
**ORANGE COAST MEMORIAL MEDICAL CENTER
SPECIFIC PLAN**

ORANGE COAST MEMORIAL HOSPITAL
9900 Talbert Avenue
Fountain Valley, CA 92708

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LIST OF TABLES

NUMBER	TITLE	PAGE
1	Existing Site Utilization	5-6
2	Proposed Site Utilization	5-6

LIST OF EXHIBITS

NUMBER	TITLE	PAGE
1	Regional Location	3-4
2	Local Vicinity	3-4
3	Existing Project Site	3-4
4	Conceptual Development Plan	5-6
5	Conceptual Circulation Plan	7-8
6	Conceptual Landscape Plan	9-10

2.0 INTRODUCTION

2.1 PROJECT LOCATION

The project area is located in the central portion of Orange County, within the City of Fountain Valley. The City of Fountain Valley is located approximately 30 miles southeast of the City of Los Angeles, west of the Santa Ana River and north of the I-405 (San Diego) Freeway. More specifically, the project site is located at the southwest corner of Talbert Avenue and Brookhurst Street, in the southwest portion of the City of Fountain Valley. Refer to Exhibit 1 for a general regional location map and to Exhibit 2 for a vicinity map.

2.2 EXISTING SITE CHARACTERISTICS

The approximately 15.45-acre project area houses the existing Orange Coast Memorial Hospital and Medical Center. The Medical Center is comprised of the Orange Coast Memorial Hospital, the Talbert Building, the Edinger Building, the Specialty Building, the MRI Building, the Orange Coast Healthtech Regional Laboratory, the Annex Building, a vacant building, a parking garage, and four surface parking lots throughout the Medical Center. The Orange Coast Memorial Hospital is a general medical and surgical hospital. The Talbert Building, Edinger Building, Specialty Building, the MRI Building, and the Annex Building are all medical office buildings. Refer to Exhibit 3 for an existing project site map.

2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan has been prepared in accordance with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was prepared for the Specific Plan.

Future development projects, which are consistent with the Specific Plan, will require either no future environmental documentation or, in special cases, only very focused environmental analysis as documented in section 15162, 15163 and 15164 (Subsequent EIR's, Supplemental EIR's and Addendums) of the CEQA guidelines (California Code of Regulations).

2.4 AUTHORITY AND SCOPE

The Orange Coast Memorial Medical Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to

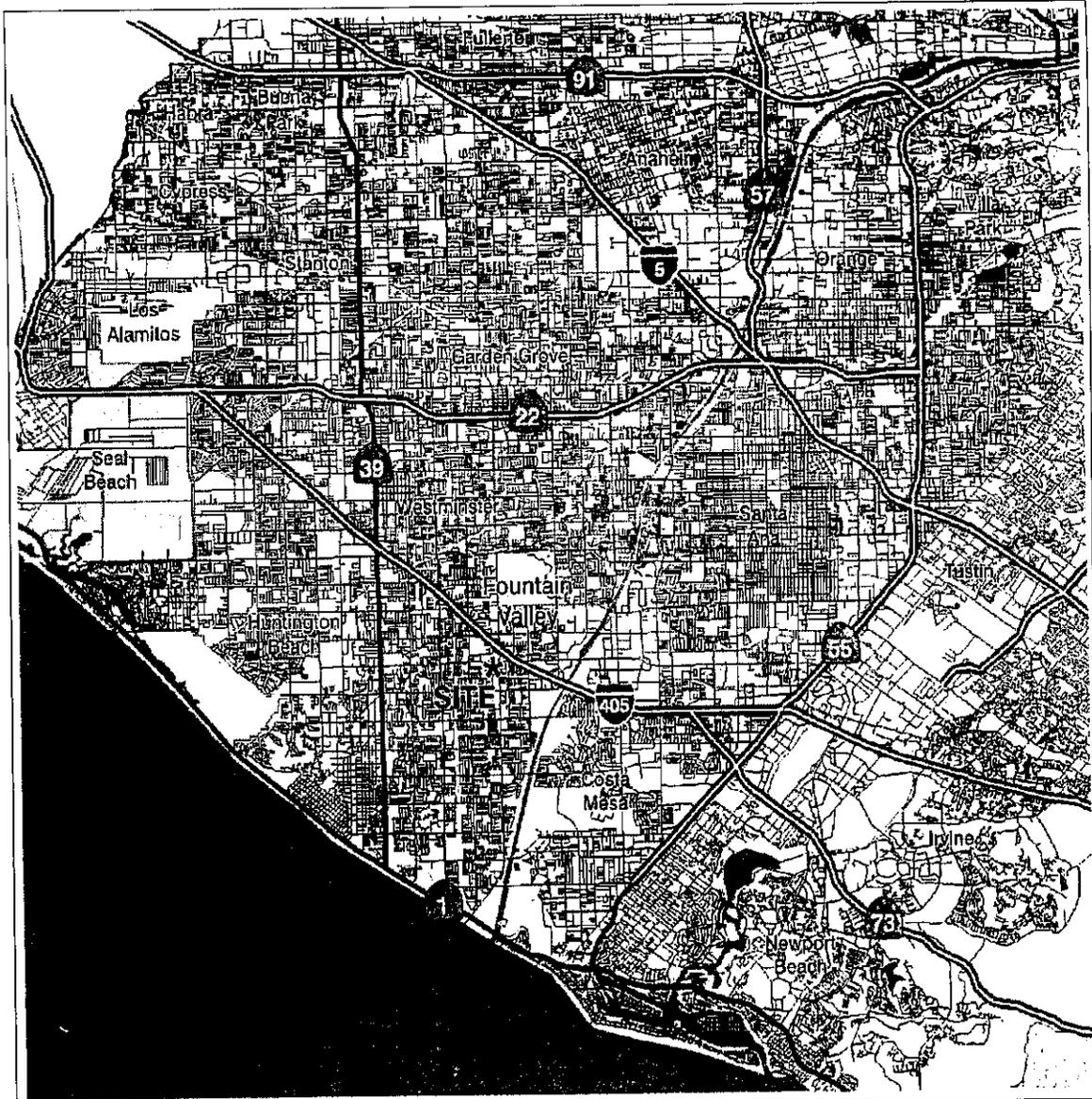
adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both Planning Commission and City Council to be in effect.

This Specific Plan is a regulatory plan which will serve as the zoning ordinance for the subject property. Proposed development plans, agreements, site plans, tentative tract maps or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

2.5 PROJECT OBJECTIVES

In preparing this Specific Plan, consideration has been given to existing facilities, potential expansion and/or redevelopment of some facilities, additional facilities proposed to be constructed in the immediate future and long-term future uses. This Specific Plan will serve as a planning tool to implement the physical development of the project area by regulating new development and providing mechanisms to ensure consistent implementation. Recognizing these goals, the following project objectives have been established:

- To continue to meet the needs of the community and region by providing for appropriate facility expansion, new programs and services;
- To plan and locate new uses to assure compatibility with other existing medical facilities;
- To provide for future permitted uses which respond to anticipated needs;
- To assure adequate supporting infrastructure exists to service future development;
- To provide a logical and efficient on-site circulation system, including parking to appropriately service facilities;
- To establish a cohesive and efficient signage program to facilitate on-site circulation and ease of use by medical center patrons;
- To establish a cohesive landscape program which enhances the visual appearance of the medical center;
- To provide development standards in support of Specific Plan concepts; and
- To implement the goals, objectives, and policies of the City of Fountain Valley.



