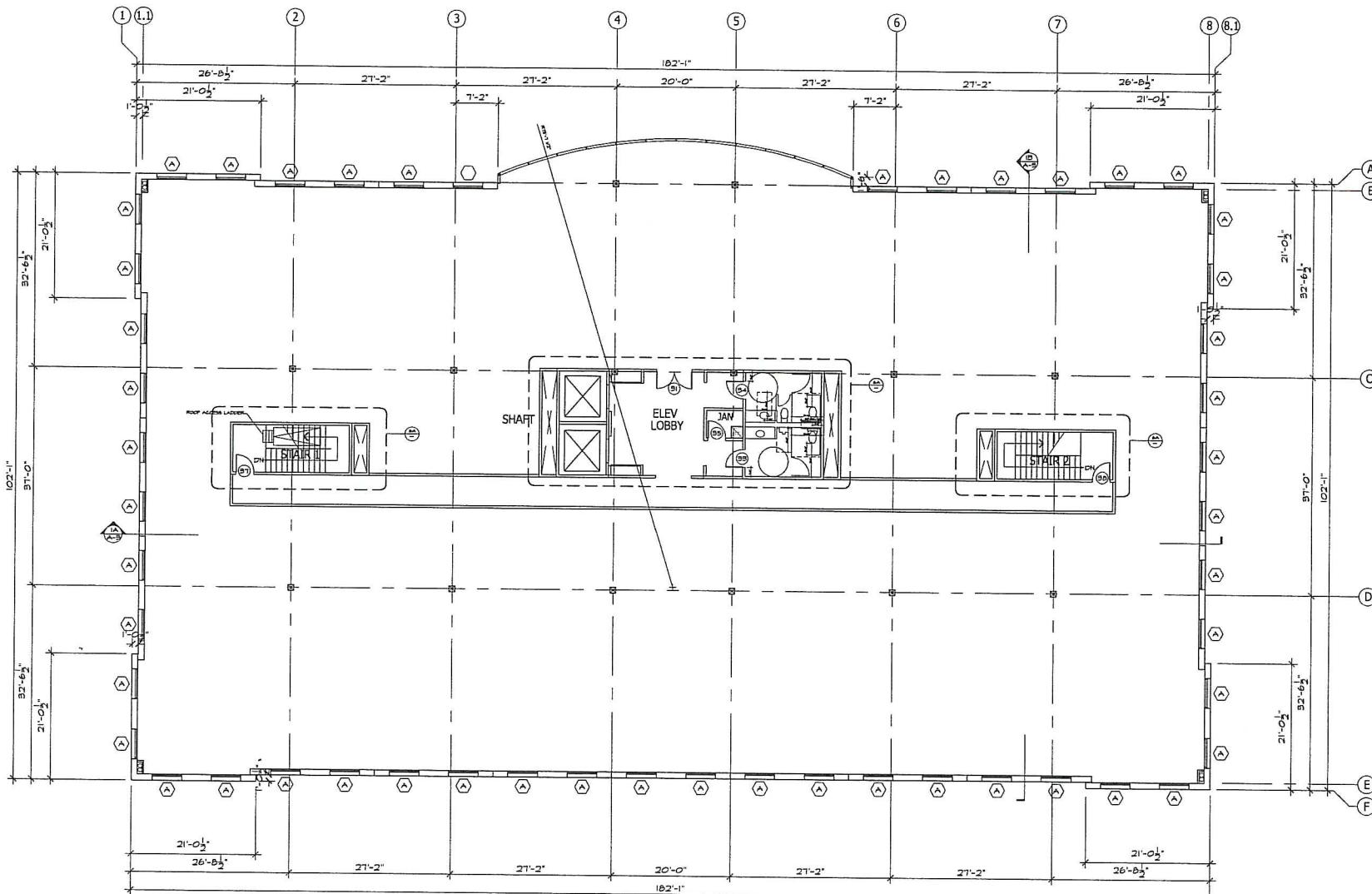
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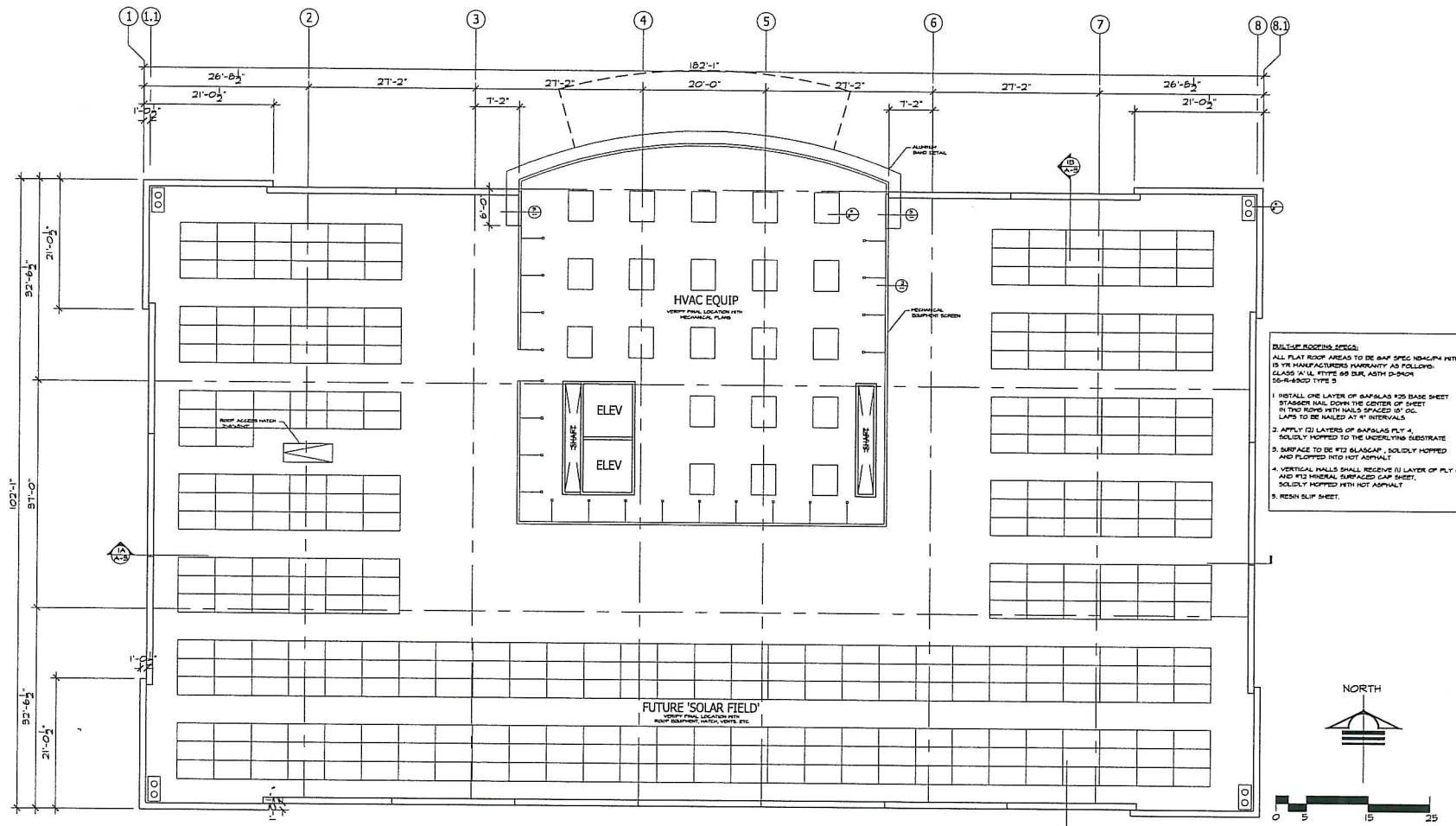
A-1.3

