

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, CHANGING THE ZONING DESIGNATION OF THE HENRY MAYO NEWHALL HOSPITAL CAMPUS FROM PUBLIC/INSTITUTIONAL TO SPECIFIC PLAN, AND APPROVING AN AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT”

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

- a. On November 19, 2008, the City Council adopted Resolution 08-101, certifying the Final Environmental Impact Report (FEIR) prepared for Master Case 04-325 (SCH#2004111149) for the Henry Mayo Newhall Hospital (HMNH) Master Plan project. The certified FEIR evaluated the development of the Master Plan, which included an increase of existing square footage of the hospital campus from 340,071 square feet to 667,434 square feet, a 327,363 net square-foot increase that incorporated a new Inpatient Building, three (3) new Medical Office Buildings (MOB), a Central Plant, four (4) new Parking Structures (PS), along with other campus amenities and site improvements.
- b. On November 19, 2008, the City Council adopted Resolution 08-102, which approved Master Plan 04-022 of Master Case 04-325 for the project described above.
- c. On November 19, 2008, the City Council introduced Ordinance 08-17 for the approval of Development Agreement 06-001 to allow for a 15-year build-out of the Master Plan. The second reading and adoption of Ordinance 08-17 occurred on December 9, 2008.
- d. Since the approval of the Master Plan, MOB1, PS1, PS4, and their associated infrastructure improvements have been built and completed. In addition, HMNH obligations required under the Development Agreement have been completed, including: 1) \$250,000 to the City for a future Transitional Care Unit (TCU); 2) \$500,000 payment to the City for the future McBean Parkway realignment improvements; 3) right-of-way dedications for the realignment of McBean Parkway; 4) community amenities, including an increase in the Intensive Care Unit beds to 18, the creation of a Neonatal Intensive Care Unit, and a cardiac operating suite with a post-surgical care facility; and 5) a new expanded campus educational and training facility.
- e. On April 20, 2015, HMNH filed an application (Master Case 15-077) for a revision to the approved 2008 HMNH Master Plan and Development Agreement to allow for an expansion to the Inpatient Building. The project was agendaized for the July 21, 2015, Planning Commission meeting. Following the notices being made for the project, an alternative process was identified, and the project was withdrawn by the applicant prior to the Planning Commission meeting.
- f. On January 21, 2016, HMNH and HCN G&L Valencia, LLC, filed an application (Master Case 16-007) requesting a Zone Change and General Plan Amendment to change the zoning and General Plan land use designation from Public/Institutional (PI) to Specific Plan (SP),

along with the approval of a Specific Plan for the HMNH campus, and amendments to the approved 2008 HMNH Master Plan and Development Agreement. Amendments to the 2008 HMNH Master Plan and Development Agreement proposed under the Specific Plan include: 1) the increase of the Inpatient Building by 36,966 square feet to accommodate revisions to the California Building Standards Code; 2) a reduction in the Central Plant by 6,400 square feet by relocating services within the Inpatient Building; 3) the addition of an additional Caesarian Section operating room to accommodate the demands of the Women's Services Unit; and 4) the relocation of the approved Helipad from the front portion of the Inpatient Building to the rear portion of the Inpatient Building to provide direct elevator access between the Helipad and the Emergency Room, in compliance with mandatory airport obstruction clearance criteria.

- g. The application was deemed complete on February 20, 2016.
- h. An Addendum to the certified FEIR (Addendum) for Master Case 04-325 was prepared for Master Case 16-007, in accordance with Section 15164 of the California Environmental Quality Act, and adopted by separate resolution of the City Council on June 14, 2016.
- i. The HMNH campus is currently zoned PI, with neighboring zoning consisting of Open Space (OS), Urban Residential 2 (UR2), Urban Residential 1 (UR1), and PI.
- j. Land uses surrounding the existing HMNH campus include established single-family residential neighborhoods, a church, and additional medical care facilities along McBean Parkway, a major highway in the City's Circulation Element.
- k. The Planning Commission held a duly noticed public hearing on this project commencing on May 3, 2016. At the close of the public hearing, the Planning Commission recommended the adoption of the Addendum and unanimously recommended that the City Council approve Master Case 16-007 for the HMNH Specific Plan.
- l. The City Council held a duly noticed public hearing on Master Case 16-007 on June 14, 2016. At the close of the public hearing, the City Council adopted a resolution to adopt the Addendum prepared for Master Case 16-007, approving Master Case 16-007 consisting of the General Plan Amendment to change the General Plan land use designation on the project site from PI to SP, approving the HMNH Specific Plan, and approving of the amendments to the 2008 HMNH Master Plan.
- m. In addition, at the June 14, 2016, City Council meeting, the City Council introduced and passed to second reading on June 28, 2016, an ordinance to change the zoning designation on the project site from PI to SP and approve the amendments to the 2008 HMNH Development Agreement.
- n. The documents and other materials which constitute the record of proceedings upon which the decision of the City Council is based in this matter are on file within the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based on the foregoing facts and findings, the City Council finds as follows:

- a. An Addendum was prepared for Master Case 16-007, including the Zone Change to change the zoning designation on the project site from PI to SP. The Addendum was reviewed and approved by resolution by the City Council at their June 14, 2016 meeting.