Source: The Planning Center

Regional Location

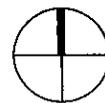
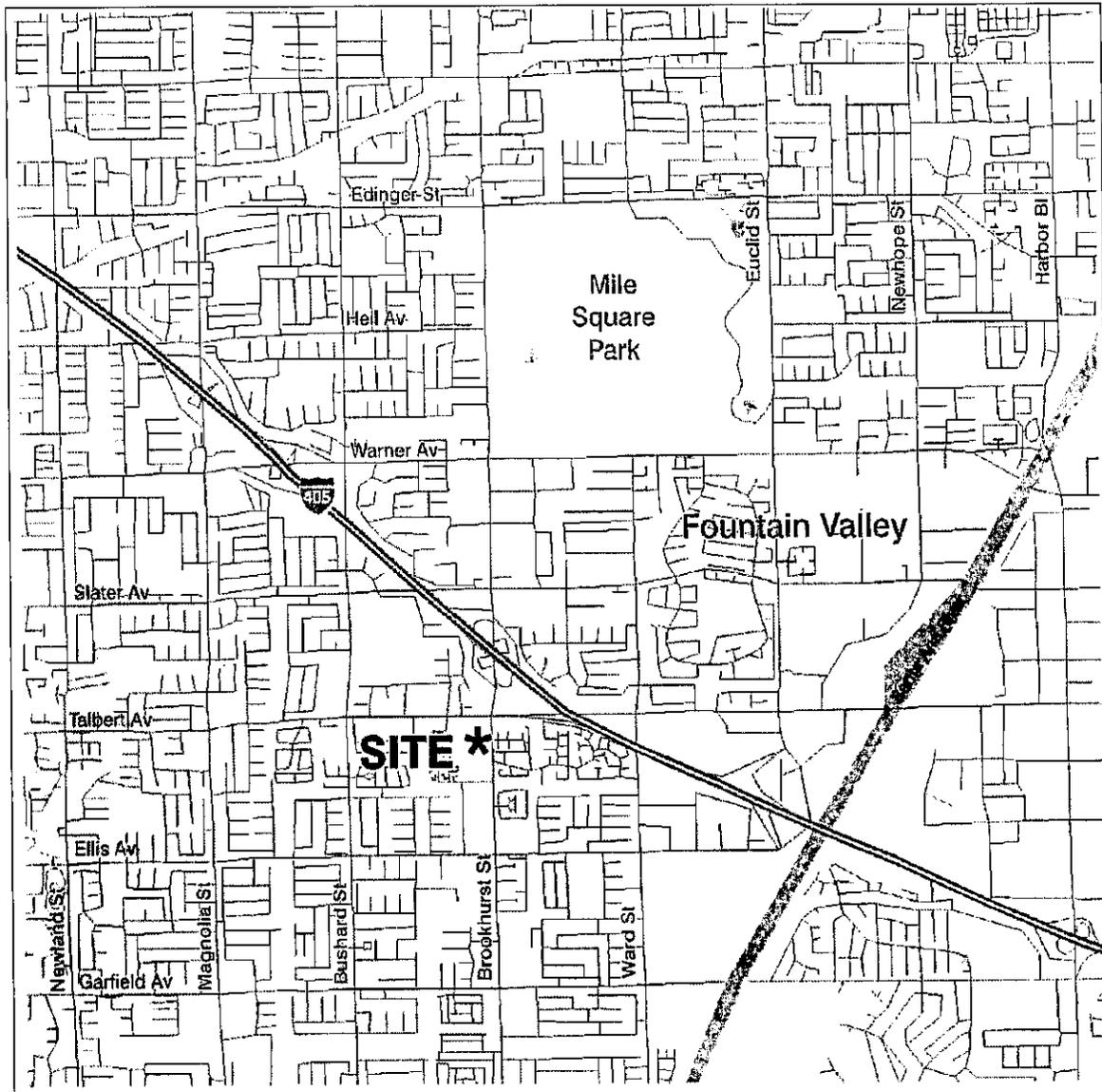


EXHIBIT 1

ORANGE COAST MEMORIAL
MEDICAL CENTER SPECIFIC PLAN

CITY OF FOUNTAIN VALLEY



Source: The Planning Center

Local Vicinity

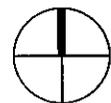
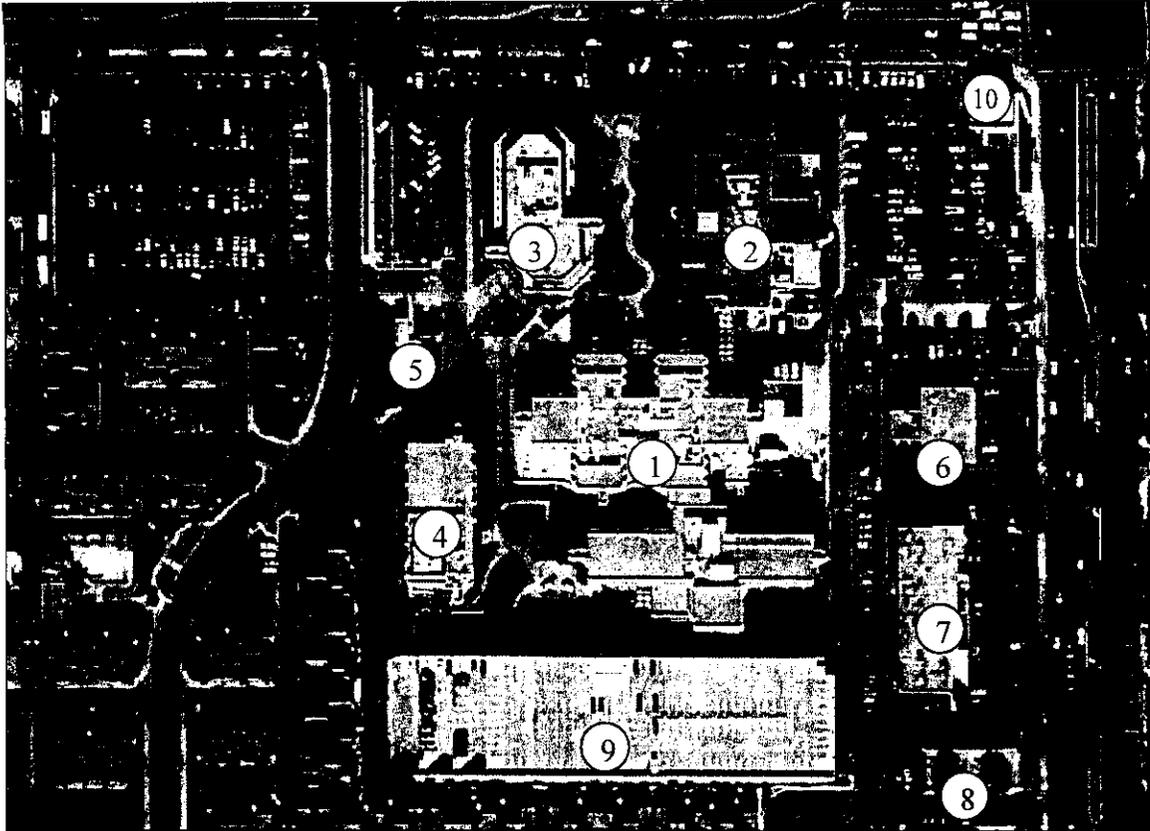
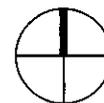


EXHIBIT 2



Source: <http://teraserver.microsoft.com>

- ① Orange Coast Memorial Hospital: general medical and surgical hospital
- ② Talbert Building: occupied by Talbert Medical Group
- ③ Edinger Building: occupied by Edinger Medical Group
- ④ Specialty Building: occupied by Talbert Medical Group
- ⑤ MRI Building
- ⑥ Orange Coast Healthtech Regional Laboratory
- ⑦ The Annex Building: medical office building
- ⑧ Vacant Building
- ⑨ Parking Garage: four levels plus roof-top parking: 814 parking spaces
- ⑩ Dental Office



Existing Project Site

EXHIBIT 3

3.0 DEVELOPMENT PROGRAM

The Specific Plan Development Program contains three major components:

1. A Conceptual Land Use Development Plan
2. A Conceptual Circulation Plan
3. A Conceptual Landscape Plan

Each of these program elements is described in the following discussion with supporting statistical data and graphic exhibits.

