

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

DRAFT

**PLANNED COMMUNITY
DEVELOPMENT CRITERIA
AND
DISTRICT REGULATIONS**

REVISED AUGUST 29, 2007

**Recommended for Approval
by the Planning Commission
February 20, 1992**

**Adopted by the City Council
City of Newport Beach
Amendment No. 744
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May 26, 1992**

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August 27, 2002**

**Amendment No. ____
City Council Ordinance No. ____
_____, 2007**

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I. INTRODUCTION

Background

The Hoag Memorial Hospital Presbyterian Planned Community District in the City of Newport Beach has been developed in accordance with the Newport Beach General Plan. The purpose of this Planned Community District is to provide a method whereby property may be classified and developed for hospital-related uses. The specifications of this District are intended to provide land use and development standards supportive of the proposed use while ensuring compliance with the intent of all applicable regulatory codes.

The Planned Community District includes district regulations and a development plan for both the Upper and Lower Campuses of Hoag Hospital. In general, over the long term, the Upper Campus will become oriented primarily towards emergency, acute and critical care (predominantly inpatient) uses and the Lower Campus will be developed with predominantly outpatient uses, residential care and support services.

Whenever the regulations contained in the Planned Community text conflict with the regulations of the Newport Beach Municipal Code, the regulations contained in the Planned Community text shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these district regulations. All development within the Planned Community boundaries shall comply with all provisions of the Uniform Building Code and other governing building codes.

II. GENERAL NOTES

1. Water service to the Planned Community District will be provided by the City of Newport Beach.
2. Development of the subject property will be undertaken in accordance with the flood protection policies of the City of Newport Beach.
3. All development of the site is subject to the provisions of the City Council Policies K-4 and K-5 regarding paleontological and archaeological resources.
4. Except as otherwise stated in this text, the requirements of the Newport Beach Zoning Ordinance shall apply. The contents of this text notwithstanding, all construction within the boundaries of this Planned Community District shall comply with all provisions of the Uniform Building Code, other various codes related thereto and local amendments.
5. All buildings shall meet Title 24 requirements or the requirements of the California Office of Statewide Health Planning and Development as applicable. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.
6. Any fire equipment and access shall be approved by the Newport Beach Fire Department.
7. Excluding communications devices on the Upper Campus, new mechanical appurtenances on building rooftops and utility vaults on the Upper and Lower Campuses shall be screened from view in a manner compatible with building materials. Rooftop mechanical appurtenances or utility vaults shall be designed utilizing compatible architectural materials on the Lower Campus. No new mechanical appurtenances may exceed the building height limitations as defined in these district regulations.
8. Grading and erosion control shall be carried out in accordance with the provisions of the City of Newport Beach Excavation and Grading Code and shall be subject to permits issued by the Building and Planning Departments.
9. Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5. Prior to issuance of any building permits it shall be demonstrated to the satisfaction of the Planning Department that adequate sewer facilities will be available. Prior to the occupancy of any structure it shall be further demonstrated that adequate sewer facilities exist.
10. Mass grading and grading by development phases shall be allowed provided that landscaping of exposed slopes shall commence within thirty (30) days of the completion of grading.

III. DEFINITIONS

Building Elevation:

1. A vertical distance of a building above or below a fixed reference level, i.e., MSL (mean sea level).
2. A flat scale drawing of the front, rear, or side of a building.

Building Envelope: The volume in which a building may be built as circumscribed by setback lines and maximum allowable building heights.

Building Height: The vertical distance measured from the finished grade to the highest point of the structure. At all points, the height measurement shall run with the slope of the land.

Emergency Room: A service and facility designated to provide acute emergency medical services for possible life threatening situations.

Entitlement, Gross Floor Area: Any area of a building, or portion thereof, including the surrounding exterior walls, but excluding:

1. Area of a building utilized for stairwells and elevator shafts on levels other than the first level of a building in which they appear;
2. Area of a building and/or buildings which are not for general or routine occupancy, such as interstitial or mechanical occupancies;
3. Area of a building used specifically for base isolation and structural system upgrades directly related to requirements of governmental agencies and is not for general or routine occupancy; and
4. Enclosed rooftop mechanical levels not for general or routine occupancy.

First Aid: Low acuity medical treatment for non-life threatening situations.

General Plan: The General Plan of the City of Newport Beach and all elements thereof.

Grade: For the purpose of determining building height:

1. Finished - the ground level elevation which exists after any grading or other site preparation related to, or to be incorporated into, a proposed new development or alteration of existing developments. (Grades may be worked into buildings to allow for subterranean parking.)
2. Natural - the elevation of the ground surface in its natural state before man-made alterations.
3. Existing - the current elevation of ground surface.

Inpatient Uses: Hospital patient services which require twenty-four (24) hour or more stays.

Landscape Area: The landscape area shall include on-site walks, plazas, water, rooftop landscaping and all other areas not devoted to building footprints or vehicular parking and drive surfaces.

Mean Sea Level: A reference or datum mark measuring land elevation using the average level of the ocean between high and low tides.

Outpatient Uses: Hospital patient services which do not exceed twenty-four (24) hours.

Residential Care: Medically-oriented residential units that do not require the acuity level generally associated with inpatient services but require overnight stays.

Site Area: For the purpose of determining development area:

1. Gross - parcel area prior to dedications.
2. Net - parcel area after dedications.

Streets: Reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way.

IV. DEVELOPMENT PLAN

Project Characteristics

The Upper Campus of Hoag Hospital is located on a triangular site of approximately 17.57 acres and is bounded by Newport Boulevard to the east, Hospital Road to the north and existing residential developments to the west. The Lower Campus is located north of West Coast Highway, south of the Sunset View linear and consolidated park and Villa Balboa Condominiums, west of Newport Boulevard, and east of Superior Avenue. It contains approximately 37.38 total acres, including 8,603 square feet of land encumbered by a roadway easement. The Lower Campus adjoins the Upper Campus at its eastern boundary. The Upper Campus is, and will continue to be, oriented towards inpatient functions, while the Lower Campus will be developed with predominantly outpatient, residential care and support services.