SCALE
 1/8"=1'-0"

1

FOURTH FLOOR PLAN





ROOF PLAN

COMMITMENT OF
HALE

The Hale Corporation
513 S. Myrtle Ave., Suite A
Monrovia, CA 91016
tel: 626-358-1523
fax: 626-359-2467

Owner:
SH No.1 LLC.
513 S. Myrtle Ave, Suite A
Monrovia, CA 91016

Project:

Consultants:
Architect: The Hale Corp
Civil: EGL Assoc
Soils: TK Engr
Structural: Miyamoto
Mechanical: Shamim Eng
Plumbing: Shamim Eng
Electrical: Shamim Eng
Landscape: TBD

Sheet Title:

Project Number: G-1123
Drawn By: RB
Date: 3-12-13
Revisions:

Sheet:

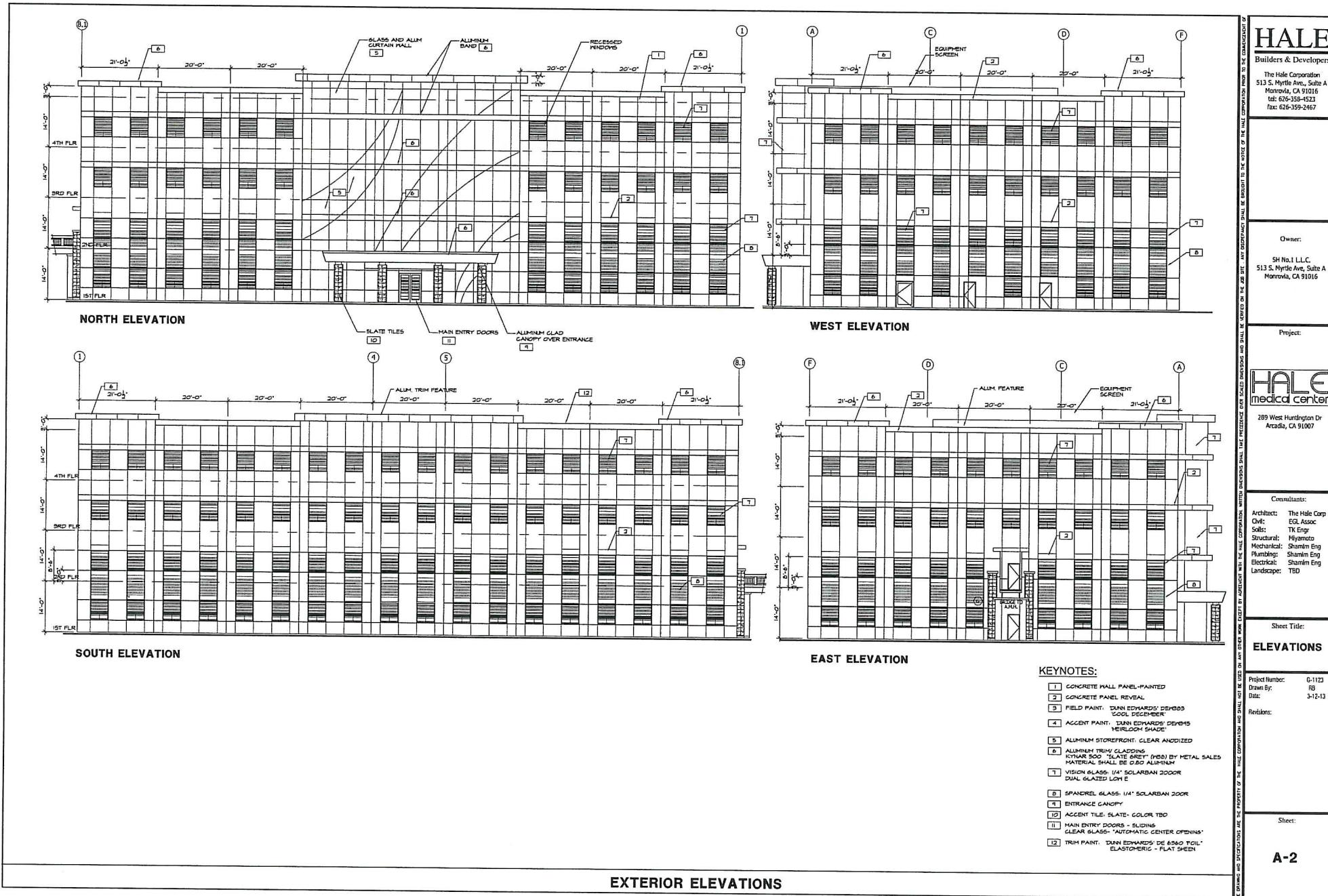
DETAILS

PARAPET EXT.