3.1 CONCEPTUAL DEVELOPMENT PLAN

The Orange Coast Memorial Medical Center is comprised of 3 planning areas:

The Conceptual Development Plan which is illustrated in Exhibit 4 addresses three general categories of anticipated future development: 1) Demolition; 2) Immediate Development; and 3) Potential Redevelopment of Existing Facilities. The Specific Plan Area has been broken down into planning areas to facilitate description of activities anticipated. Areas shown on Exhibit 4 planned for demolition and immediate development include the proposed Orange Coast Patient Care Pavilion project.

As illustrated in Table 2, proposed site utilization as part of the Conceptual Development Plan represents approximately 139,156 additional square feet for the planning areas, bringing the Specific Plan Area total to approximately 482,682 square feet. This represents a development intensity of 0.72 FAR. Construction of the Conceptual Development Plan is anticipated to occur in several phased increments.

The following discussion outlines the character and type of uses anticipated by Planning Area. Additional detail with respect to permitted uses is contained in Section 4.0.

3.1.1 Planning Area 1

Planning Area 1 is comprised of approximately 8.4 acres and contains the following buildings and uses: The Orange Coast Memorial Hospital is a three-story general medical and surgical hospital, currently licensed for up to 224 inpatient hospital care beds. The three-story, 40,503 square foot, Specialty Building is currently occupied by the Talbert Medical Group which accommodates urology, eye care, gastrointestinal, rehab, obstetrics, surgical specialty, neurology, Parkinson's departments, obesity departments, and vacant space. The one-story MRI Building is a 780-square-foot building built around 2002. The Orange Coast Healthtech Regional Laboratory is a one-story, 4,455 square foot, building which houses laboratory and testing function for the hospital. The Annex

Building is a two-story, 21,561 square foot, medical office building which includes human resources, financial support, marketing, case management, education functions, and internist practice. The uses of these medial offices are associated with the hospital. The vacant building is one-story, 3,548-square-foot building constructed in 1974. The parking garage has five levels with roof-top parking. The parking garage is approximately 40 feet high with 814 spaces.

Exhibit 4 identifies proposed immediate development areas, and future development areas. As shown in Table 2, the future site utilization of Planning Area 1 includes the demolition of four buildings; the Orange Coast Healthtech Regional Laboratory, the Annex Building, the vacant building, and the MRI building. It includes the proposed construction of the Orange Coast Patient Care Pavilion; a 162,500 square foot medical office and laboratory building. A proposed green space is to be developed on the location of the existing MRI building.

A proposed 2,000 square foot, pedestrian overpass/walkway connector is to be constructed to connect from the proposed Orange Coast Patient Care Pavilion to the existing Orange Coast Memorial Hospital. Surface parking lots and landscaping is to be constructed around the Proposed Orange Coast Patient Care Pavilion building.

The Orange Coast Patient Care Pavilion, the pedestrian overpass/walkway connector, and the surface parking lots and landscaping are identified as immediate (phase I) development for Planning Area 1.

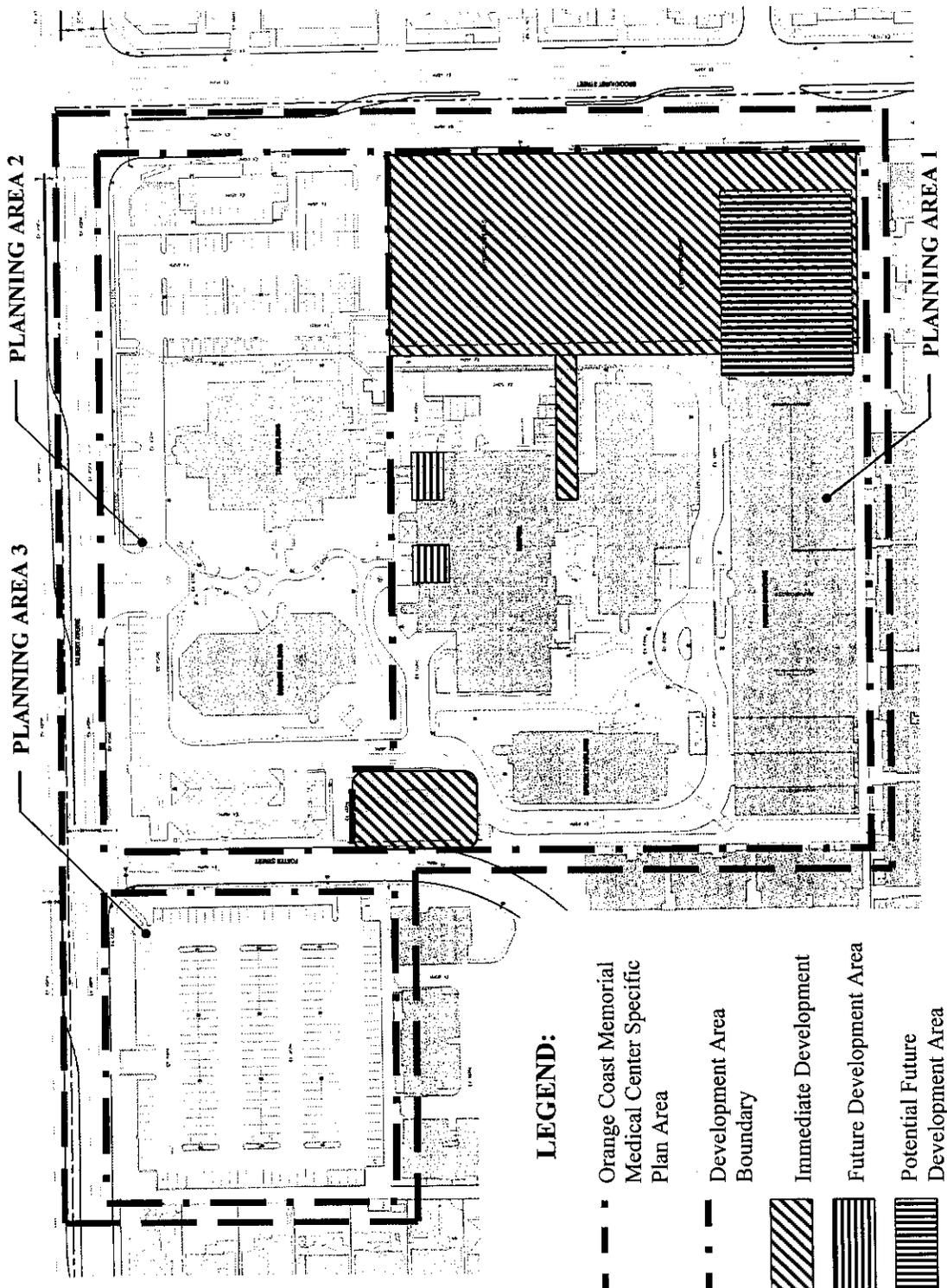
A proposed construction of an approximately 5,000-square-foot addition to the Orange Coast Memorial Hospital along the north side of the hospital would provide about six additional beds. As shown on Exhibit 4, this construction is identified as future (phase II) development.