Development Plan

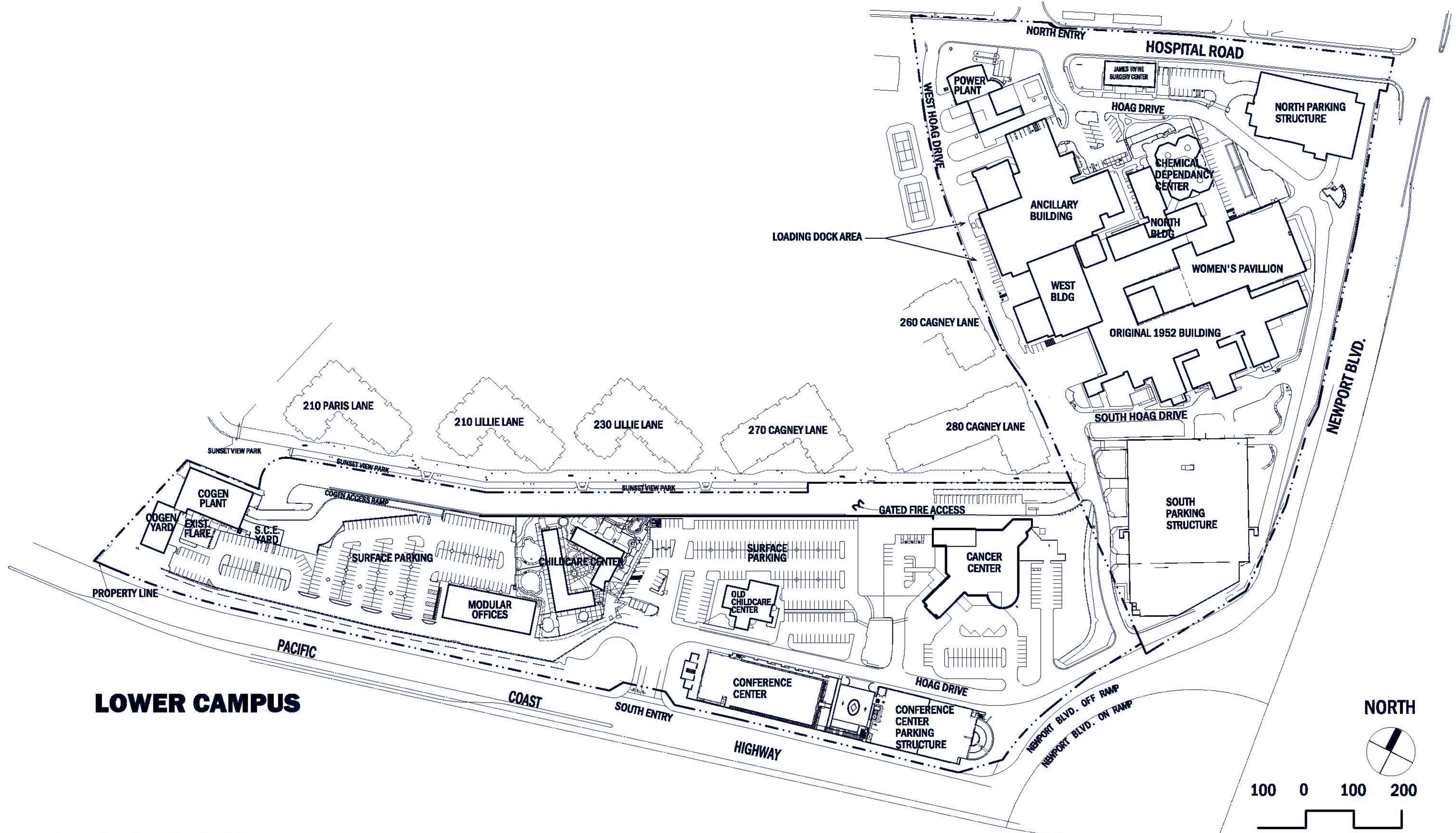
The Planned Community Development Plan for Hoag Hospital is shown on Exhibit 1, *Planned Community Site and Boundary Map*. Through the year 2017, many of the existing buildings shown on the Development Plan for the Upper Campus may be redeveloped in order to functionally respond to the needs of the Hospital and conform to the requirements of State agencies.

Access to the Lower Campus will be from West Coast Highway and from Hospital Road, via the Upper Campus. Exhibit 2, *Vehicular Access*, shows the internal circulation for Hoag Hospital.

The Development Plan does not specify building locations or specific hospital-related uses. Instead, a developable area is identified based on the regulations established for this Planned Community District. Because of the dynamic nature of the health care industry which leads to rapid technological changes that effect how health care services are delivered, the Development Plan for Hoag Hospital sets development caps as a function of allowable densities established by the Newport Beach General Plan.

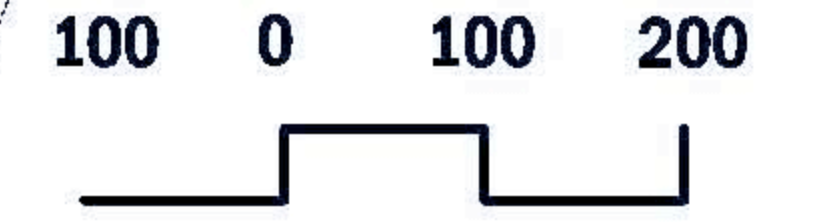
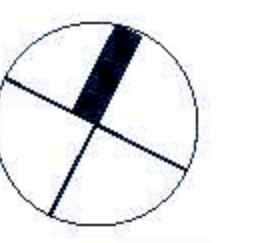
The maximum allowable building area for Hoag Hospital, which encompasses both the Lower Campus and the Upper Campus, is 1,343,238 square feet. Each Campus is also subject to a maximum allowable building area limit: the maximum allowable building area for the Upper Campus is 990,349 square feet; the maximum allowable building area for the Lower Campus is 577,889 square feet. Table 1, *Building Area Statistical Analysis*, provides a summary of allowable square footage for both the Upper and Lower Campuses.

UPPER CAMPUS



LOWER CAMPUS

NORTH



SCALE: 1"=200'