SECTION 3. GENERAL FINDINGS FOR ZONE CHANGE AND AN AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT. Based upon the foregoing facts and findings, the City Council finds as follows:

- a. *The proposal is consistent with the General Plan;*

The proposed Zone Change and amendments to the 2008 HMNH Development Agreement will be consistent with the General Plan as the SP zoning designation would allow for the historical use of the property to continue in accordance with the provisions of the HMNH Specific Plan, as well as the amendment to 2008 HMNH Master Plan approved by the City Council by separate resolution. Appendix C of the HMNH Specific Plan details the consistency of the proposed project with the General Plan, including a detailed discussion of the provisions of various elements of the General Plan, including the Land Use Element, Circulation Element, Noise Element, Open Space and Conservation Element, and Safety Element. Therefore, with the approval of the Zone Change as shown in Exhibit A to the Ordinance, the project will be consistent with the General Plan and the HMNH Specific Plan.

- b. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of this code;*

The change of the HMNH campus from PI zone to SP zone makes the zoning consistent with the development of the HMNH campus as allowed under the approved HMNH Specific Plan, as well as the amendment to the 2008 HMNH Development Agreement approved by the City Council. With the approval of the HMNH Specific Plan, the project will comply with the zoning and codes in place on the project site.

- c. *The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and*

The creation of the HMNH Specific Plan, along with the associated modifications to the 2008 HMNH Development Agreement, would allow for up to 36,966 square feet of additional building area in the Inpatient Building and a reduction in the previously approved Central Plant by up to 6,400 square feet of building area. The total addition to the building area approved under the 2008 HMNH Master Plan on the project site would be 30,566 square feet and would provide much needed services to the community. The additional building area is for compliance with the newly adopted California Building Standards Code for all hospitals in California, along with an additional Caesarian Section operating room to provide additional services to the Women's Services Unit. The majority of the increase in building area will be limited to the basement and the first and second floors (35,147 square feet). These improvements are for the benefit of the community and will not create a hazard or be detrimental to the surrounding community. Changing the zoning of the project site to SP will allow for the implementation of the improvements discussed above, and is not anticipated to be hazardous or detrimental to the surrounding community.

- d. *The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:*
1. *The design, location, shape, size, and operating characteristics are suitable for the proposed use;*
 2. *The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;*
 3. *Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and*
 4. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.*

Changing the zoning of the project site to SP will allow for the implementation of the HMNH Specific Plan, as well as the modifications to the 2008 HMNH Master Plan and Development Agreement. The improvements permitted under the HMNH Specific Plan include the expansion to the Inpatient Building on a portion of the site previously approved for development of the Inpatient Building. Further, the project will use the existing infrastructure in accordance with the approval of the 2008 HMNH Master Plan and will only require minor grading for the expansion areas. All parking required to facilitate the Inpatient Building has been built as prescribed in the 2008 HMNH Master Plan, and all site access requirements have been constructed. Further, the HMNH Specific Plan and revised 2008 HMNH Master Plan and Development Agreement project is located within an area of the City that has been developed, and is connected with City services, including Fire and Sheriff protection, and is further connected to all necessary utilities to accommodate the proposed amendments to the 2008 HMNH Master Plan and Development Agreement. Therefore, the project site will be able to accommodate the development facilitated by the proposed Zone Change to SP.

SECTION 4. ADDITIONAL FINDINGS FOR A MODIFICATION TO A DEVELOPMENT AGREEMENT. Based on the foregoing facts and findings for revisions to Development Agreement 06-001, the City Council finds as follows:

- a. *The proposed development agreement complies with City zoning, subdivision, and other applicable ordinances and regulations;*

The modification to Development Agreement 06-001 containing the addition of 36,966 square feet to the Inpatient Building, the reduction of 6,400 square feet to the Central Plant facility, and relocation of the Helipad, is in conformance with all applicable ordinances and regulations as indicated in Section 3 above.