Exhibit 4 identifies proposed potential future (phase III) development areas which includes the demolition and removal of surface parking lot, located south of the proposed Orange Coast Patient Care Pavilion. The proposed construction of the parking structure expansion would be constructed to be similar to the existing parking structure; a five level parking structure with rooftop parking and lighting. As identified in Exhibit 4, the demolition and removal of landscaped area (existing MRI building), and the construction of surface parking is identified as potential future (phase III) development.

The proposed developments for Planning Area 1 may be constructed subject to planning and environmental review.

3.1.2 Planning Area 2

Planning Area 2 consists of approximately 4.75 acres and includes the following buildings and uses: The two-story, 34,816 square foot, Talbert Building is currently occupied by the Talbert Medical Group which includes a pharmacy, lab, obstetrics,



LEGEND:

- Orange Coast Memorial Medical Center Specific Plan Area
- - - Development Area Boundary
- ▨ Immediate Development
- ▧ Future Development Area
- ▩ Potential Future Development Area

EXHIBIT 4

CONCEPTUAL DEVELOPMENT PLAN

ORANGE COAST MEMORIAL MEDICAL CENTER
 SPECIFIC PLAN

CITY OF FOUNTAIN VALLEY
 NOT TO SCALE

ORANGE COAST MEMORIAL MEDICAL CENTER
SPECIFIC PLAN

TABLE 1
EXISTING SITE UTILIZATION

AREA	HABITABLE BUILDING	SITE SQ. FT.	BUILDING SQ. FT.	USE	FAR
1	Orange Coast Memorial Medical Center Specific Plan	15.5 acres (675,108 sq. ft.)	343,526 sq. ft.	Mixed	0.51
	Orange Coast Memorial Hospital		194,500 sq. ft.	Hospital	
	Specialty Building: Talbert Medical Group		40,503 sq. ft.	Medical Offices	
	MRI Building		780 sq. ft.	Medical Offices	
	Orange Coast Healthtech Regional Laboratory		4,455 sq. ft.	Medical Offices	
	The Annex Building		21,561 sq. ft.	Medical Offices	
	Vacant Building		3,548 sq. ft.	Vacant	
2	Surface Parking	Included Below		Parking	
	Planning Area 1 Total	8.4 acres (365,900 sq. ft.)	265,347 sq. ft.		0.73
	Talbert Building: Talbert Medical Group		34,816 sq. ft.	Medical Offices	
	Edinger Building: Edinger Medical Group		41,213 sq. ft.	Medical Offices	
	Dental Office		2,150 sq. ft.	Dental Office	
3	Surface Parking	Included Below		Parking	
	Planning Area 2 Total	4.8 acres (213,444 sq. ft.)	78,179 sq. ft.		0.38
	Surface Parking	Included Below		Parking	
	Planning Area 3 Total	2.3 acres (100,108 sq. ft.)			N/A

AREA	STRUCTURE	SITE SQ. FT.	BUILDING SQ. FT.	USE	FAR
1	Parking Structure		225,734 sq. ft.	Parking	

ORANGE COAST MEMORIAL MEDICAL CENTER
SPECIFIC PLAN

TABLE 2
PROPOSED SITE UTILIZATION

AREA	HABITABLE BUILDING	SITE SQ. FT.	BUILDING SQ. FT.	USE	FAR
1	Orange Coast Memorial Medical Center Specific Plan	15.5 acres (669,038.04 sq. ft.)	482,682 sq. ft.	Mixed	0.72
	Orange Coast Memorial Hospital		194,500 sq. ft.	Hospital	
	Specialty Building: Talbert Medical Group		40,503 sq. ft.	Medical Offices	
	Proposed Orange Coast Patient Care Pavilion		162,500 sq. ft.	Medical Offices / Laboratory	
	Proposed Ped. Overpass/Walkway Connector		2,000 sq. ft.		
	Proposed Emergency Department Expansion		5,000 sq. ft.		
	Proposed Surface Parking	Included Below			
	Surface Parking	Included Below		Parking	
	Planning Area 1 Total	8.4 acres (365,900 sq. ft.)	404,503 sq. ft.		1.11
	Talbert Building: Talbert Medical Group		34,816 sq. ft.	Medical Offices	
2	Edinger Building: Edinger Medical Group		41,213 sq. ft.	Medical Offices	
	Dental Office		2,150 sq. ft.	Dental Office	
	Surface Parking	Included Below		Parking	
	Planning Area 2 Total	4.8 acres (213,444 sq. ft.)	78,179 sq. ft.		0.36
3	Surface Parking	Included Below		Parking	
	Planning Area 3 Total	2.3 acres (100,108 sq. ft.)			N/A
AREA	STRUCTURE	SITE SQ. FT.	BUILDING SQ. FT.	USE	FAR
1	Parking Structure		225,734 sq. ft.	Parking	
	Proposed Parking Structure Expansion		107,456 sq. ft.	Parking	
	Total		333,190 sq. ft.		

urgent care, orthopedics, administration departments, pediatrics, family practice, and internal medicine departments. The three-story, 41,213 square foot, Edinger Building is currently occupied by the Edinger Medical Group which accommodates the breast center, infusion, second opinion, physicians departments, obstetrics, pain, research departments, urgent care, family practice, and internal medicine departments. The dental office building is a one-story 2,150 square foot building.

3.1.3 Planning Area 3

As shown in Exhibit 3, Planning Area 3 is a 2.3 acre surface parking lot. A total of four surface parking lots are located throughout the Medical Center with a total of 537 parking spaces.

3.2 CONCEPTUAL CIRCULATION PLAN

3.2.1 Surrounding Street System

Roadways that will be utilized by development within the Specific Plan Area include Brookhurst Street, Talbert Avenue, Bushard Street, Ellis Avenue, Slater Avenue, and Ward Street. In the vicinity of the Specific Plan Area, the following roadway conditions exist:

Brookhurst Street: This north-south six-lane divided roadway is classified as a Major Arterial (120-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Talbert Avenue: This east-west six-lane divided roadway is classified as a Primary Arterial (100-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Bushard Street: This north-south four-lane divided roadway is classified as a Secondary Arterial (80-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Ellis Avenue: This east-west four-lane divided roadway is classified as a Secondary Arterial (80-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

Slater Avenue: This east-west four-lane divided roadway is classified as a Secondary Arterial (80-foot right-of-way) east of Ward Street and from Newland Street to I-405 and as a Primary Arterial (100-foot right-of-way) west of Ward Street to I-405 on the City of Fountain Valley General Plan Circulation Element.

Ward Street: This north-south four-lane divided roadway is classified as a Secondary Arterial (80-foot right-of-way) on the City of Fountain Valley General Plan Circulation Element.

3.2.2 Site Access

The Orange Coast Memorial Medical Center Project is located on the southwest corner of the intersection of Brookhurst Street and Talbert Avenue in the City of Fountain Valley. As Exhibit 5 illustrates, major access to the Orange Coast Memorial Medical Center is provided by Talbert Avenue and Brookhurst Street.