EXHIBIT 1

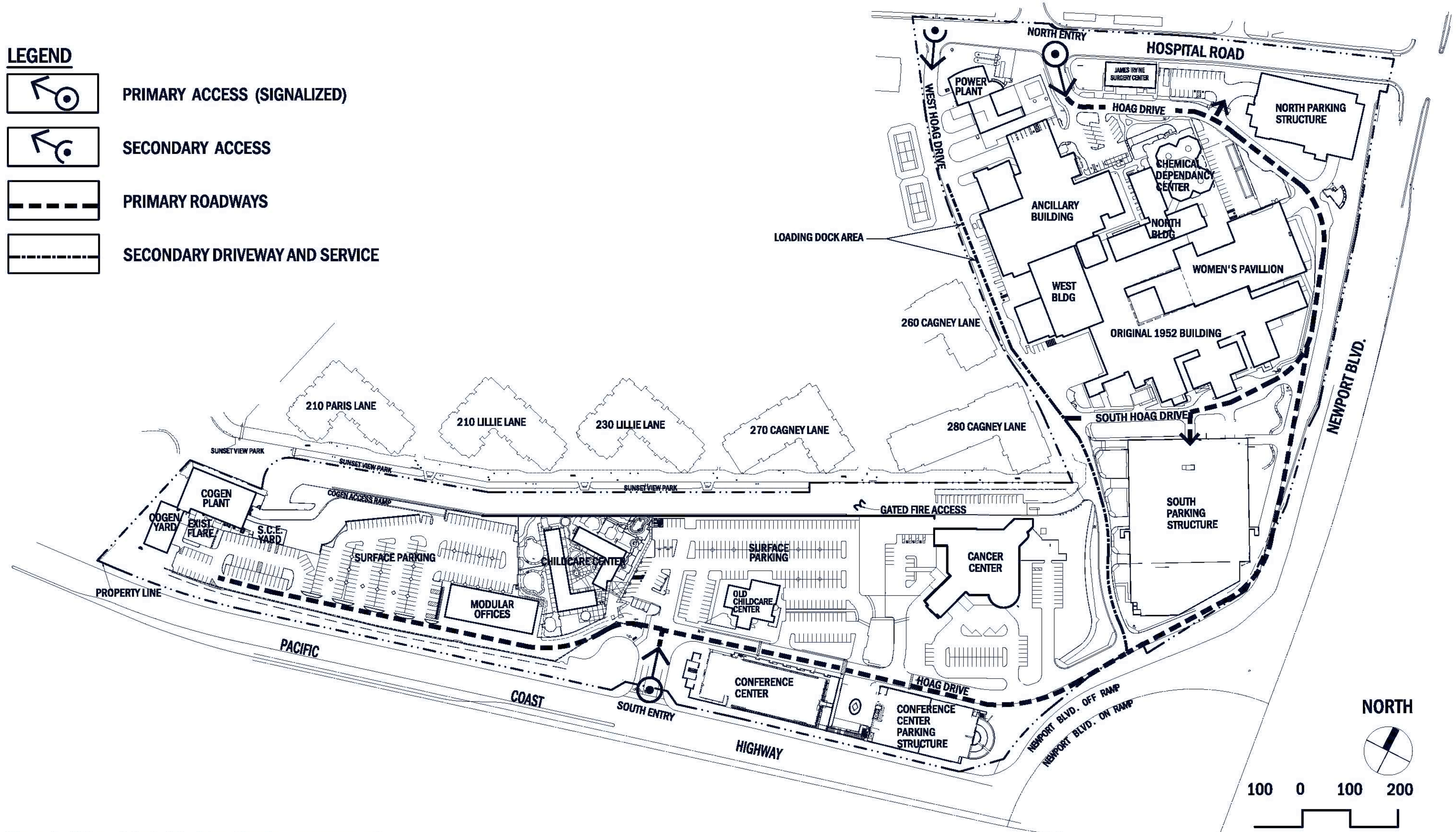
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Note: Buildings labeled for identification purposes only

PLANNED COMMUNITY SITE AND BOUNDARY MAP HOAG MEMORIAL HOSPITAL PRESBYTERIAN

LEGEND

-  PRIMARY ACCESS (SIGNALIZED)
-  SECONDARY ACCESS
-  PRIMARY ROADWAYS
-  SECONDARY DRIVEWAY AND SERVICE



Note: Buildings labeled for identification purposes only

**VEHICULAR ACCESS
HOAG MEMORIAL HOSPITAL PRESBYTERIAN**

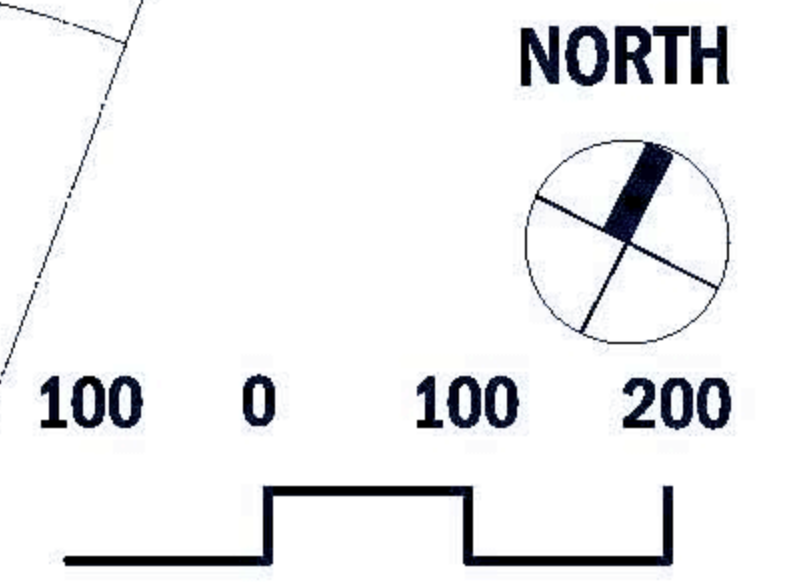


EXHIBIT 2
08.20.07

TABLE 1

BUILDING AREA STATISTICAL ANALYSIS

**TOTAL OF LOWER CAMPUS & UPPER CAMPUS BUILDING AREAS -
MAXIMUM ALLOWABLE: 1,343,238 SQUARE-FEET**

	Site Area	Allowable Building Area	Existing¹	Net Remaining	Maximum Allowable
UPPER CAMPUS	765,349 sq. ft.	765,349 sq. ft.	698,121 sq. ft.	67,228 sq. ft.	990,349 sq. ft. ²
LOWER CAMPUS	862,815 sq. ft.	577,889 sq. ft.	188,149 sq. ft.	389,740 sq. ft.	577,889 sq. ft.
TOTALS	1,618,164 sq. ft.	1,343,238 sq. ft.	886,270 sq. ft.	456,968 sq. ft.	1,343,238 sq. ft. ³

¹ As of the date of adoption.

² Up to 225,000 square-feet can be transferred from the Lower to the Upper Campus

³ Demolition of some existing structures on the Upper Campus will occur to ensure maximum square-feet will not exceed 1,343,238 square-feet

V. DISTRICT REGULATIONS

The following regulations apply to all development within the Hoag Hospital Planned Community. The individual uses listed under the five permitted use categories are not an exhaustive list. Other hospital-related uses which fit into the five (5) permitted use categories are allowed. Prior to the issuance of a building permit, plot plans, elevations and any other such documents deemed necessary by the Planning, Building, Public Works, and Fire Departments shall be submitted for the review and approval of the Planning, Building, Public Works, and Fire Departments.

A. Permitted Uses

1. Lower Campus

a. Hospital facilities, including, but not limited to:

(1) Outpatient services:

- (a) Antepartum Testing
- (b) Cancer Center
- (c) Skilled Nursing
- (d) Rehabilitation
- (e) Surgery Center
- (f) Clinical Center
- (g) Day Hospital
- (h) Back and Neck Center
- (i) Biofeedback
- (j) Breast Imaging Center
- (k) Dialysis
- (l) EEG/EMG/NICE Laboratory
- (m) First Aid Center
- (n) Fertility Services
- (o) G.I. Laboratory
- (p) Magnetic Resonance Imaging
- (q) Nuclear Medicine
- (r) Occupational Therapy
- (s) Pediatrics
- (t) Pharmacy
- (u) Physical Therapy
- (v) Pulmonary Services
- (w) Radiation Therapy
- (x) Respiratory Therapy
- (y) Sleep Disorder Center
- (z) Speech Therapy
- (aa) Ultrasound
- (bb) Urgent Care

- (2) Administration:
 - (a) Admitting
 - (b) Auxiliary Office
 - (c) Business Offices
 - (d) Information Desk
 - (e) Registration
 - (f) Patient Relations
 - (g) Social Services