3

EQUIPMENT SCREEN

SCALE
3/8" = 1'



SHRUBS



Azalea s. indica 'Formosa', Azalea

PERENNIALS



Strelitzia reginae, Bird of Paradise

TREES



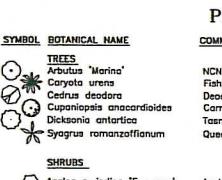
Hemerocallis hybrids, Daylily



Lagerstroemia indica, Crape Myrtle



Arbutus 'Marina', NCN



Syagrus romanzoffianum

SHRUBS



Buxus m., Japanese Buxwood

PERENNIALS



Podocarpus h., Long Leaf Yellow-wood

GROUND COVERS



Clivia miniata, Clivia



Cupaniopsis anacardioides, Carrotwood Tree



Dicksonia antarctica, Tasmanian Tree Fern



Caryota urens, Fishtail Palm

SHRUBS



Nandina d., Harbour Dwarf

PERENNIALS

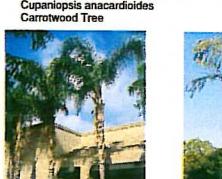


Agapanthus a., Lily of the Nile

GROUND COVERS



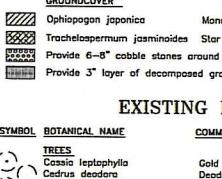
Trachelospermum j., Star Jasmine



Dietera bicolor, Kaffir Lily



Syagrus romanzoffianum, Queen Palm



Ophiopogon japonicus, Mondo Grass

PLANT LEGEND

COMMON NAME	SIZE	QTY.	WATER	COMMENTS
Arbutus 'Marina'	24" box	8	M	
Fishtail Palm	36" box	4	M	
Deodar Cedar	36" box	1	M	min. 10' trunk
Cupaniopsis anacardioides	36" box	18	M	
Dicksonia antarctica	24" box	5	M	
Tasmanian Tree Fern	24" box	5	M	
Queen Palm	24" box	21	M	min. 10' trunk
Asplenium nidus 'Formosa'	5 gal	56	M	
Japanese Boxwood	5 gal	101	M	
Dwarf Heavenly Bamboo	5 gal	40	M	
Philodendron 'Xanadu'	5 gal	39	M	
Phormium L 'Pink Stripe'	5 gal	39	M	
Phormium L 'Jack Spratt'	5 gal	397	M	
Podocarpus henkelii	15 gal	82	M	
Strelitzia reginae	5 gal	228	M	
Azalea Formosa	5 gal	56	M	
Japanese Boxwood	5 gal	101	M	
Nandina d.'Harbour Dwarf'	5 gal	40	M	
Philodendron 'Xanadu'	5 gal	39	M	
Phormium L 'Pink Stripe'	5 gal	39	M	
Phormium L 'Jack Spratt'	5 gal	397	M	
Podocarpus henkelii	15 gal	82	M	
Strelitzia reginae	5 gal	228	M	
Lily of the Nile	5 gal	396	M	
Kaffir Lily	5 gal	81	M	
Fortnight Lily	5 gal	45	M	
Daylily	5 gal	206	M	mixed colors
Ophiopogon japonicus	1 gal	535	M	plant @ 12" o.c.
Trachelospermum jasminoides	flats	12	M	plant @ 12" o.c.
Provide 6-8" cobble stones around tree trunks.				
Provide 3" layer of decomposed granite (Palm Springs Gold)				

EXISTING PLANT LEGEND

COMMON NAME	SIZE	QTY.	COMMENTS
Gold Medallion Tree	varies	8	to remain
Deodar Cedar	varies	1	to remain
Crape Myrtle	varies	1	to remain
Magnolia	varies	18	to remain
Dober Palm	varies	5	to remain
Mexican Fan Palm	varies	21	to remain

Existing landscape to remain in place.

PLANTING PLAN (SOUTH)

HALE
Builders & Developers

The Hale Corporation
513 S. Myrtle Ave., Suite A
Hornville, CA 91016
tel: 626-359-4523
fax: 626-359-2467

Owner:
SAH No.1 L.L.C.
513 S. Myrtle Ave, Suite A
Monrovia, CA 91016

Project:

HALE
medical center

269 West Huntington Dr
Arcadia, CA 91007

Consultants:
Architect: The Hale Corp
Civ'l: ECI Assoc.
Sols: TK Eng'r.
Mechanical: Miyamoto Int'l.
Plumbing: Shimmin Eng'r.
Landscape: Phil Hay L.A.

Sheet Title:
PLANTING PLAN (SOUTH)

Project Number: G-1123
Drawn By: TB
Date: 4-2-13
Revisions:

Sheet:

L-1

SHRUBS




PERENNIALS




TREES



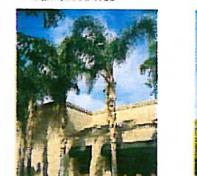




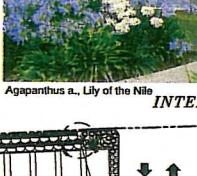






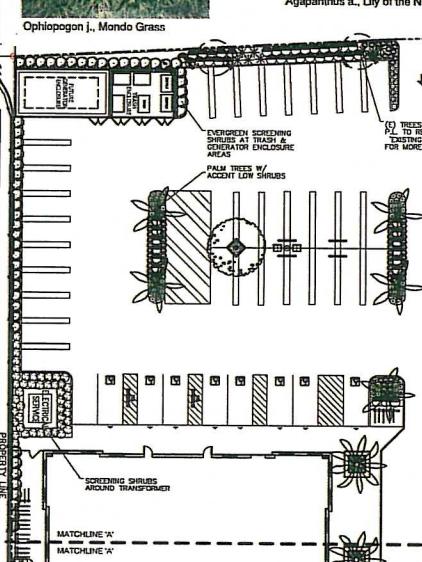


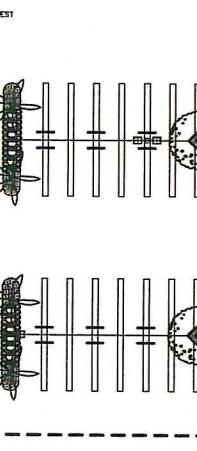






INTERNAL ROADWAY





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER	FACTOR	COMMENTS
Tree symbols	Arbutus 'Marina'	NCN	24" box	8	M		
Tree symbols	Caryota urens	Fightail Palm	36" box	4	M		min. 10' trunk
Tree symbols	Cedrus deodara	Deodar Cedar	36" box	1	M		
Tree symbols	Cupaniopsis anacardioides	Carrotwood Tree	24" box	18	M		
Tree symbols	Dicksonia antarctica	Tasmanian Tree Fern	24" box	5	M		
Tree symbols	Syagrus romanzoffianum	Queen Palm	24" box	21	M		min. 10' trunk

SHRUBS

Azalea s. Indica 'Formosa'	Azalea Formosa	5 gal	56	M	
Buxus micro. japonica	Japanese Boxwood	5 gal	101	M	
Nandina d. 'Harbour Dwarf'	Dwarf Heavenly Bamboo	5 gal	40	M	
Pholidendron 'Kanado'	Xanadu Philodendron	5 gal	39	M	
Phormium t. 'Pink Stripe'	Pink Stripe Flax	5 gal	39	M	
Podocarpus henkelii	Jack Spratt	5 gal	397	M	
Strelitzia reginae	Long Leaf Yellow-wood	15 gal	82	M	
	Bird of Paradise	5 gal	228	M	

PERENNIALS

Agapanthus africanus	Lily of the Nile	5 gal	396	M	
Clivia miniata	Kaffir Lily	5 gal	81	M	
Dites bicolor	Fortnight Lily	5 gal	45	M	
Hemerocallis hybrids	Daylily	5 gal	206	M	mixed colors

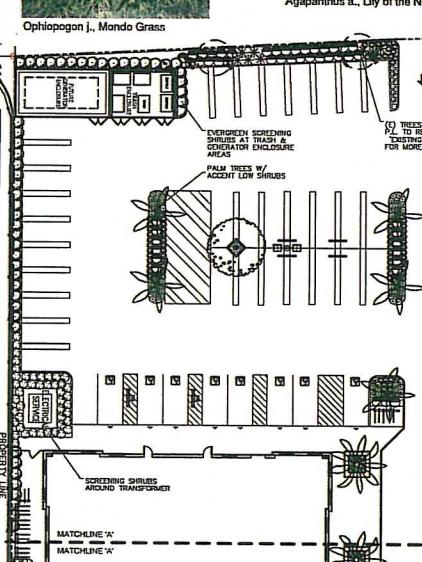
GROUNDCOVER

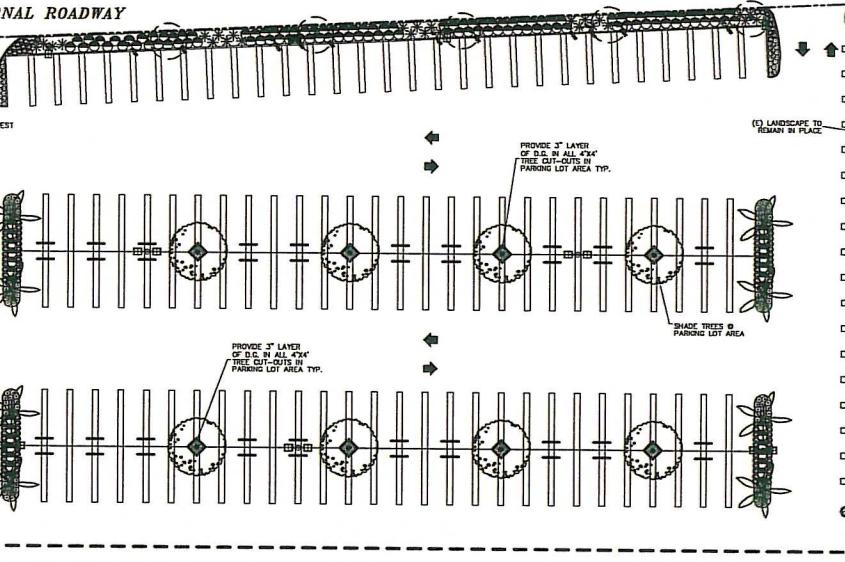
Ophiopogon japonicus	Mondo Grass	1 gal	535	M	plant @ 12" o.c.
Trachelospermum jasminoides	Star Jasmine	flats	12	M	plant @ 12" o.c.
Provide 6-8" cobble stones around tree trunks.					
Provide 3" layer of decomposed granite (Palm Springs Gold)					

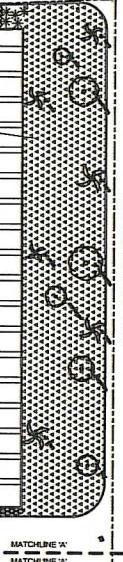
EXISTING PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS
Tree symbols	Cassia leptophylla	Gold Medallion Tree	varies	8	to remain
Tree symbols	Cedrus deodara	Deodar Cedar	varies	1	to remain
Tree symbols	Lagerstroemia indica	Crape Myrtle	varies	1	to remain
Tree symbols	Magnolia grandiflora	Magnolia	varies	18	to remain
Tree symbols	Phoenix dactylifera	Date Palm	varies	5	to remain
Tree symbols	Washingtonia robusta	Mexican Fan Palm	varies	21	to remain



























































<img alt="Site plan for Internal

HALE Medical Center (Bridge)



Bridge with horizontal pickets and IPE decking.