- b. *The proposed Development Agreement provides for clear and substantial public benefit to the City and/or residents along with a schedule for the benefit; and*

The proposed HMNH Specific Plan and associated modifications do not reduce any of the clear and substantial benefits that were cited by the City Council in approving Development Agreement 06-001. The additional hospital square footage, including the additional operating room dedicated for Cesarean Section births, is considered an additional level of public benefit.

- c. *Any Development Agreement that contains a subdivision shall comply with the provisions of Government Code Section 66473.7.*

The proposed modifications to Development Agreement 06-001 do not contain a subdivision of land.

SECTION 5. The City Council hereby approves this Ordinance to allow for a Zone Change for the HMNH Specific Plan as described herein and shown on the attached Exhibit A, as well as approving the amendments to the 2008 HMNH Development Agreement as shown in Appendix B of the HMNH Specific Plan.

SECTION 6. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Ordinance No. ____ was regularly introduced and placed upon its first reading at the regular meeting of the City Council on the ____ day of _____, 2016. That thereafter, said Ordinance was duly passed and adopted at the regular meeting of the City Council on the ____ day of _____, 2016 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

CITY CLERK

LEGEND



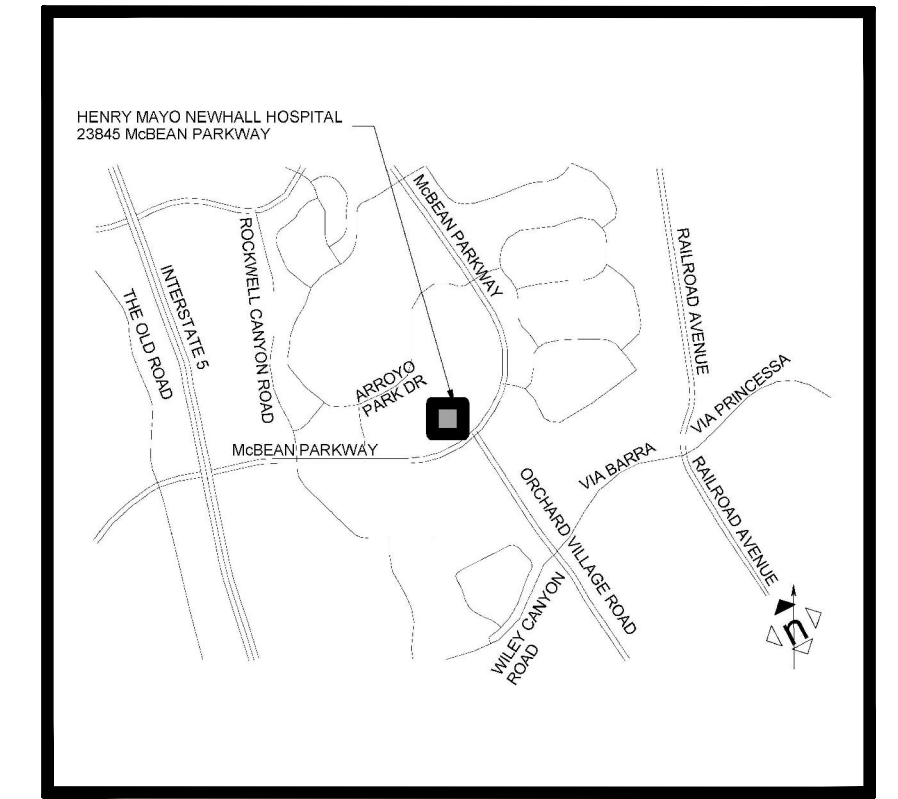
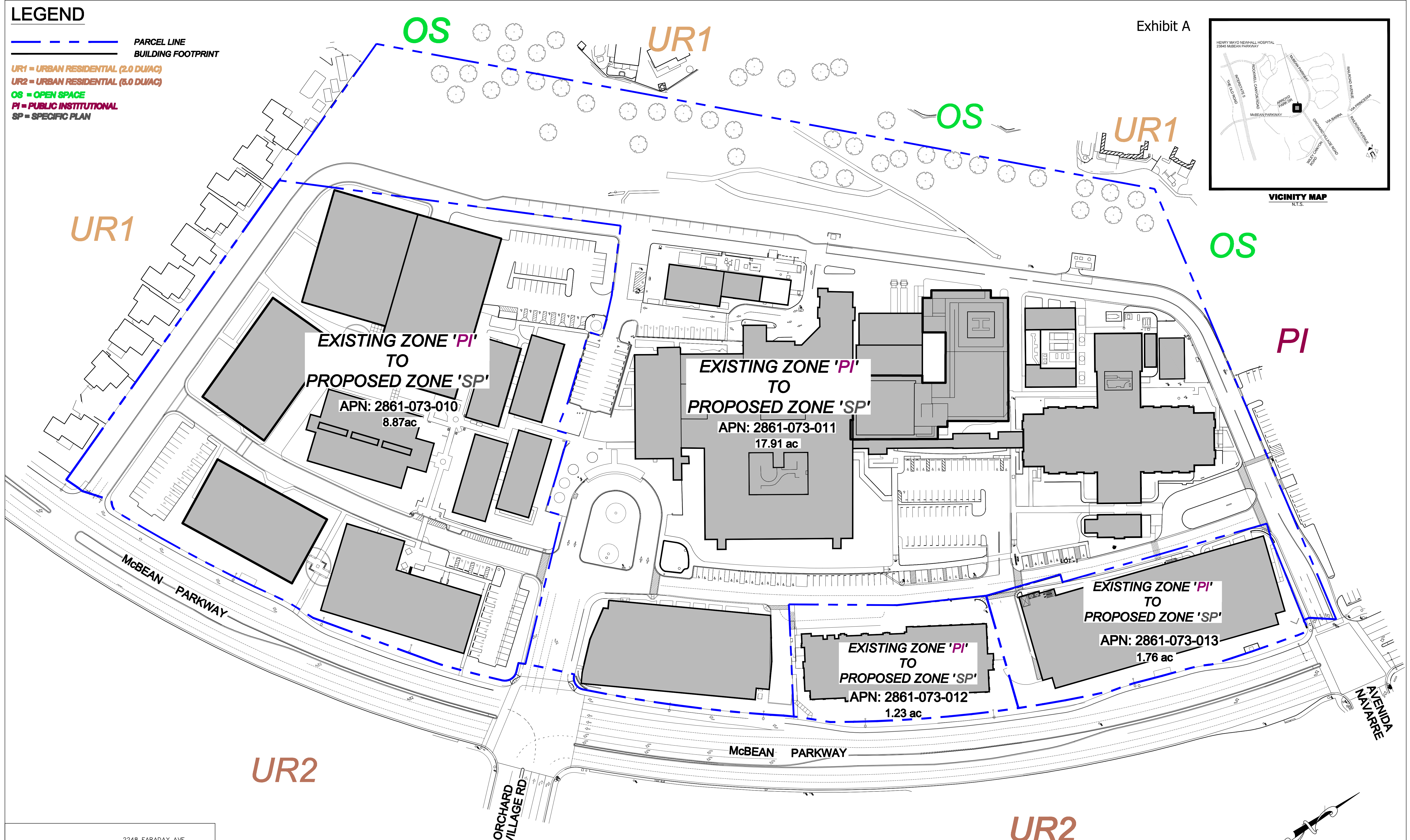