- (3) Support Services:
 - (a) Employee Child Care
 - (b) Health Education
 - (c) Power/Mechanical/Auxiliary Support and Storage
 - (d) Food Services
 - (e) Cashier
 - (f) Chapel/Chaplaincy Service
 - (g) Conference Center
 - (h) Dietitian
 - (i) Gift Shop
 - (j) Laboratory
 - (k) Medical Library
 - (l) Medical Records
 - (m) Pharmacy
 - (n) Parking Facilities⁴
 - (o) Engineering/Maintenance
 - (p) Shipping/Receiving
 - (q) Microwave, Satellite, and Other Communication Facilities

- (4) Residential Care:
 - (a) Substance Abuse
 - (b) Mental Health Services
 - (c) Extended Care
 - (d) Hospice Care
 - (e) Self or Minimal Care
 - (f) Congregate Care

- (5) Medical/Support Offices

⁴ Parking structures or decks do not count toward square-footage

- b. Methane gas flare burner, collection wells and associated system components.
 - c. Accessory uses normally incidental to hospital development.
 - d. Temporary structures and uses, including modular buildings.
2. Upper Campus
- a. Hospital facilities, including, but not limited to:
 - (1) Inpatient uses:
 - (a) Critical Care
 - (b) Emergency Department
 - (c) Birthing Suites
 - (d) Cardiology
 - (e) Cardiac Care Unit
 - (f) Intensive Care Unit
 - (g) Mother/Baby Unit
 - (h) Surgery
 - (i) Laboratory
 - (j) Pharmacy
 - (k) Patient Beds
 - (2) Outpatient services as allowed on the Lower Campus
 - (3) Administrative uses as allowed on the Lower Campus
 - (4) Support services as allowed on the Lower Campus
 - (5) Residential care as allowed on the Lower Campus
 - (6) Heliport (subject to Conditional Use Permit)⁵
 - b. Accessory uses normally incidental to hospital development.
 - c. Temporary structures and uses, including modular buildings.

⁵ Does not count toward square-footage

B. Prohibited Uses

1. Lower Campus
 - a. Emergency Room
 - b. Heliport
 - c. Conversion of mechanical or structural spaces to uses that allow general or routine occupancy
2. Upper Campus
 - a. Conversion of mechanical or structural spaces to uses that allow general or routine occupancy

C. Maximum Building Height

The maximum building height of all buildings shall be in accordance with Exhibit 3, *Development Criteria Plan*, which establishes the following height zones:

1. Upper Campus Tower Zone - maximum building height not to exceed the existing tower which is two-hundred thirty-five (235) feet above mean sea level.
2. Upper Campus Mid-rise Zone - maximum building height not to exceed one-hundred forty (140) feet above mean sea level.
3. Upper Campus Parking Zone - maximum building height not to exceed eighty (80) feet above mean sea level, exclusive of elevator towers.
4. Lower Campus Zone, Sub-Areas A, B, C, F and G - within each sub-area no building shall exceed the height of the existing slope and conform to the range of maximum building heights indicated by the development criteria shown on Exhibit 3.
5. Lower Campus Zone, Sub-Areas D and E - maximum building height shall not exceed the height of the existing Hoag Cancer Center which is fifty-seven and one-half (57.5) feet above mean sea level.

LEGEND

HEIGHT ZONES



UPPER CAMPUS ZONES

TOWER ZONE- MAXIMUM BUILDING HEIGHT
235' ABOVE MEAN SEA LEVEL



MIDRISE ZONE- MAXIMUM BUILDING HEIGHT
140' ABOVE MEAN SEA LEVEL



PARKING ZONE- MAXIMUM BUILDING HEIGHT 80' ABOVE MEAN SEA LEVEL, EXCLUSIVE OF ELEVATOR TOWER

LOWER CAMPUS ZONES



LOWER CAMPUS ZONE- SUB AREAS A, B, C, F, AND G- NO BUILDING SHALL EXCEED THE HEIGHT OF THE EXISTING SLOPE OR THE RANGE OF MAXIMUM BUILDING HEIGHTS INDICATED

A.

BUILDING HEIGHT SUB AREAS

42

TYPICAL RANGE OF BUILDING HEIGHT, ABOVE PROPOSED GRADES

(62)

TYPICAL RANGE OF MAXIMUM BUILDING HEIGHTS, MEAN SEA LEVEL (MSL)

+72

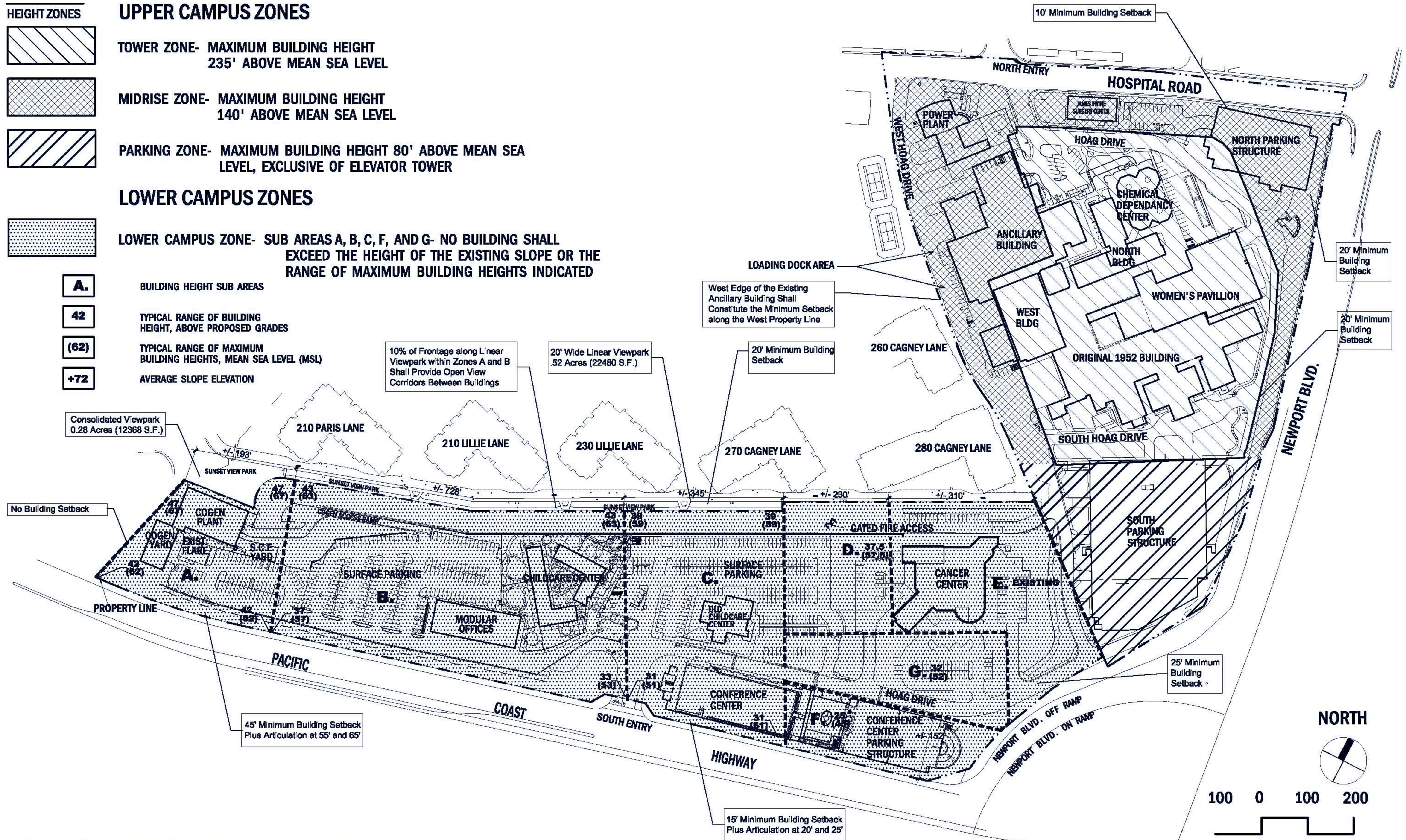
AVERAGE SLOPE ELEVATION

10% of Frontage along Linear Viewpark within Zones A and B Shall Provide Open View Corridors Between Buildings