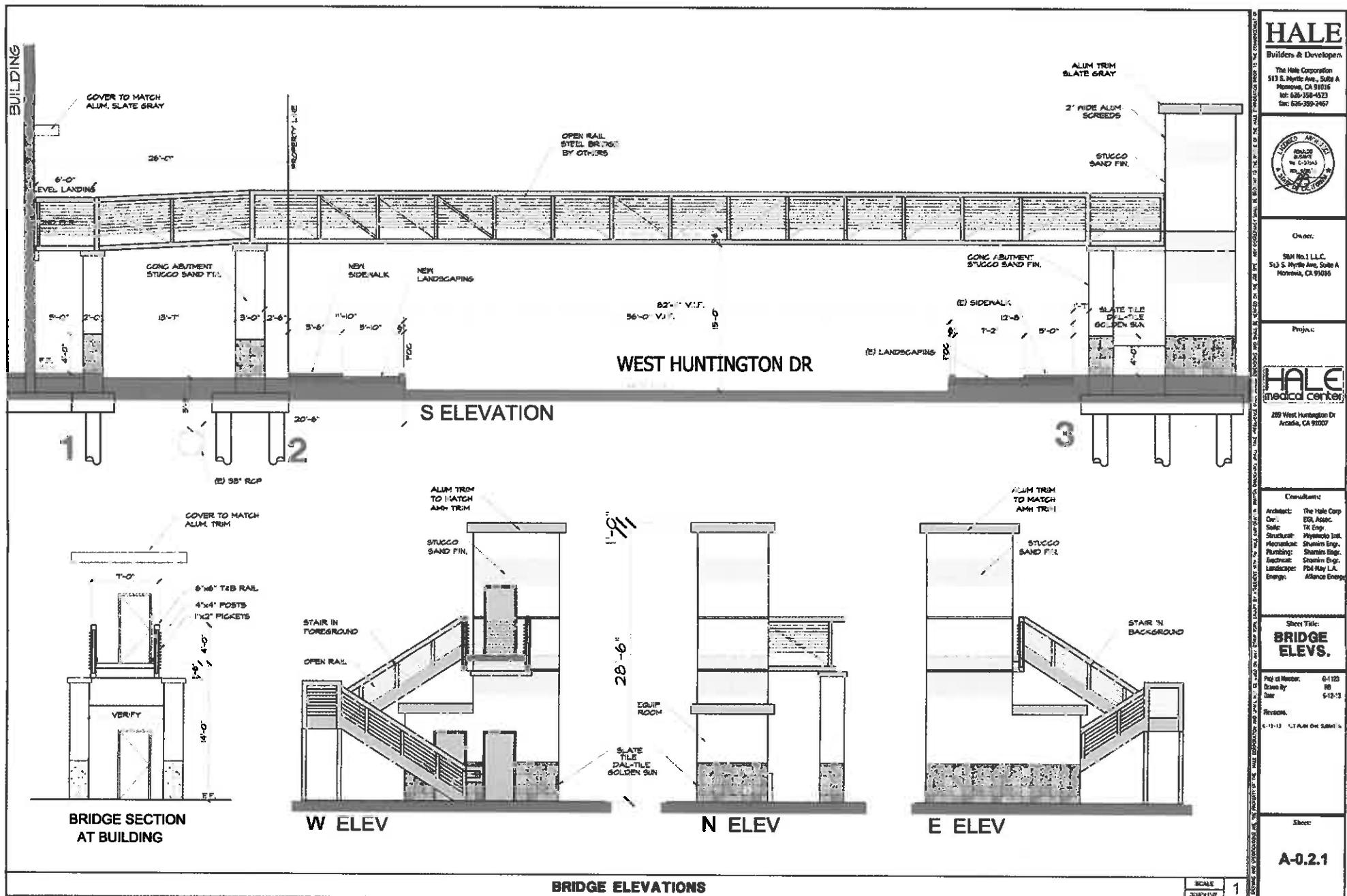
METHODIST HOSPITAL

301 MEDICAL BU









HALE MEDICAL CENTER SPECIFIC PLAN

Specific Plan – Santa Anita 1

Conditions of Approval

1. The final map for the Tentative Parcel Map shall include a vehicular access easement at the north and west sides of the new 4.25 acre parcel with the remaining Santa Anita Park property. Prior to final approval of the medical office building, the final map for the Tentative Parcel Map shall be approved and recorded at the Los Angeles County Recorder's Office.
2. The elevator tower at the Methodist Hospital site and pedestrian bridge across Huntington Drive shall be revised as follows:
 - The design of the elevator tower shall be revised to limit the use of slate tile to a secondary accent material. The remainder of the tower shall feature materials, colors, and details consistent with the adjacent Methodist Hospital building. The revised design shall be subject to the approval of the Development Services Director.
 - The design of the pedestrian bridge support column shall be revised to limit the use of slate tile to a secondary accent material. The remainder of the façade shall feature materials, colors, and details consistent with the medical office building. The revised design shall be subject to the approval of the Development Services Director.
3. A project to address the current sewer main deficiency is under consideration in the City's Capital Improvement Program to design the necessary improvements in Fiscal Year 2014-15 and to construct the improvements in Fiscal Year 2015-16. The developer has submitted an area sewer study to determine the impact of the project on the sewer system. Prior to the issuance of a building permit for the project, and provided no alternative point of sewer connection with adequate capacity to serve the project is determined to be available when needed, the developer shall be required to pay to the City the entire cost of the necessary improvements in order for the City to construct the necessary improvements consistent with the current CIP. The developer shall receive credit against applicable CIP fees equivalent to the amount paid by the developer in excess of the developer's fair share. If CIP fee credits are insufficient to allow for full reimbursement, developer and City shall enter into a reimbursement agreement to provide for reimbursement as funds from the CIP program are available for this purpose.
4. A minimum of 366 parking spaces shall be provided for the medical office project as shown on the Specific Plan document submitted to the City as of May 7, 2013. Except as provided hereafter, the parking spaces shall all be available for unrestricted use by and for purposes of the proposed project. The applicant shall execute and record against the applicant's property an agreement ("Parking Agreement") with the owner of the adjacent Racetrack property pursuant to which Santa Anita Park is permitted to use the parking lot on the applicant's property for purposes of Racetrack parking on all Saturdays, Sundays and State and federal holidays, on all weekdays after 6:00 p.m. and on all dates on which a Breeders' Cup or similar special horse racing event is held. The Parking Agreement shall be submitted by the applicant to the City for review and approval of the substance and form thereof prior to execution and recordation thereof by the applicant in the Los Angeles County Recorder's Office. The Parking Agreement shall expressly provide, among other provisions, that the Parking Agreement shall not be amended or terminated without the prior written approval by the City. The applicant shall provide proof to the City, by means of a conformed copy of the recorded Parking Agreement and a title report, that following review