There are currently three access points to the medical center along Talbert Avenue and with the approval of the Conceptual Circulation Plan, the three access points along Talbert Avenue will still exist. Each of these access points are described briefly below:

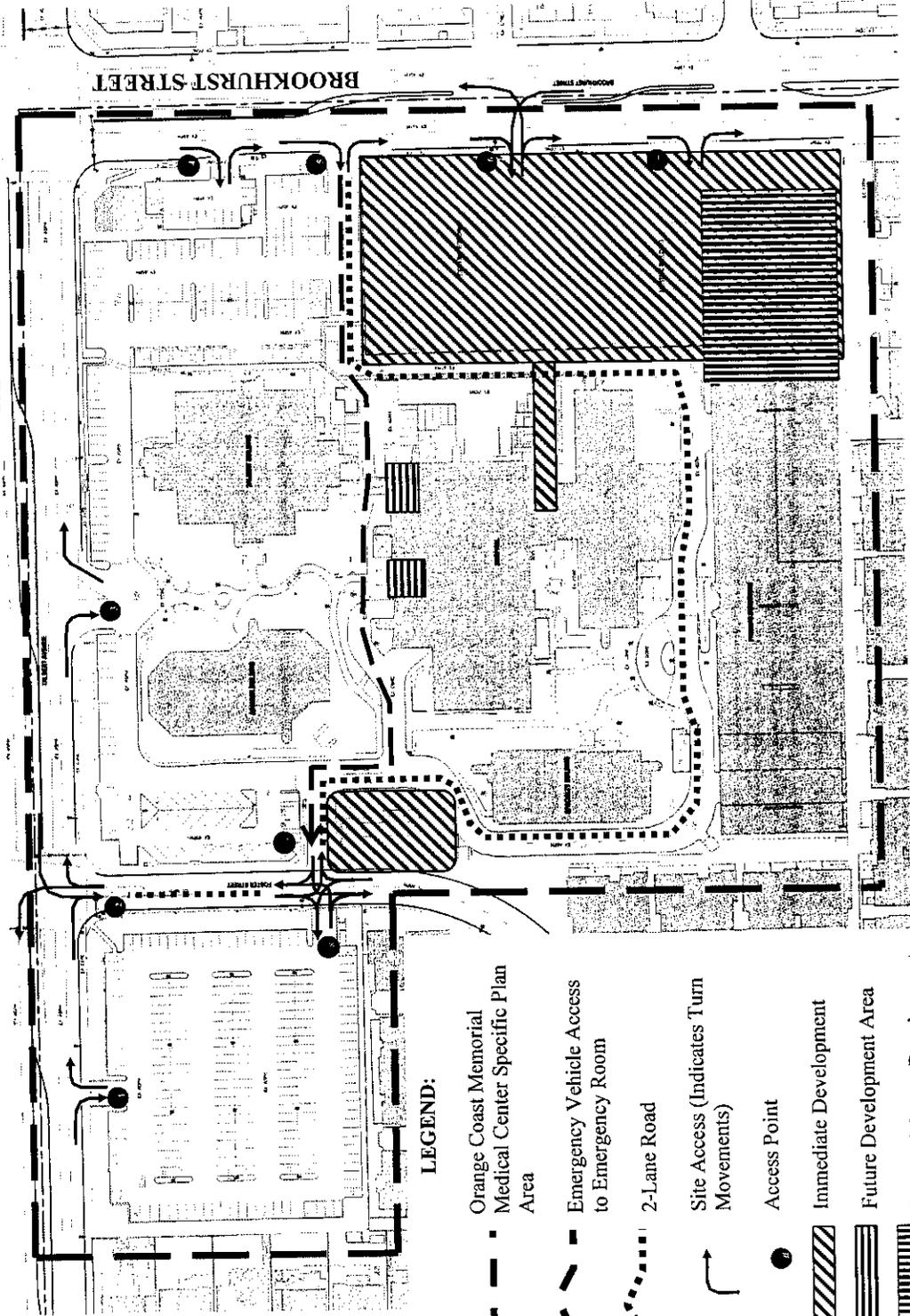
- Access Point 1 – Talbert Avenue. The access point located approximately 950 feet west of Brookhurst Street permits right turn only movement into the medical center from Talbert Avenue, and right turn only exiting.
- Access Point 2 – Talbert Avenue. The access point located approximately 750 feet west of Brookhurst Street permits right and left turn movements into the medical center from Talbert Avenue and right and left turn exiting.
- Access Point 3 – Talbert Avenue. The access point located approximately 450 feet west of Brookhurst Street permits right turn only movement into the medical center from Talbert Avenue and right turn only exiting.

The Conceptual Circulation Plan also incorporates four access points off of Brookhurst Street. Each of these access points are described briefly below:

- Access Point 4 – Brookhurst Street. The access point located approximately 150 feet south of Talbert Avenue permits right turn only movement into the medical center from Brookhurst Street, and right turn only exiting.
- Access Point 5 – Brookhurst Street. The emergency entrance access point located approximately 280 feet south of Talbert Avenue permits right turn only movement into the medical center from Brookhurst Street, and right turn only exiting.
- Access Point 6 – Brookhurst Street. The access point located approximately 460 feet south of Talbert Avenue permits right and left turn movements into the medical center from Brookhurst Street and right and left turn exiting.

TALBERT AVENUE

BROOKHURST STREET



LEGEND:

- - - Orange Coast Memorial Medical Center Specific Plan Area
- - - Emergency Vehicle Access to Emergency Room
- 2-Lane Road
- ↪ Site Access (Indicates Turn Movements)
- Access Point
- ▨ Immediate Development
- ▧ Future Development Area
- ▩ Potential Future Development Area

EXHIBIT 5

CONCEPTUAL CIRCULATION PLAN

ORANGE COAST MEMORIAL MEDICAL CENTER
SPECIFIC PLAN

CITY OF FOUNTAIN VALLEY
NOT TO SCALE

- Access Point 7 – Brookhurst Street. The access point located approximately 620 feet south of Talbert Avenue permits right turn only movement into the medical center from Brookhurst Street, and right turn only exiting.

The Conceptual Circulation Plan also incorporates two access points off of Foster Street. Each of these access points are described briefly below:

- Access Point 8 – Foster Street. The access point located approximately 250 feet south of Talbert Avenue, west side of Foster Street, permits right and left turn movements into the medical center from Foster Street and right and left turn exiting.
- Access Point 9 – Foster Street. The access point located approximately 250 feet south of Talbert Avenue, east side of Foster Street, permits right and left turn movements into the medical center from Foster Street and right and left turn exiting.

3.2.3 On-site Circulation

Both Talbert Avenue and Brookhurst Street will be the collector streets for the Orange Coast Medical Center. All on-site circulation can be found on Exhibit 5.

3.2.4 Parking

On-site facilities will be served by surface parking lots throughout the site. Parking will be provided for future uses in accordance with standards presented in section 4.4.2.11 of this document.

3.3 CONCEPTUAL LANDSCAPE PLAN

The intent of the landscape concept for the Orange Coast Memorial Medical Center Specific Plan is to provide a unifying visual element which continues and strengthens the existing character of landscape within the medical center. The thematic components of the concept are described below.

3.3.1 Major Landscape Edges

Major Landscape Edges occur along Talbert Avenue and Brookhurst Street, as shown in Exhibit 6. The character of both of these project edges is described below.

Brookhurst Street Project Edge: All development occurring along this east boundary shall maintain a landscaped edge having a minimum depth of 15 feet. Measurement shall be from the street right-of-way. Landscape improvements to the Brookhurst Street edge

related to any new development shall be consistent with the existing theme along Brookhurst Street, or with the approval from the Planning Department.

Talbert Avenue Project Edge: All development occurring along this north boundary shall maintain a landscaped edge having a minimum depth of 15 feet. Measurement shall be from the street right-of-way. Landscape improvements to the Talbert Avenue edge related to any new development shall be consistent with the existing theme along Talbert Avenue, or with the approval from the Planning Department.