20' Wide Linear Viewpark .52 Acres (22480 S.F.)

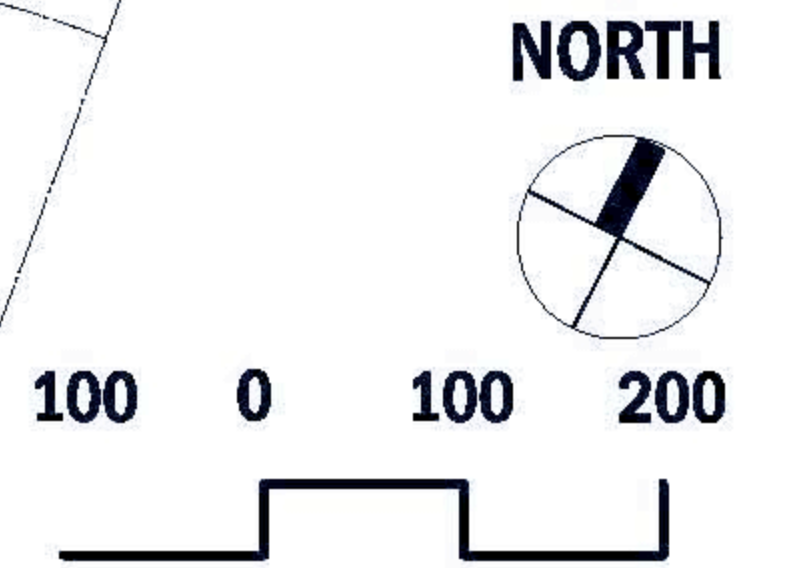
LOADING DOCK AREA
West Edge of the Existing Ancillary Building Shall Constitute the Minimum Setback along the West Property Line

20' Minimum Building Setback



Note: Buildings labeled for identification purposes only

**DEVELOPMENT CRITERIA PLAN
HOAG MEMORIAL HOSPITAL PRESBYTERIAN**



SCALE: 1"=200'

D. Building Setbacks

Setbacks for the Hoag Hospital Planned Community are shown on Exhibit 3.

1. Setbacks will be provided along property boundaries adjacent to the Villa Balboa condominiums, as defined below:
 - a. Upper Campus western boundary setback shall be the prolongation of the westerly edge of the existing cafeteria/laboratory building to the points of intersection with the easterly curb line of the existing service drive, then continuing along said line of the existing service drive.
 - b. Lower Campus northern boundary, all of which will have a 20-foot minimum building setback.
2. The setback on West Coast Highway easterly of the hospital entry signal shall be fifteen (15) feet.

In addition, vertical articulation shall be required for buildings easterly of the signal within one-hundred fifty (150) feet of the West Coast Highway frontage, as follows:

1st Floor: Up to eighteen (18) feet in height no additional articulation is required. If the 1st floor exceeds eighteen (18) feet in height, it shall be subject to the articulation requirements of the 2nd Floor.

2nd Floor, up to thirty-two (32) feet in height: A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 2nd floor setback of twenty (20) feet.

3rd Floor and above: A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 3rd floor and above setback of twenty-five (25) feet.

The setback on West Coast Highway westerly of the hospital entry signal shall be forty-five (45) feet.

In addition, vertical articulation shall be required for buildings westerly of the signal for buildings within one-hundred fifty (150) feet of the West Coast Highway frontage, as follows:

1st Floor: Up to eighteen (18) feet in height no additional articulation is required. If the 1st floor exceeds eighteen (18) feet in height, it shall be subject to the articulation requirements of the 2nd Floor.

2nd Floor, up to thirty-two (32) feet in height: A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 2nd floor setback of fifty-five (55) feet.

3rd Floor and above: A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 3rd floor and above setback of sixty-five (65) feet.

In order to avoid any future structures in this area (within 150 feet of West Coast Highway) from presenting an unacceptable linear mass, no single structure shall be greater than two-hundred fifty (250) linear feet in width. Additionally, 20% of the linear frontage within one-hundred fifty (150) feet of West Coast Highway shall be open and unoccupied by buildings.

10% of the linear length of Height Zones A and B as viewed from the existing bicycle/pedestrian trail, exclusive of that area adjacent to the consolidated portion of the view park, shall be maintained as view corridors between buildings.

These requirements may be altered for individual buildings, if requested by the hospital, through the site plan review process defined in Section IX.

3. There will be no building setbacks along the westerly boundary of the Lower Campus (adjacent to the municipal parking lot at Superior and West Coast Highway).
4. A twenty (20) foot setback from property line shall be provided along Newport Boulevard from Hospital Road to a point six-hundred (600) feet south; a twenty-five (25) foot setback from property line shall be provided along the remainder of Newport Boulevard and along the Newport Boulevard/West Coast Highway Interchange.
5. A ten (10) foot building setback from the property line shall be provided along Hospital Road.

E. Lighting

The lighting systems shall be designed and maintained in such a manner as to shield the light source and to minimize light spillage and glare to the adjacent residential uses. The plans shall be prepared and signed by a licensed Electrical Engineer.

F. Roof Treatment

Prior to the issuance of building permits, the project sponsor shall submit plans which illustrate that major mechanical equipment will not be located on the roof of any structure on the Lower Campus. Minor rooftop equipment, necessary for operating purposes, will comply with all building height criteria, and shall be designed and screened to blend into the building roof using materials compatible with roofing materials.

G. Signs

All signs shall be as specified under the Hoag Hospital Sign Program, Part VI.

H. Parking

All parking shall be as specified in Part VII, Hoag Hospital Parking Regulations.

I. Landscape

All landscaping shall be as specified in the Hoag Hospital Landscape Regulations, Part VIII.

J. Mechanical and Trash Areas

Prior to issuance of a building permit, the project sponsor shall submit plans to the City Planning Department which illustrate that all mechanical equipment and trash areas will be screened from public streets and immediately adjacent residential properties.