and approval by the City, the Parking Agreement has thereafter been recorded by the applicant in the Los Angeles County Recorder's Office, together with documents evidencing subordination thereto executed by all parties who own an interest in the property which could ripen into a fee interest. The applicant shall not be entitled to issuance by the City of any building permit for the medical office project or any other project on the property until the applicant has first provided the foregoing proof to the City.

5. The applicant shall execute an agreement with the City, in a form and substance approved by the City Manager and approved as to form by the City Attorney, pertaining to an encroachment of the proposed overhead walkway above Huntington Drive from the subject project site to Methodist Hospital. The agreement shall provide, among other matters, that the owner of the subject project site and any and all successors in interest of the owner shall have sole responsibility to repair and maintain the overhead walkway, and shall undertake any and all such repair and maintenance at their cost and expense promptly upon demand by the City. The agreement shall also provide, among other matters, that the owner of the subject project site shall maintain at all times general liability insurance pertaining to the overhead walkway in a form, substance and amount approved by the City Manager, or his/her designee. The agreement shall further provide that such insurance shall be issued by an insurer rated at least A-VII or better in Best's Insurance Guide or any similar rating guide approved by the City, that the insurer shall be admitted by the State of California to issue such insurance policies in California and that by endorsement to the policy, the insurance covers as additional insured parties the City and its officials, officers, employees and agents. The applicant shall obtain for recordation against the subject project site fully executed subordinations to the agreement, in a form and substance approved by the City Manager, from any and all persons or entities who have an interest in the project site which could ripen into a fee interest. The agreement and all subordinations shall be recorded by the applicant in the Office of the Los Angeles County Recorder prior to issuance by the City of any building permit for the proposed project, and the applicant shall provide evidence of such recordation to the City in a form deemed acceptable by the City Manager and City Attorney. Prior to commencement of construction of such overhead walkway, the applicant shall provide to the City's Development Services Director plans and specifications for the overhead walkway, including without limitation architectural design, for approval by the Development Services Director. The overhead walkway shall be constructed in accordance with such plans and specifications. Prior to issuance of any building permit for the proposed project, the applicant shall submit to the City for review and approval by the City Manager, or his/her designee, an agreement between the owner of the subject project site and Methodist Hospital pursuant to which among other matters, the Hospital agrees, on behalf of itself and its successors in interest (other than the City), to permit the overhead walkway to be constructed, in relevant part, on the property on which the Hospital is located. The agreement between the owner of the subject project site and the Hospital shall be in a form and substance approved by the City Manager, and approved as to form by the City Attorney, and shall provide among other matters that the agreement shall not be terminated without prior written consent of the City.
6. The project shall comply with all of the conditions and mitigation measures listed in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prepared for this project.
7. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with to the satisfaction of the

Building Official, City Engineer, Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the facilities or structures may be subject to the issuance of permits after having fully detailed plans submitted to the City for plan check review and approval.

8. The uses approved by these applications shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved; and shall be subject to periodic inspections, after which the provisions of this approval may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses, residents, or properties.
9. Noncompliance with the plans, provisions and conditions of approval shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the on-site businesses.
10. The applicant shall defend, indemnify, and hold harmless the City of Arcadia and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Arcadia, its officers, employees or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Arcadia concerning this project and/or land use decision, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Staff, which action is brought within the time period provided for in Government Code Section 66499.37 or other provision of law applicable to this project or decision. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and/or land use decision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.
11. Approval of these applications shall not become effective until the property owner(s) and applicant(s) have executed and filed with the Development Services Department an Acceptance Form to indicate awareness and acceptance of these conditions of approval.



MEMORANDUM

Development Services Department

To: Dick Hale, The Hale Corporation
Tim Schwehr, Associate Planner
Specific Plan SP-SA1 File

From: Jason Kruckeberg, Assistant City Manager/Development Services
Director *JLK*

Date: July 22, 2013

RE: INTERPRETATION OF SPECIFIC PLAN SP-SA1

ISSUE

The approval of the Hale Medical Center Specific Plan (Specific Plan SP-SA1) included the provision of a pedestrian bridge spanning Huntington Drive. The bridge was originally planned to connect the Medical Center to a point on the Methodist Hospital site located to the west of the existing emergency ambulance driveway to the Hospital. Upon site planning and investigation during the plan check process, it was determined that the area planned for the construction of the elevator tower on Methodist Hospital property had a high density of underground utilities. Relocation of this preponderance of utilities has proven infeasible. As a result, a request has been made to move the planned elevator tower for the pedestrian bridge to the east side of the driveway entrance. See the attached rendering, bridge plan, and bridge elevations for more information (Attachment A). Because this is an alteration to the approved site plan within the Specific Plan, an interpretation is necessary.

DISCUSSION

The Hale Medical Center Specific Plan includes a provision for interpretations. This process is a common component of Specific Plans as it often is necessary to make slight alterations and modifications to site plans, elevations, and other approved documents through the plan check or construction process. Page 3 of the approved Hale Medical Center Specific Plan includes the provisions for interpretations. The Development Services Director is given the authority to determine substantial compliance of any

proposed alteration with the standards, regulations, and guidelines of the Specific Plan and associated documents. In this case, the applicant is requesting an interpretation of item 4 of the substantial compliance list: "Adjustments to the site plan, building elevations, and all other conceptual plans."