3.3.2 Landscape Entry Treatments

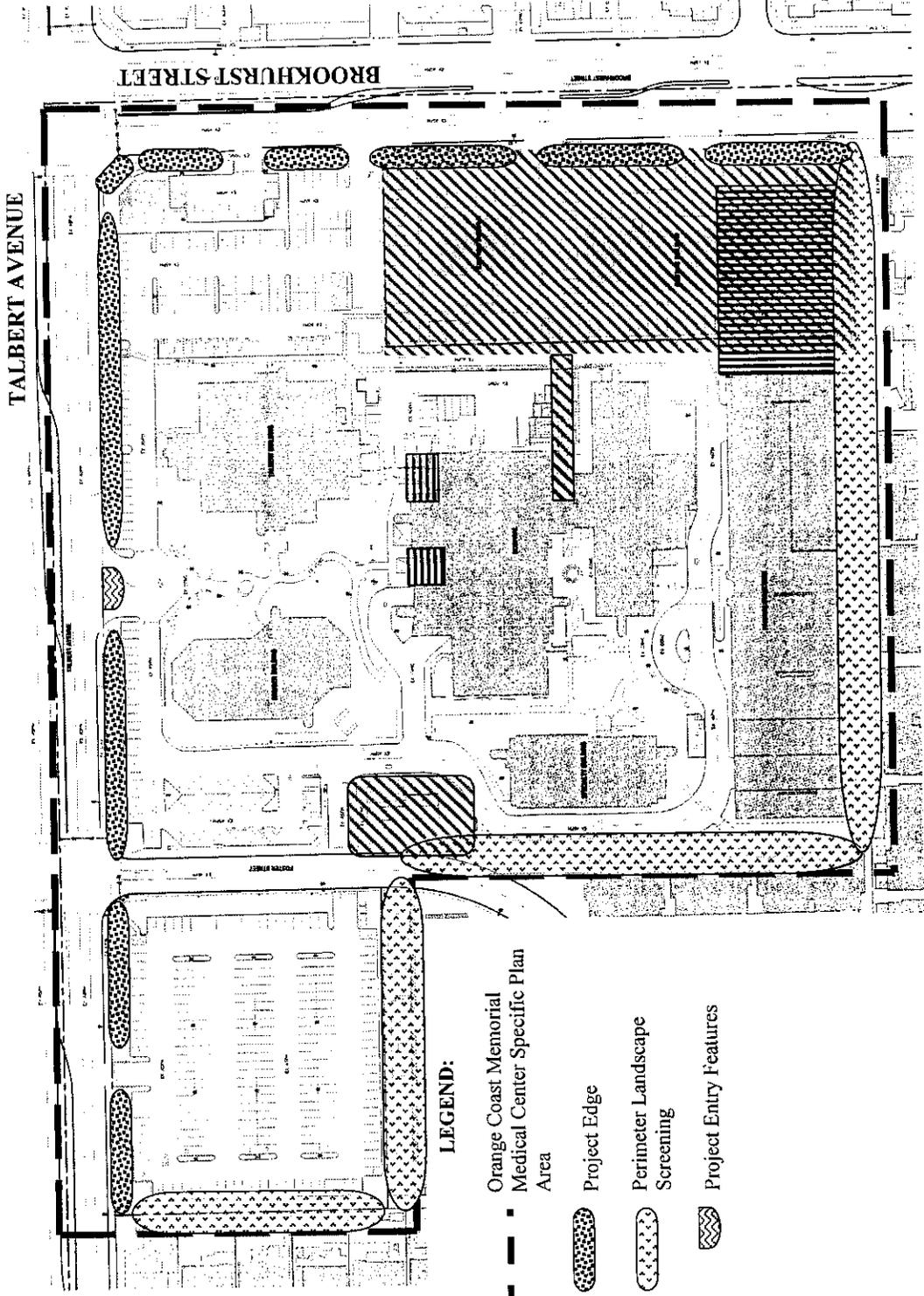
Consistent landscape features incorporating the use of trees and other landscaping shall occur at the major entry points. These landscaped entry points must be consistent with the existing theme along the major edges, or with the approval from the Planning Department.

3.3.3 Perimeter Landscape Screening Edge

The landscaped perimeter edge shall have a minimum width of 10 feet and shall include and maintain the use of trees and other landscaping. These landscaped perimeter edges shall be consistent throughout.

3.3.4 Parking Areas

Parking areas throughout the medical center shall incorporate and maintain a consistent landscaping theme, and shall include the use of trees and other landscaping.

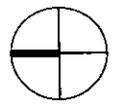


TALBERT AVENUE

BROOKHURST STREET

LEGEND:

- Orange Coast Memorial Medical Center Specific Plan Area
- Project Edge
- ◻ Perimeter Landscape Screening
- ◻ Project Entry Features



CONCEPTUAL LANDSCAPE PLAN

EXHIBIT 6

ORANGE COAST MEMORIAL MEDICAL CENTER
SPECIFIC PLAN

CITY OF FOUNTAIN VALLEY
NOT TO SCALE

4.0 DEVELOPMENT REGULATIONS

4.1 INTRODUCTION

The Orange Coast Memorial Medical Center Specific Plan has been formulated in accordance with the Fountain Valley General Plan. These Development Regulations will serve as the primary mechanism for implementation of the Specific Plan. The purpose of this section is to provide minimum development standards within the Medical Center. Wherever regulations contained in this document conflict with the regulations of the Fountain Valley Municipal Code, the regulations contained herein shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within this document. All development within the boundaries of the Orange Coast Memorial Medical Center Specific Plan shall comply with all Uniform Building Code and other governing local building codes.

4.2 NOTES AND DEFINITIONS

4.2.1 General Notes

- 1) Water service to and within the Specific Plan area shall be furnished by the City of Fountain Valley and the Metropolitan Water District.
- 2) Sewage disposal facilities to and within the Specific Plan area shall be provided by the City of Fountain Valley and the Orange County Sanitation District.
- 3) Subdivision of property within the Specific Plan area shall be in accordance with the State Subdivision Map Act and the Fountain Valley Municipal Code.
- 4) All development within the Specific Plan area shall comply with the provisions of this development plan text. To the extent that the Development Plan text does not specifically apply, then the general requirements of the City of Fountain Valley Municipal Code shall apply. All construction shall comply with all of the provisions of the Uniform Building Code and other governing local codes.
- 5) When any ambiguity occurs between this Development Plan and the Fountain Valley Municipal Code, this Development Plan shall control unless specifically provided otherwise.

- 6) Permissible land uses are those prescribed by the provisions of the Development Regulation, Section 4.4.1.
- 7) All uses shall occur inside enclosed structures.
- 8) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials and infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.
- 9) Any fire equipment and access shall be approved by the Fountain Valley Fire Department.
- 10) All new buildings subject to review by the City of Fountain Valley shall meet Title 24 requirements for energy conservation. 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 heat and lighting systems.
- 11) Prior to the issuance of building permits for each structure, the applicant shall submit and the Director of Planning and Building shall approve, a plan for pedestrian and handicapped access, including handicapped parking spaces and building access, interior sidewalks, and pedestrian crossing of interior circulation roadways. The provisions for handicapped access shall comply with the requirements of Title 24.
- 12) Setback requirements are as specified in this text. All setbacks shall be determined as the perpendicular distance from the existing street right-of-way line, or property line, to the foundation point of the closest structure, or parking area as specified, less any land which may be required for any future street dedications.
- 13) This Specific Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the City Council. Any such amendment requested by the property owner shall be subject to current City Policy and Procedures.
- 14) Standards contained in this Specific Plan shall apply only to new construction or redevelopment identified in the Development Plan. All structures and other standards contained in this Specific Plan

shall apply only to new construction or redevelopment identified in the Development Plan. All structures and other improvements existing at the time of Specific Plan adoption shall be considered conforming.