K. West Hoag Drive Circulation Limitations

1. The project sponsor shall continue to limit the use of that portion of West Hoag Drive adjacent to residential uses located on the Upper Campus. To the extent reasonably possible and with the understanding that special situations may arise, the project sponsor shall use its efforts to limit truck deliveries to the hours of 7:00 am to 8:00 pm. The project sponsor shall also use other methods to restrict access of this road including signage restricting access.

L. Loading Dock

The project sponsor shall maintain the acoustical and/or landscape screen to provide a visual screen from and reduce noise to adjoining residences from the loading dock area. Mitigation measures to reduce the noise levels in the loading dock area should be incorporated into the design and operations of the hospital; such mitigation may include relocation of the trash compactor and baler, limiting the hours of truck deliveries to the loading dock area, enclosure of the trash compactor, use of acoustic panels, etc.

M. Noise Standards

Noise generated at the Hoag Hospital property shall be governed by the City of Newport Beach Noise Ordinance, except as noted below. Also refer to Exhibit 4, *Loading Dock Noise Standards*.

1. The applicable noise standard at the Hoag Hospital property line adjacent to the loading dock shall be as follows:

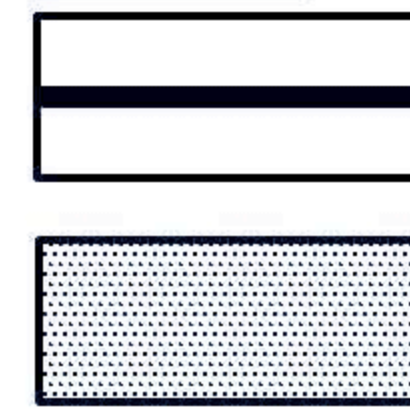
	<u>7 AM – 10 PM</u>	<u>10 PM – 7 AM</u>
	Daytime	Nighttime
Leq (15 min)	70 dBA	58 dBA

2. Within the loading dock area, delivery vehicles and the loading and unloading of delivery vehicles, shall be exempt from any applicable noise standards.

In addition, the grease pit cleaning which is exempt from the City Noise Ordinance as a maintenance activity shall occur on a Saturday between the hours of 11:00 AM and 3:00 PM.

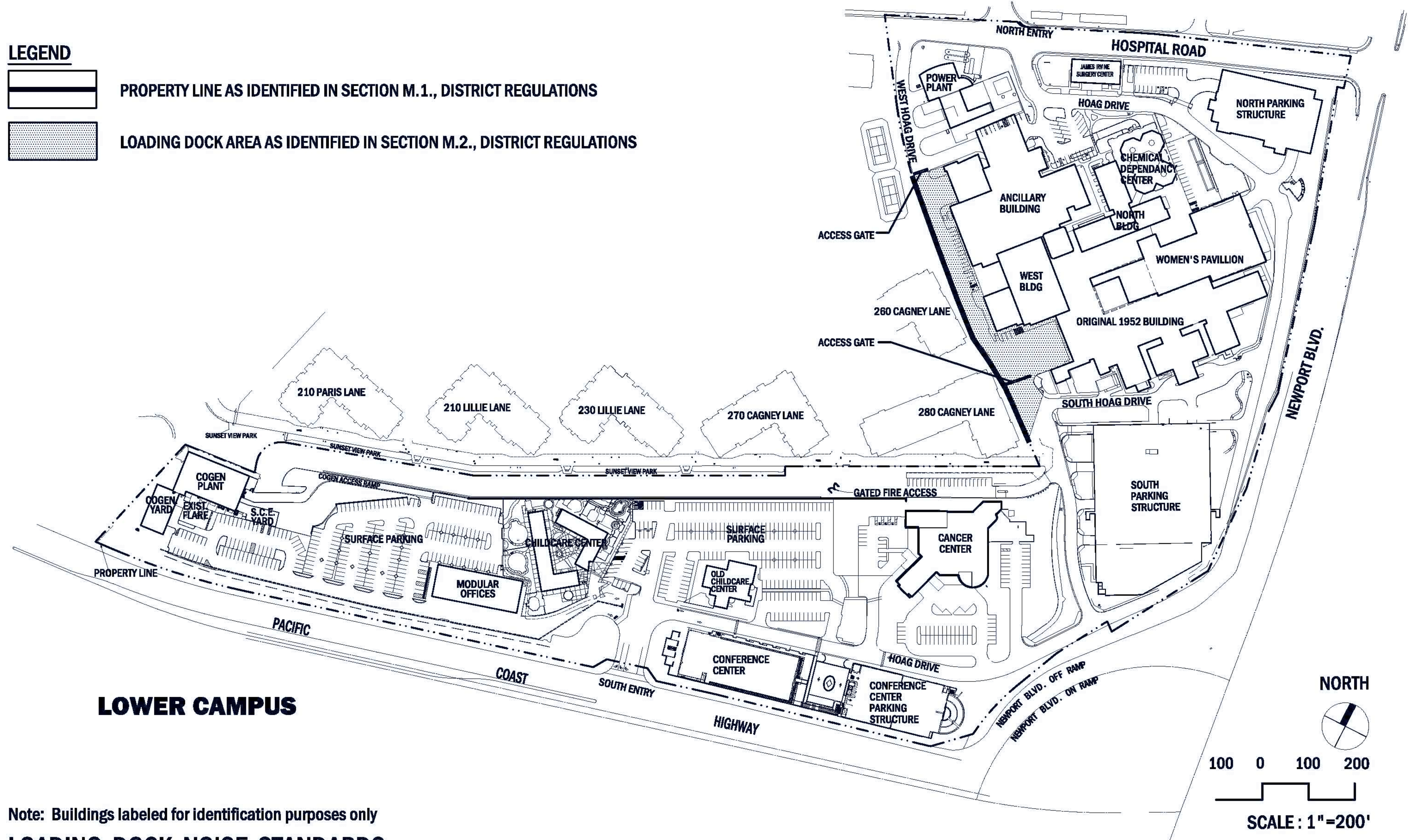
UPPER CAMPUS

LEGEND



PROPERTY LINE AS IDENTIFIED IN SECTION M.1., DISTRICT REGULATIONS

LOADING DOCK AREA AS IDENTIFIED IN SECTION M.2., DISTRICT REGULATIONS



LOWER CAMPUS

Note: Buildings labeled for identification purposes only

LOADING DOCK NOISE STANDARDS HOAG MEMORIAL HOSPITAL PRESBYTERIAN

NORTH



100 0 100 200



SCALE: 1"=200'

EXHIBIT 4

08.20.07

VI. HOAG HOSPITAL SIGN PROGRAM

A. Purpose and Intent

1. The purpose of this Sign Program is to provide adequate, consistent and aesthetically pleasing on-building wall and ground-mounted signage based upon the provisions set forth by the City of Newport Beach Sign Ordinance and the information signage requirements of Hoag Hospital.
2. The intent of this Sign Program is to produce uniform standards for Hoag Hospital.

