

CALIFORNIA COASTAL COMMISSION

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Staff: MV-LB
Staff Report: 4/21/99
Hearing Date: 5/11-14/99
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER: 5-99-102****APPLICANT: Hoag Memorial Hospital Presbyterian****AGENT: Peri Muretta****PROJECT LOCATION: One Hoag Drive, Newport Beach, Orange County
(formerly 4000 West Coast Highway)**

PROJECT DESCRIPTION: Temporary construction staging consisting of: construction of a 209 space parking lot, 2,270 cubic yards of cut and 460 cubic yards of fill, construction of an access road, placement of construction trailers and fenced areas with dumpsters and bins, placement of temporary power poles, and placement of temporary office trailers.

Lot Area:	20.41 acres
Building Coverage:	2.6 acres
Pavement Coverage:	6.6 acres
Landscape Coverage:	4.5 acres
Parking Spaces:	1,117 (total for entire site)
Zoning:	Planned Community
Plan Designation:	Government, Educational, & Institutional

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval in Concept No. 477-99; State Water Resources Control Board General Permit to Discharge Storm Water Associated with Construction Activity, WDID 8 30S305705.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed development subject to one special condition which requires that the proposed paved parking lot incorporate Best Management Practices (BMPs) into a drainage plan to minimize adverse impacts arising from drainage of the site into the City's storm drain system which empties into Newport Bay.

SUBSTANTIVE FILE DOCUMENTS: 5-97-257 (Hoag); 5-95-204 (Hoag); Hoag Hospital Master Plan Environmental Impact Report; 5-86-866 (Hoag); 5-86-866 A (Hoag); 5-86-866 A3 (Hoag); 5-86-866 A4 (Hoag); 5-88-255 A (Caltrans & Hoag); 5-90-913 (Hoag); Development Agreement between the City of Newport Beach and Hoag Memorial Hospital approved by the Coastal Commission on February 15, 1994; Newport Beach Land Use Plan Amendment 1-93, Part B, City of Newport Beach certified Land Use Plan.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. APPROVAL WITH CONDITIONS

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Drainage Plan

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, a drainage plan which incorporates best management practices that will reduce the extent of pollutants introduced into the storm drain system. The drainage plan shall include, but not be limited to, trash racks or bars, filter strips, provision for periodic cleaning of the paved parking lot surfaces, and routine clean-out of on-site catch basins.

The applicant shall comply with the approved drainage plan/best management practices.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description

The applicant proposes temporary construction staging consisting of: construction of a 209 space parking lot, 2,270 cubic yards of cut and 460 cubic yards of fill, construction of an access road, placement of construction trailers and fenced areas with dumpsters and bins, placement of temporary power poles, and placement of temporary office trailers. The construction trailers and bins proposed to be placed on the existing Lower Campus parking lot are 12 feet high. The tops of the trailers would be approximately 20 feet above finish grade at West Coast Highway. The temporary power poles are approximately 26 feet above finish grade. The office trailers, which are proposed to be located on the proposed parking lot on the existing terrace level, are 12 feet tall. The tops of the trailers would be 43 feet above finish grade at West Coast Highway. A maximum of 12 construction trailers and 2 office trailers are proposed. The temporary development is expected to be in place for approximately seven years.

The location of the proposed parking lot is on a terrace above the level of West Coast Highway, but below the level of the public view park. The terrace was created during grading approved under coastal development permit 5-93-253. The currently proposed grading of 2,270 cubic yards of cut and 460 cubic yards of fill, will allow fine grading of the terrace area for the proposed parking lot and construction of the access road from the Child Care Center parking lot to the terrace level. The location of the disposal site has been identified by the applicant as outside the Coastal Zone within the City of Costa Mesa.