- 15) Prior to the issuance of each building permit, the applicant shall submit for review and approval by the Director of Planning and Building, documentation demonstrating project compliance with the City's Trip Reduction and Travel Demand Management Program (Ordinance No. 1165).

4.2.2 Definitions

Definitions as contained in Section 21.90 of the Fountain Valley Municipal Code shall apply to the Orange Coast Memorial Medical Center Specific Plan Area.

4.3 DEVELOPMENT PLAN

4.3.1 Land Use Development Plan

The Conceptual Development Plan addresses three general categories of anticipated development: 1) Demolition; 2) Immediate Development; and 3) Potential Redevelopment of Certain Existing Facilities. The Conceptual Development Plan is illustrated in Exhibit 4 of this Specific Plan.

4.3.2 Conceptual Circulation Plan

The Conceptual Circulation Plan, illustrated in Exhibit 5 of this Specific Plan provides for site access and parking facilities in support of the Land Use Development Plan. Parking will be provided for future uses in accordance with standards presented in this Section.

4.3.3 Conceptual Landscape Plan

The Conceptual Landscape Plan, illustrated in Exhibit 6 of this Specific Plan, outlines a landscape concept to visually enhance and unify the Orange Coast Memorial Medical Center. The conceptual plan addresses Major Landscape Screening.

4.4 DEVELOPMENT STANDARDS

4.4.1 Permitted Uses

The following list of permitted uses applies to Planning Area 1, 2 and 3 which are illustrated in Exhibit 4. The individual uses listed are not intended to be an exhaustive list. Other compatible related uses may be allowed at the discretion of the Fountain Valley Planning Department, with a determination of consistency with the intent of this Specific Plan.

4.4.1.1 Planning Area 1 and 2

1) Hospital facilities, including but not limited to:

- a. Outpatient Services:
 - Ante partum Testing
 - Cancer Center
 - Skilled Nursing
 - Rehabilitation
 - Conditioning
 - Surgery Center
 - Day Hospital
 - Back and Neck Center
 - Biofeedback
 - Breast Imaging Center
 - CT Scan
 - Dialysis
 - EEG/EMG/NICE Laboratory
 - First Aid Center
 - Fertility Services
 - G.I. Laboratory
 - Laboratory
 - Magnetic Resonance Imaging
 - Nuclear Medicine
 - Occupational Therapy
 - Pediatrics
 - Pharmacy
 - Physical Therapy
 - Pulmonary Services
 - Radiation Therapy
 - Radiology
 - Lithotripsy
 - Computerized Axial Tomography

- Respiratory Therapy
 - Sleep Disorder Center
 - Speech Therapy
 - Ultrasound
- b. Inpatient Services:
- Critical Care
 - Emergency Care Unit
 - Obstetrics/Gynecology
 - Cardiology
 - Podiatry
 - Cardiac Care Unit
 - Intensive Care Unit
 - Pediatric Services
 - Neonatal Intensive Care
 - Surgery/Waiting Rooms
 - Radiology
 - Laboratory
 - Pathology
 - Pharmacy
- c. Administrative Services:
- Admitting
 - Auxiliary Office
 - Business Offices
 - Information
 - Registration
 - Patient Relations
 - Social Services
- d. Support Services:
- Employee Child Care
 - Health Education
 - Power/Mechanical/Auxiliary Support and Storage
 - Food Services
 - Cashier
 - Chapel/Chaplaincy Service
 - Conference Center
 - Dietitian
 - Gift Shop
 - Laboratory
 - Pathology
 - Medical Library

- Medical Records
- Pharmacy
- Blood Bank
- Engineering/Maintenance/Environmental Services
- Shipping/Receiving
- Microwave, Satellite, and Other Communication Facilities
- EMS Stop

- 2) Medical/Support Offices
- 3) Accessory uses normally incidental to hospital development
- 4) Temporary structures and uses, including modular buildings
- 5) Any other similar use which is found compatible by the Planning Commission

4.4.1.2 Planning Area 3

- 1) Surface Parking lot

4.4.2 Site Development Criteria

4.4.2.1 Building Setbacks

- 1) Talbert Ave: 50 feet
- 2) Brookhurst Street: 40 feet
- 3) On-site:
 - Rear Yard: 10 feet
 - Side Yard: 10 feet

Note: Front, Rear, and side yard setbacks are measured from the property line.

4.4.2.2 Building Separation

A minimum building separation of 20 feet for all new construction shall be provided in all Planning Areas.

4.4.2.3 Maximum Building Height

Planning Area 1 and 2

The maximum building height in Planning Area 1 and 2 shall be 4 stories or 50 feet, with the exception of the proposed Orange Coast Patient Care Pavilion, which shall have a maximum building height of 6 stories or 80

feet. A story is defined as occupied floor space, and does not include architectural features such as parapets and similar devices or mechanical equipment penthouses. Building height is identified as vertical distance measured from the ground to the top of the highest feature.

Planning Area 3

Planning Area 3 shall remain as a surface parking lot.

4.4.2.4 Modular Structures

Temporary modular buildings shall be permitted for up to twelve months subject to the approval of the Planning Director and Fire/Building Chief. Permanent modular buildings will require issuance of a Temporary Use Permit.

4.4.2.5 Lighting

- 1) All lighting systems shall be designed and maintained in such a manner as to minimize light spillage and glare onto adjacent properties.
- 2) Lighting shall be used for the purpose of providing illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways, and working areas. The design of light fixtures and structural supports shall be architecturally compatible with the surrounding buildings.

4.4.2.6 Equipment Screening

All roof, wall and ground mounted equipment shall be screened from public view on all sides.

4.4.2.7 Storage Area Screening

- 1) All storage areas shall be screened from public view. Such screening shall be architecturally integrated with surrounding buildings.
- 2) Storage of materials or equipment shall not exceed screen height.

4.4.2.8 Security Walls and Fences

- 1) Any wall or fence along a street frontage that is over 3 feet in height shall be subject to setback requirements of Section 3.3.1 Major

Landscape Edges or Section 4.4.2.12 Landscape Requirements, as appropriate.

- 2) All fencing or walls shall be concrete, masonry or other similar materials, not to exceed a height of 8 feet from the highest finished grade. Chain link with wood slats may be used for perimeter fencing when not visible from front setback areas and screened with landscaping.

4.4.2.9 Utilities

- 1) All new utilities of 12 KV or less within the project and along adjacent major arterials shall be installed underground.
- 2) All ground-mounted utility appurtenances such as transformers shall be located out of public view and adequately screened through the use of bearing, landscaping and concrete or masonry walls.

4.4.2.10 Refuse Collection Areas

- 1) All outdoor refuse collection areas shall be visually screened from access streets, alleys, and adjoining properties.
- 2) No refuse collection areas shall be permitted between a street frontage and the building line.

4.4.2.11 Parking and Access

- 1) All parking for the Orange Coast Memorial Medical Center shall be provided on-site.
- 2) Should the Director of Public Works or Traffic Engineer reasonably determine that a parking problem exists on the Medical Center due to, but not limited to, inadequate parking management, parking lot layout or design, the City maintains the discretion to impose additional development conditions to abate the problem.
- 3) 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.
- 4) Parking lot lighting shall be designed in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to

that necessary for security and screened from any adjacent residential areas.