B. General Sign Standards

1. All signs visible at the exterior of any building or facility of the Hospital, ground-mounted or on-building, may be illuminated or non-illuminated, depending upon need. Illumination method may be by external or internal source. No sign shall be constructed or installed to rotate, gyrate, blink or move, or create the illusion of motion, in any fashion.
2. All signs attached to building or facility exteriors shall be mounted as is appropriate to the architectural design features of said building or facility.
3. All signs together with the entirety of their supports, braces, guys, anchors, attachments and decor shall be properly maintained, legible, functional and safe with regard to appearance, structural integrity and electrical service.
4. All street signs shall be subject to review and approval of the City Traffic Engineer, and shall be in compliance with Ordinance 110-L.
5. For purposes of this section, a building shall be defined as any occupied structure or any occupied portion of a structure that is constructed as an addition to an existing structure and identified as a separate building for wayfinding purposes. Individual building numbers uniquely define the buildings on the Hoag campus.

C. Number of Signs Allowed

1. One (1) double-faced primary identification ground-mounted sign or two (2) single-faced gateway entry signs shall be allowed per street frontage. In the case of a sign occurring upon a slope, the average height shall be established by measuring the sign height at the mid-point of the sign length perpendicular to the slope direction. Total maximum signage area shall not exceed two hundred (200) square feet and shall not exceed ten (10) feet in height per sign and street frontage. This sign may occur as a wall sign, to be located upon a project boundary perimeter wall, subject to the same number and area maximums described above. This sign may also occur as part of an entry gateway system.

2. Primary entrance identification shall be allowed at the main entrance to the facility and at the main entrance to the Emergency Department. If freestanding, this sign type shall not exceed a maximum height of eight (8) feet average height above finished grade. In the case of a sign occurring upon a slope, the average height shall be established by measuring the sign height at the mid-point of the sign length perpendicular to the slope direction. Maximum sign area shall not exceed seventy (70) square feet.
3. Secondary building and entrance identification signs shall be allowed. If freestanding, this sign type shall not exceed a maximum height of nine (9) feet average height above finished grade. In the case of a sign occurring upon a slope, the average height shall be established by measuring the sign height at the mid-point of the sign length perpendicular to the slope direction. Maximum sign area shall not exceed fifty (50) square feet whether freestanding or wall-mounted.
4. Vehicular and pedestrian directional signs shall be allowed. This sign type may occur as a single-faced, double-faced, or triple-faced sign. The sign shall be sized to allow for proper readability given the number of lines of copy, speed of traffic, setback off the road and viewing distance. This sign type shall not exceed a maximum height of eleven (11) feet average height above finished grade.
5. Donor recognition signage shall be allowed, one (1) at each building elevation. Maximum sign area shall not exceed one hundred seventy-five (175) square feet for donor recognition signage.
6. Hospital identification signs shall be allowed upon hospital towers, one (1) at each elevation. The maximum sign area shall not exceed two hundred seventy-five (275) square feet. Any hospital identification signage on the elevation facing west (Villa Balboa property line) may not be illuminated.
7. On the Lower Campus, two (2) building-mounted identification signs will be allowed per structure and shall not be placed so as to directly face the Villa Balboa property. Such signs shall adhere to the requirements above for secondary building and entrance identification signage and shall be no higher than the roof line of the building upon which they are mounted.
8. Each public parking structure shall be allowed one (1) identification sign above each entrance and exit of the structure. The maximum sign area of each identification sign shall not exceed thirty (30) square feet. Adjacent regulatory parking signage does not count toward the maximum sign area.

VII. HOAG HOSPITAL PARKING REGULATIONS

A. General

1. Off-street parking for Hoag Hospital shall be provided on-site. Parking may be on surface lots, subterranean or in parking structures.
2. The design and layout of all parking areas shall be subject to the review and approval of the City Traffic Engineer and the Public Works Department.
3. Parking lot lighting shall be developed in accordance with City standards and shall be designed in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to that necessary for security and shielded down from any adjacent residential area. The plans shall be prepared and signed by a licensed electrical engineer, with a letter from the engineer stating that the requirements have been met. The lighting plan shall be subject to review and approval of the City Planning Department.

B. Requirements for Off-Street Parking

Parking requirements for specific sites shall be based upon the parking criteria established in Table 2. All parking shall be determined based upon the area allocated to the use categories.

**TABLE 2
PARKING REQUIREMENTS**

<u>Use Category</u>	<u>Parking Requirements</u>
Outpatient Services (1)	2.31 spaces/1,000 square feet
Support (1) (3)	0.0 spaces/1,000 square feet
Administrative (1)	5.3 spaces/1,000 square feet
Residential Care (2)	1.0 spaces/1,000 square feet
Medical Offices (2)	4.0 spaces/1,000 square feet
Inpatient (1)	2.35 spaces/1,000 square feet

- (1) Parking factor based on Traffic Study 2001-002 approved by Planning Commission Resolution No. 1542.
- (2) Parking factor based on DKS Associates Traffic Study, May 1987.
- (3) Support Services generates parking demand that is already accounted for in one of the other categories as determined in Traffic Study 2001-002 approved by Planning Commission Resolution No. 1542.

VIII. HOAG HOSPITAL LANDSCAPE REGULATIONS

A. General

1. Detailed landscape and irrigation plans, prepared by a registered Architect or under the direction of a Landscape Architect, shall be reviewed by the City prior to issuance of a Certificate of Use and Occupancy. The Landscape Plan may include a concept for the roofs and the parking structures. Trees shall not be used, however planter boxes, green roof treatments or trellis systems may be designed to provide added visual relief of parking structures. All rooftop or top of parking structure landscaping proposals shall conform to the building height limits established in this text.
2. Parking lot trees shall be no less than twenty-four (24) inch box size.
3. Shrubs to be planted in containers shall not be less than five (5) gallon size. Ground covers will be planted from one (1) gallon containers or from rooted cuttings.
4. Every effort should be made to avoid using plants with invasive and shallow root systems.
5. Earth berms shall be rounded and natural in character, designed to obscure automobiles and to add interest to the site. Wheel stops shall be so placed as necessary to avoid damage to trees, irrigation systems, shrubs and other planting materials.
6. Trees in parking lots should be limited in variety. Selection should be repeated to give continuity. Regular spacing or the introduction of irregular groupings may also be considered to add interest and variety. Care should be exercised to allow plants to grow and maintain their mature size without restriction.
7. Emphasis shall be placed on the use of native, drought-tolerant, non-invasive plants on the Lower Campus. On the Upper Campus, naturalized vegetation selections, as well as those plants allowed on the Lower Campus, will be emphasized. Automatically controlled irrigation systems shall be designed to avoid surface runoff and over-watering.

B. Maintenance

1. All planting areas are to be kept free of weeds and debris and cultivated as necessary to maintain.
2. Lawn and ground cover areas are to be kept trimmed and/or mowed regularly.
3. All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning are to be carried out as part of a regularly scheduled annual maintenance program.

4. Irrigation systems are to be kept in good working condition at all times. Ongoing monitoring, adjustments and cleaning of systems are to be part of regular maintenance procedures.
5. Stakes, guys and tree ties on trees should be checked regularly for correct function; ties shall be adjusted to avoid creating abrasions or girdling of branches or central leaders.
6. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.