B. Site Background

The subject site is located on the Lower Campus portion of the Hoag Hospital complex. It is not located between the sea and the first public road. The site is located on the inland side of West Coast Highway (State Route 1) just west of the intersection with Newport Boulevard (State Route 55). (See Exhibit A, Vicinity Map and Exhibit C, Site Plan)

On February 15, 1994 the Commission approved a Development Agreement between the City of Newport Beach and Hoag Hospital, as well as a related Land Use Plan Amendment (LUP Amendment 1-93, Part B). The Land Use Plan amendment allowed a redesignation of the site from Recreational and Environmental Open Space to Government, Educational and Institutional. The development agreement covered the Master Plan for the future expansion of Hoag Hospital. The development agreement was the mechanism by which the Master Plan was effectuated. The development agreement provided Hoag with certain building entitlement in exchange for specific benefits to the City. The benefits to the City included a dedication and grading of a 0.8 acre public view park, a commitment from Hoag to establish a \$250,000 fund to be used for public improvements such as sidewalks and landscaping, and commitment by Hoag to conduct a study of possible future use of the Semeniuk Slough area for public recreation.

Previously approved development on the Lower Campus site includes a 65,000 square foot, three story Cancer Center (coastal development permit 5-86-866), and 7,590 square foot, single story Child Care Center (coastal development permit 5-86-866 A3). A flare stack used to burn off methane gases collected from underground exists on site. Coastal development permit 5-92-368 and 5-92-368 A allowed the upgrade and relocation of the flare stack. Coastal Development Permit 5-95-204 allowed construction of a 346 space parking lot on Hoag's Lower Campus. Waiver of Coastal Development Permit Requirement/De Minimis No. 5-97-257 also allowed temporary construction phasing work. Because a Waiver cannot be amended nor conditioned, a new permit is being processed.

The first step in the approved Development Agreement's Master Plan was a phased mass grading plan. The overall mass grading plan included 387,100 cubic yards of cut. The first phase of grading included 30,300 cubic yards of cut and 400 cubic yards of fill. Both the overall mass grading plan as well as the first phase of the mass grading plan were approved by the Commission under coastal development permit 5-93-253 on April 14, 1994. The Commission's approval of coastal development permit 5-93-253 recognized that the master grading plan would include interim phases of grading. The permit required that each subsequent phase of grading be submitted for review and approval prior to commencement of each phase of grading. Site landscaping was also approved under 5-93-253.

The currently proposed grading is an interim phase of the approved mass grading plan and is included in the 387,100 cubic yards approved under coastal development permit 5-93-253. However, as stated above, each phase of grading requires review and approval.

C. Marine Resources

The proposed paved parking lot will require the installation of new drainage facilities where drainage currently percolates down through the soil. The drainage system will be tied to the City's existing storm drain system. The City's storm drains empty into Newport Bay. Section 30231 of the Coastal Act requires that the quality of coastal waters be maintained and adverse effects to coastal waters be minimized. The proposed project will increase the amount of runoff directed into the bay. In addition, as the proposed project is a parking lot, automotive residual products will be deposited on the parking lot and washed into the storm drain system and Newport Bay.

Although when compared to the existing amount of runoff transported through the storm drain system, the amount generated at the subject site appears minimal, the cumulative effects of such projects can create significant adverse impacts on the bay. Adverse impacts to the bay, however, can be significantly reduced or eliminated if appropriate measures are taken before the runoff enters the storm drain system.

Best management practices (BMPs) can be employed to reduce adverse impacts arising due to runoff from the site. BMPs may include structural or non-structural practices or a combination of the two. Examples of structural BMPs include inlet trash racks or bars and filter strips. Examples of non-structural BMPs include periodic cleaning, routine cleaning of on-site storm drain manholes and catch basins, source control of on-site facilities, provision of covered areas for trash receptacles or enclosed facilities to prevent direct contact with precipitation, efficient landscape irrigation, and litter control. If the drainage from the site incorporates the use of best management practices, adverse impacts on the waters of the bay (coastal waters) would be significantly reduced. As conditioned to prepare and implement a drainage plan which incorporates the best management practices for site drainage, the Commission finds that the project is consistent with Section 30231 of the Coastal Act which requires maintaining the quality of coastal water.

D. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

The Commission certified the Land Use Plan for the City of Newport Beach on May 19, 1982. As conditioned, the proposed development is consistent with the policies contained in the certified Land Use Plan and with the Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for Newport Beach that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the marine resources policies of the Coastal Act. Mitigation measures including preparation and implementation of a drainage plan will minimize all adverse impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the

activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

5-99-102 Hoag stfrpt 5.99 mv

RECEIVED
South Coast Region

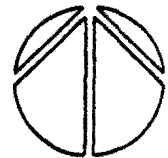
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VICINITY MAP

CALIFORNIA
COASTAL COMMISSION



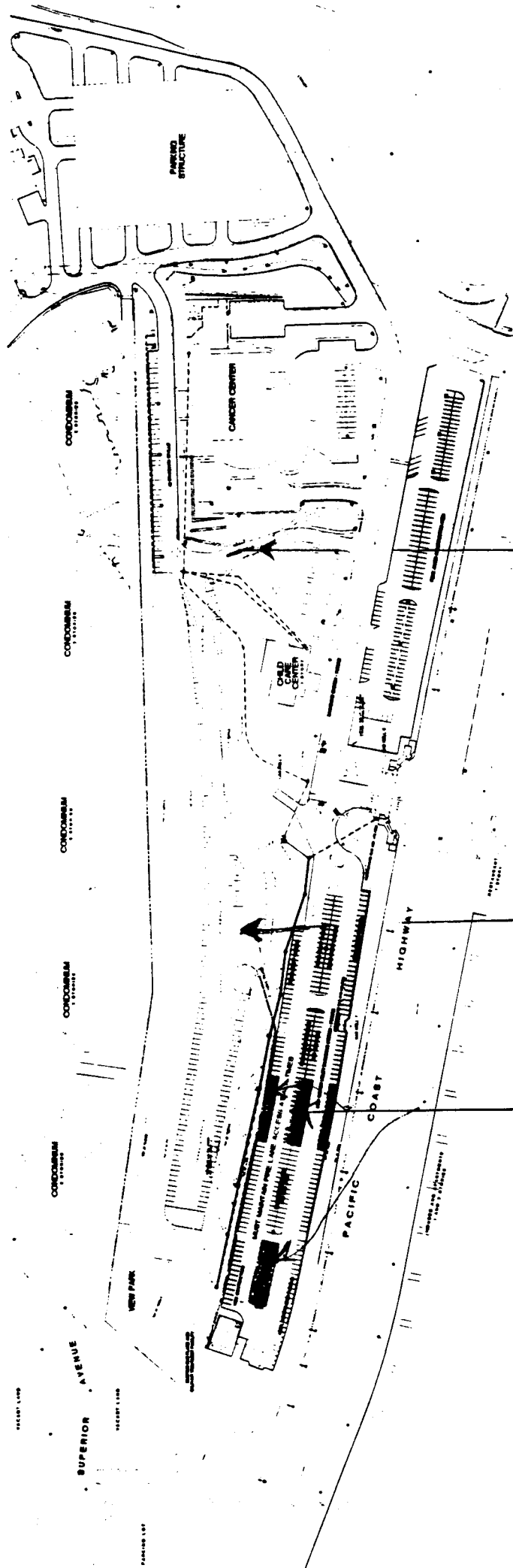
HOAG MEMORIAL HOSPITAL PRESBYTERIAN
TEMPORARY CONSTRUCTION TRAILERS AND EMPLOYEE PARKING LOT



Scale 1:24,000

Source: 7.5 minute USGS
Topographic Quadrangle

5-99-102
Vicinity Map
Exhibit A



RECEIVED
South Coast Region A

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CALIFORNIA
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access road

proposed
209 space
parking
lot

construction
trailers &
bins

LOWER CAMPUS SITE STAGING AREA

TAYLOR & ASSOCIATES

5-99-102
Site Plan
Exhibit C