-  PARCEL LINE
-  BUILDING FOOTPRINT
- UR1 = URBAN RESIDENTIAL (2.0 DU/AC)
- UR2 = URBAN RESIDENTIAL (6.0 DU/AC)
- OS = OPEN SPACE
- PI = PUBLIC INSTITUTIONAL
- SP = SPECIFIC PLAN

Exhibit A



VICINITY MAP
N.T.S.

2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802

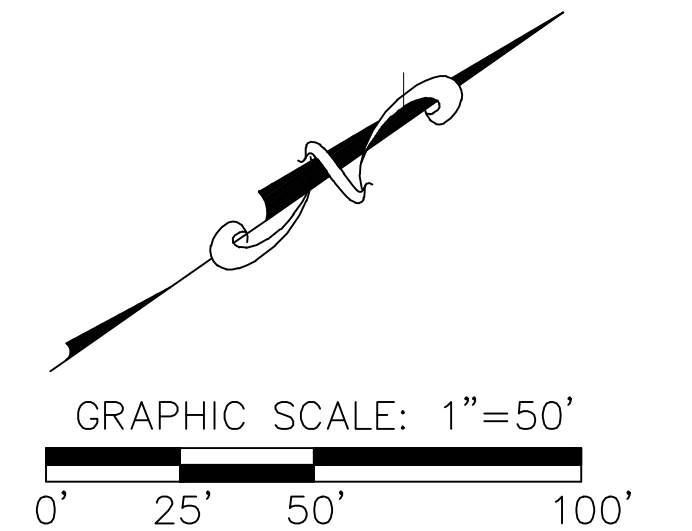
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2388
FAX: (661) 254-1929

CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN

ZONING CHANGE EXHIBIT

HENRY MAYO NEWHALL HOSPITAL - SPECIFIC PLAN
23845 McBean Parkway, Santa Clarita, CA 91355

MARCH 16, 2016



F:\CAD\1327-BERNARD\GENERAL PLAN\EXHIBITS\HMH_ZONING CHANGE EXHIBIT.dwg