In order to find that this modification is in substantial compliance with the approved plan, the Director must find that the modification meets the following:

- Substantially conforms to all applicable provisions of the Specific Plan
- Will not adversely affect public health and safety.
- Will not adversely affect adjacent property.

In this case, the change in the bridge location conforms to all applicable provisions of the Specific Plan. It is a minor aesthetic change in the overall appearance of the project and it does not conflict with the approved Mitigation Plan for the project. Additionally, the change has been agreed to by Methodist Hospital and will not adversely affect the adjacent parcel. The change will not impact public health and safety as all sightlines and path of travel considerations will be reviewed prior to the issuance of a building permit by the relevant departments (e.g. Fire Department, Development Services Department, etc.).

CONCLUSION/FINDING

The modification to the location of the planned pedestrian bridge for the Hale Medical Center is approved as shown in the attached rendering and plans, subject to the following conditions:

1. Prior to the issuance of a building permit, the final location and configuration of the bridge and elevator tower shall be reviewed and approved through the plan check process.
2. Prior to the issuance of a building permit, the path of travel from the elevator to the Hospital building shall be specifically reviewed and approved by the Building Official and Fire Department.
3. Mitigation Measures TT-1 and TT-2 concerning driveway visibility and location of bridge support columns shall remain in full force and effect (Attachment B).

Attachment A: Pedestrian Bridge Rendering, Modified Bridge Plan, Bridge Elevations
Attachment B: Mitigation Measures, Page 7.