- 5) Handicapped access and parking shall comply with the requirements of Title 24, including design and provision of parking spaces, building access, interior sidewalks, pedestrian crossing of interior roadways and similar concerns.

Off-Street Parking

Off-street parking shall be provided in accordance with the following standards:

<u>Use/Category</u>	<u>Parking Ratio</u>
Medical/Dental Offices	1.0 space/143 sq. ft. of gross floor area
Hospital Services	1.0 space/3 beds the facility is licensed to accommodate plus required spaces for ancillary uses as determined by the Director.
Medical/Dental Labs	1.0 space/250 sq. ft. of gross floor area

4.4.2.12 Landscape Requirements

- 1) Detailed landscape and irrigation plans for any new development shall be prepared by a licensed Landscape Architect, and reviewed by the City of Fountain Valley Planning Department Prior to issuance of any building permit, and installed prior to issuance of Certificate of Use and Occupancy.
- 2) Landscaping and irrigation shall be installed in accordance with the City of Fountain Valley Water Efficient Landscape Policy as outlined in Chapter 21.20 of the Municipal Code.
- 3) All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty (30) days from the date of damage.
- 4) Parking Lot Landscaping
 - a. Setback. The width of the landscaped edge adjacent to parking areas shall be a minimum of 10 feet from the perimeter boundary of the Specific Plan area, except for Major Landscape Edges as specified in Section 3.3.1 of this Plan.

- b. Where a parking lot contains ten (10) or more parking spaces and is visible from a street, not less than ten percent (10 %) of the total area excluding any perimeter landscaping, shall be landscaped. Such landscaping shall not be concentrated in any one area.
 - c. Trees. Parking lot trees shall be a minimum 15 gallon size. Trees of like species shall be utilized for each respective parking lot.
 - d. Shrubs. Shrubs may be used for screening parking areas. Shrubs of like species shall be used in large masses spaced in linear fashion at 3'-1" o.c. maximum. The center line of the shrub mass shall occur at a minimum of 3' -6" from parking lot curb face.
- 5) All trees planted within landscaped setback areas, project entries, property boundaries, internal street edges, and parking lot edges shall have a minimum size of 24 inch box. All other trees shall have a minimum of 15 gallon size.

4.4.2.13 Hazardous Materials Management

- 1) Hazardous waste material shall be handled and disposed of in a manner specified by the State of California Hazardous Substances Control Law (Health and Safety Code Division 20, Chapter 6.5), standards established by the California Department of Health Services, Office of Statewide Health Planning and Development, and
- 2) According to the requirements of the California Administrative Code, Title 30, Chapter 22.
- 3) All uses involving hazardous material shall be reviewed by the Fire Department.
- 4) Exterior storage of hazardous/flammable materials shall be subject to the provisions of Ordinance No. 1191 amending Section 21.40.040 of the Fountain Valley Municipal Code.
- 5) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials, or infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.

6) Noxious odors, fumes and emissions shall be controlled on site.

4.4.2.14 Maintenance

Property owners are responsible for the maintenance of all buildings, structures, yards, landscaping, signs, parking areas and other improvements in a manner which does not detract from the appearance of the surrounding area.

5.0 SPECIFIC PLAN IMPLEMENTATION

5.1 INFRASTRUCTURE

This section identifies the providers of public necessary to support the proposed level of development, as outlined in section 3.1 of this Specific Plan.

5.1.1 Water Supply

Water services to the Specific Plan area is furnished by the City of Fountain Valley and the Metropolitan Water District.

5.1.2 Sewer System

Sewage disposal facilities to the Specific Plan area are provided by the City of Fountain Valley and the Orange County Sanitation District. Waste treatment facilities are provided by the Orange County Sanitation District.

5.1.3 Solid Waste

Solid waste disposal, excluding infectious wastes, is provided by the Rainbow Disposal Company, under contract to the City of Fountain Valley.

5.1.4 Drainage

Off-site drainage facilities are provided by the City of Fountain Valley and Orange County Flood Control District.

5.2 PUBLIC SERVICES

5.2.1 Fire Protection

Fire protection services are provided to the Specific Plan area by the City of Fountain Valley.

5.2.2 Police Protection

Police protection services are provided to the Specific Plan area by the City of Fountain Valley.

5.3 PERMIT REVIEW AND GENERAL ADMINISTRATION

5.3.1 Permitted Uses

All uses described as permitted uses are permitted provided Precise Plan Approval or other development approval has been granted pursuant to the provisions of the City's Zoning Ordinance relating to the granting of a Precise Plan, or other similar approval.

5.3.2 Conditional Uses

All uses as described as conditional uses are permitted providing a Conditional Use Permit has been granted pursuant to the provisions of the City's Zoning Ordinance relating to the granting of a Conditional Use Permit.

5.3.3 Subdivisions

The City of Fountain Valley Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process allows for the creation of lots as tentative parcel or tentative tract maps. The review and approval of subdivision maps will set forth the various conditions necessary to ensure the improvements of street, utilities, drainage features, and other service requirements specified by the City.

5.3.4 Environmental Determination

The process for approval of Precise Plans, Conditional Use Permits and Subdivision Maps are discretionary, not ministerial, and are therefore subject to the requirements of the California Environmental Quality Act (CEQA). However, a Program EIR was prepared as part of the Specific Plan, and is applicable to future development within the Specific Plan area. Therefore, projects consistent with the Specific Plan shall require either no further environmental documentation, or in special cases, only focused environmental analysis the action as documented in sections 15162, 15163 and 15164 (Subsequent EIR's, Supplemental EIR's and Addendums) of the CEQA guidelines (California Code of Regulations). Future projects determined to be clearly inconsistent with the Specific Plan, will require further environmental documentation.

5.3.5 Amendment Procedures

In accordance with the California Government Code Sections 65453 and 65454, Specific Plans shall be prepared, adopted and amended in the same manner as General Plans, except that Specific Plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent General Plan amendment unless it is determined by City staff that the proposed amendment would substantively affect the General Plan goals, objectives, policies or programs.

Amendments to the Specific Plan may require preparation of an Environmental Impact Report subject to the provisions of Section 15162 of the California Environmental Quality Act which addresses the preparation of Subsequent Environmental Impact Reports.

5.3.6 Applicability or Other Ordinances

In the event any of the development regulations or guidelines of this Specific Plan conflict with any other applicable provisions of City ordinances or regulations, the Specific Plan shall govern; otherwise all development activities, procedures, and land use activities and procedures within the area covered by the Specific Plan shall comply with all City of Fountain Valley ordinances and regulation, including but not limited to those regulating land use and development.

5.3.7 General Administration

- 1) The Orange Coast Memorial Medical Center Specific Plan shall be administered and enforced by the City of Fountain Valley Planning Department in accordance with the provisions of the City Municipal Code.
- 2) Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the City Council. Those changes are as follows:
 - a. The addition of new information to the Specific Plan maps or text that does not materially change the effect of any regulations or guidelines.

- b. Changes to the project infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing development capacity in the Specific Plan Area, nor change the concepts of the Plan.
- c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- d. Minor additions to existing structures that result in an increase in square footage (beyond that identified in Table 2) shall be subject to design review. An addition or alteration shall be considered minor if it does not alter the existing building's vertical or lateral support structural elements by more than three percent (3%). Such uses may be approved if it is determined that said uses do not result in environmental impacts. If it is determined that environmental impacts could result from any proposed minor addition, environmental documentation shall be required to be prepared prior to approval of the minor addition.
- e. In addition to the above items, Precise Plan applications which are consistent with the Specific Plan may be approved administratively by the Planning Director. Such approvals may be appealed to the Planning Commission.

APPENDIX