C. Special Landscaped Street

West Coast Highway is designated in the Hoag Hospital Planned Community as a special landscaped street. A fifteen (15) foot building setback from right-of-way/property line is required along West Coast Highway. Only driveways, parking and signage structures are allowed in the setback areas. Parking areas shall be screened from view of West Coast Highway with landscaped berms.

Landscaping along West Coast Highway shall consist of trees, ground cover and shrubbery. All unpaved areas not utilized for parking or circulation shall be landscaped in a similar manner. Installed trees are to be no smaller than twenty-four (24) inch box.

D. Villa Balboa Landscape Zone

The area between the Villa Balboa/Hoag property line and the loading dock service access road shall be landscaped except for any driveway, walkway, or other hardscape elements in said area. The purpose of said zone landscaping will be to screen and buffer residential units from hospital activities.

E. Parking Areas

A minimum of 5% of the surface parking areas shall be devoted to planting areas. Planting areas around building shall not be included in parking area landscape calculations. Planting of trees may be in groups and need not be regularly spaced. Alternative landscape programs may be developed, including perimeter parking area landscaping, berming and depressing of parking areas to provide additional screening. Alternative landscape programs shall be subject to the review of the Newport Beach Planning Department.

A rooftop landscaping program may be developed for parking structures and shall be subject to the review and the approval of the Newport Beach Planning Department.

IX. SITE PLAN REVIEW

A. Purpose

The City Council finds that development on the West Coast Highway frontage of the lower campus of Hoag Hospital may have the potential to affect the aesthetics of the West Newport area as viewed from surrounding arterial roadways. The effect of this section is to establish a Site Plan Review requirement by the Planning Commission for certain individual projects which are proposed by the hospital to differ from the setback, horizontal and vertical articulation requirements as set forth in Section V.D.2. to insure that these projects conform with the objectives of the General Plan and the Master Plan for Hoag Hospital.

B. Findings

The City finds, determines and declares that the establishment of Site Plan Review procedures contained in this section promotes the health, safety, and general welfare of the community by ensuring that the development of Hoag Hospital proceeds in a manner which will not result in inadequate and poorly planned landscape areas, excessive building bulk on arterial roadways, inappropriate placement of structures and impairment of the benefits of occupancy and use of existing properties in the area.

C. Application

Site Plan Review approval shall be obtained prior to the issuance of a grading or building permit for any new structure or the addition to an existing structure which does not conform to the provisions of Section V.D.2.

D. Plans and Diagrams to be Submitted

The following plans and diagrams shall be submitted to the Planning Commission for approval:

1. A plot plan, drawn to scale, showing the arrangement of buildings, driveways, pedestrian ways, off-street parking and off-street loading areas, landscaped areas, signs, fences and walks. The plot plan shall show the location of entrances and exits, and the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and loading space, and areas for turning and maneuvering vehicles. The plot plan shall indicate how utility and drainage are to be provided.
2. A landscape plan, drawn to scale, showing the locations of existing trees (proposed to be removed and proposed to be retained); and indicating the amount, type, and location of any landscaped areas, planting beds and plant materials with adequate provisions for automatic irrigation.
3. Grading plans when necessary to ensure development properly related to the site and to surrounding properties and structures.
4. Scale drawings of exterior lighting showing size, location, materials, intensity and relationship to adjacent streets and properties.

5. Architectural drawings, renderings or sketches, drawn to scale, showing all elevations of the proposed buildings and structures as they will appear upon completion.
6. Any other plans, diagrams, drawings or additional information necessary to adequately consider the proposed development and to determine compliance with the purposes of this chapter.

E. Fee

The applicant shall pay a fee as established by Resolution of the City Council to the City with each application for Site Plan Review under this chapter.

F. Standards

In addition to the general purposes set forth in sub-section A, in order to carry out the purposes of this chapter as established by said section, the Site Plan Review procedures established by this Section shall be applied according to and in compliance with the following standards, when applicable:

1. The development is in compliance with all other provisions of the Planned Community Development Criteria and District Regulations (P-C Text);
2. Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surroundings and of the City;
3. Development shall be sited and designed to maximize the aesthetic quality of the project as viewed from surrounding roadways and properties, with special consideration given to the mass and bulk of buildings and the streetscape on West Coast Highway;
4. Site plan and layout of buildings, parking areas, pedestrian and vehicular access ways, landscaping and other site features shall give proper consideration to functional aspects of site development.

G. Public Hearing - Required Notice

A public hearing shall be held on all Site Plan Review applications. Notice of such hearing shall be mailed not less than ten (10) days before the hearing date, postage prepaid, using addresses from the last equalized assessment roll or, alternatively, from such other records as contain more recent addresses, to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the subject property. It shall be the responsibility of the applicant to obtain and provide to the City the names and addresses of owners as required by this Section. In addition to the mailed notice, such hearing shall be posted in not less than two (2) conspicuous places on or close to the property at least ten (10) days prior to the hearing.

H. Action by the Planning Commission

If all applicable standards established by this Section are met, the Planning Commission shall approve the development. Conditions may be applied when the proposed development does not

comply with applicable standards and shall be such as to bring said development into conformity.

If the development is disapproved, the Commission shall specify the standard or standards that are not met.

A Site Plan Review decision of the Planning Commission shall be subject to review by the City Council either by appeal, or upon its own motion, or upon the request of the Commission. The action of the Commission on any Site Plan Review shall be final and effective twenty-one (21) days following the Commission action thereon unless, within the twenty-one (21) day appeal period an appeal in writing has been filed by the applicant, or any other person, the Commission has requested a review of its decision, or unless the City Council, not more than twenty-one (21) days after the Commission action, on its own motion, elects to review and act on the action of the Commission, unless the applicant consents to an extension of time. The City Council may affirm, reverse or modify the decision. Such action by the City Council shall be final.

I. Appeal to the City Council

Any Site Plan Review decision of the Commission may be appealed to the City Council by the applicant or any other person, at any time within twenty-one (21) days after the date of the Commission decision. An appeal to the City Council shall be taken by filing a letter of appeal in duplicate, with the Planning Department. Such letter shall set forth the grounds upon which the appeal is based and shall be accompanied by a fee as established by Resolution of the City Council.

J. Action by the City Council

An appeal shall be heard and acted on by the City Council within sixty (60) days of filing a letter of appeal, and the City Council may affirm, reverse or modify the decision of the Commission. The decision of the City Council is final.

K. Expiration and Revocation of Site Plan Review Approvals

1. Expiration. Any Site Plan Review granted in accordance with the terms of this Title shall expire within twenty-four (24) months from the date of approval if a building permit has not been issued prior to the expiration date and subsequently construction is diligently pursued until completion, unless at the time of approval the Planning Commission has specified a different period of time.
2. Violation of Terms. Any Site Plan Review granted in accordance with the terms of this Title may be revoked if any of the conditions or terms of such Site Plan Review are violated or if any law or ordinance is violated in connection therewith.
3. Hearing. The Planning Commission shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing, and shall submit its recommendations to the City

Council. The City Council shall act thereon within sixty (60) days after receipt of the recommendation of the Planning Commission.