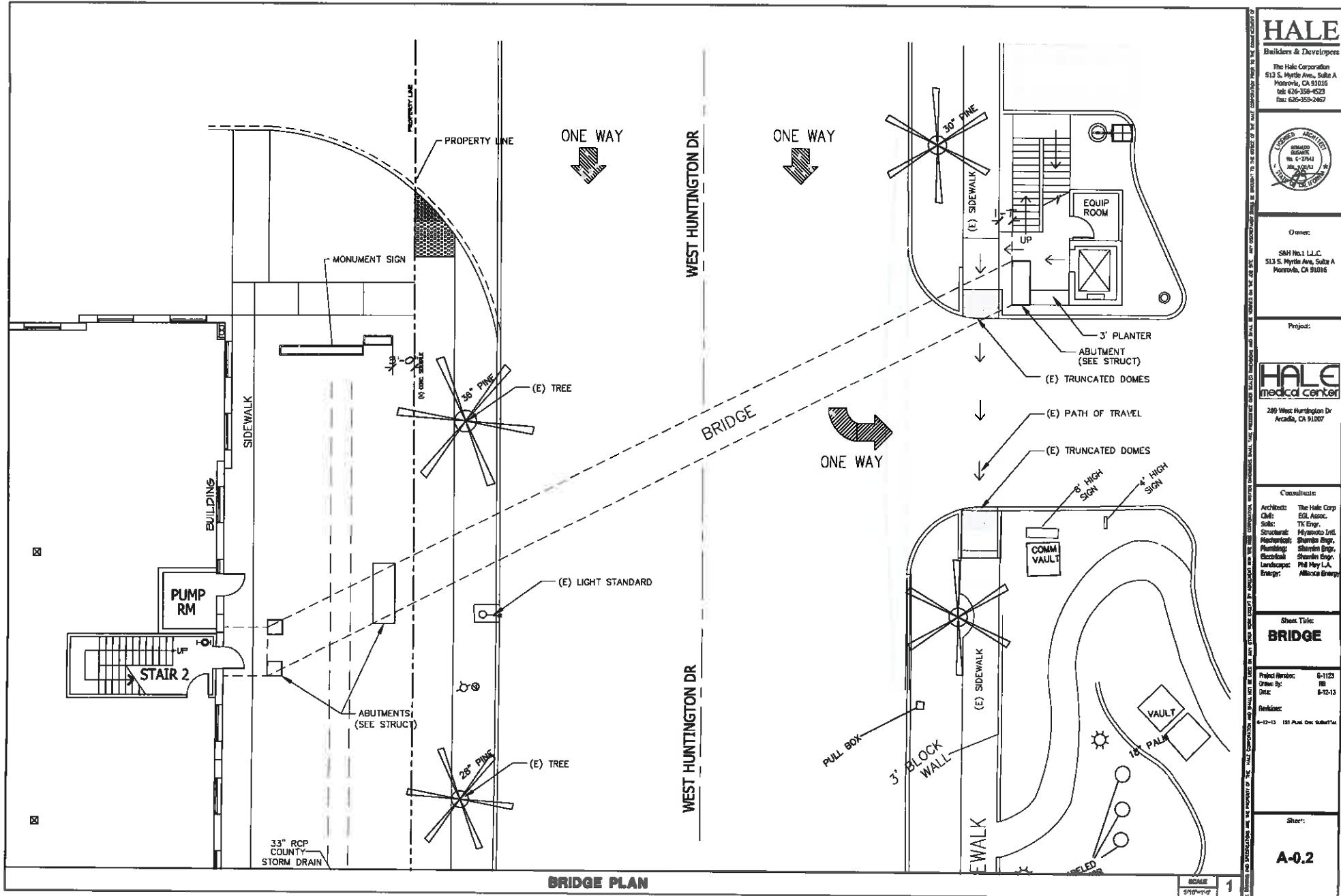
Attachment A

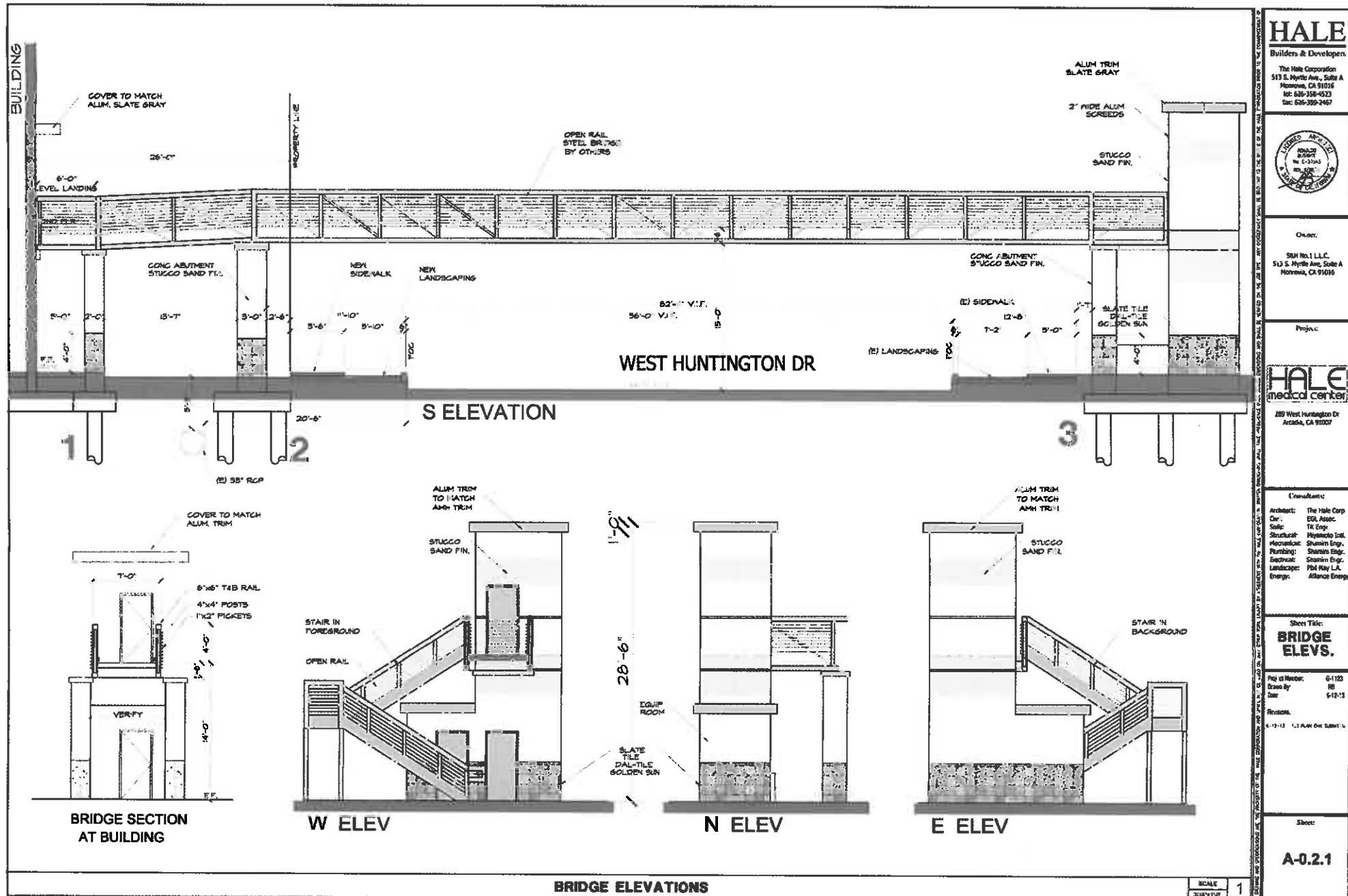
Pedestrian Bridge Rendering

Modified Bridge Plan

Bridge Elevations







CHALE

Builders & Developers
The Hale Corporation
13 S. Myrtle Ave., Suite A
Monrovia, CA 91016
tel: 626-358-4523
fax: 626-359-2457



Owner:

Project

HALE
medical center

289 West Huntington Dr
Arcadia, CA 91007

Consultants:
 - The Hale Corp
 - EGI Assoc.
 - TK Engg.
 - Miyamoto Int'l.
 - Shimizu Engg.
 - Sharair Engg.
 - Steamship Engg.
 - Pbd Ray L.A.
 - Alliance Energy

Sheet Title:
**BRIDGE
ELEVS.**

41 Member. G-1123
42 by RB
43 G-12-13
44
45 ROM.

A-0.2.1

BRIDGE ELEVATIONS

Attachment B

Mitigation Measures, Page 7

Mitigation Measures and Standard Conditions	Monitoring and Action Notes	Responsible for Mitigation	Enforcement Agency/Monitoring Agency/Reporting Procedure
8. Transportation/Traffic <p>TT-1: The location of the pedestrian bridge access stairway at the Methodist Hospital site shall be revised to be outside all driveway visibility areas.</p>	The Architect and Engineer shall modify the design of the pedestrian bridge to be outside of all driveway visibility areas.	The Property Owner	City of Arcadia – Development Services Department
<p>TT-2: The location of the pedestrian bridge support column at the west-side of Huntington Drive shall be revised to be setback a minimum of 18-inches from the adjacent sidewalk.</p>	The Architect and Engineer shall modify the design of the pedestrian bridge to setback the supports a minimum of 18-inches from the adjacent sidewalks	The Property Owner	City of Arcadia – Development Services Department
9. Utilities and Service Systems <p>USS-1: A project to address the current sewer main deficiency is under consideration in the City's Capital Improvement Program to design the necessary improvements in Fiscal Year 2014-15 and to construct the improvements in Fiscal Year 2015-16. The developer has submitted an area sewer study to determine the impact of the project on the sewer system. Prior to the issuance of a building permit for the project, and provided no alternative point of sewer connection with adequate capacity to serve the project is determined to be available when needed, the developer shall pay a fair share of the construction cost of this sewer project. Based on the area sewer study, this fair share contribution will not exceed 5% of the total project cost. Prior to the issuance of a</p>	The developer shall provide a construction schedule prior to issuance of a grading or building permit issued by the City. If construction will occur prior to the City's Capital Improvement Projects, the developer shall perform an area study and submit the analysis to the City's Public Works Department and Development Services Department for review. The study shall be used to determine the adequacy and the required fair-share contribution of this project toward the sewer improvement project. The property owner or developer shall be required to construct the	The Property Owner	City of Arcadia – Development Services Department