

PALOMAR POMERADO HOSPITAL

Agenda Item #14

City Council Update



PPH Review Procedure

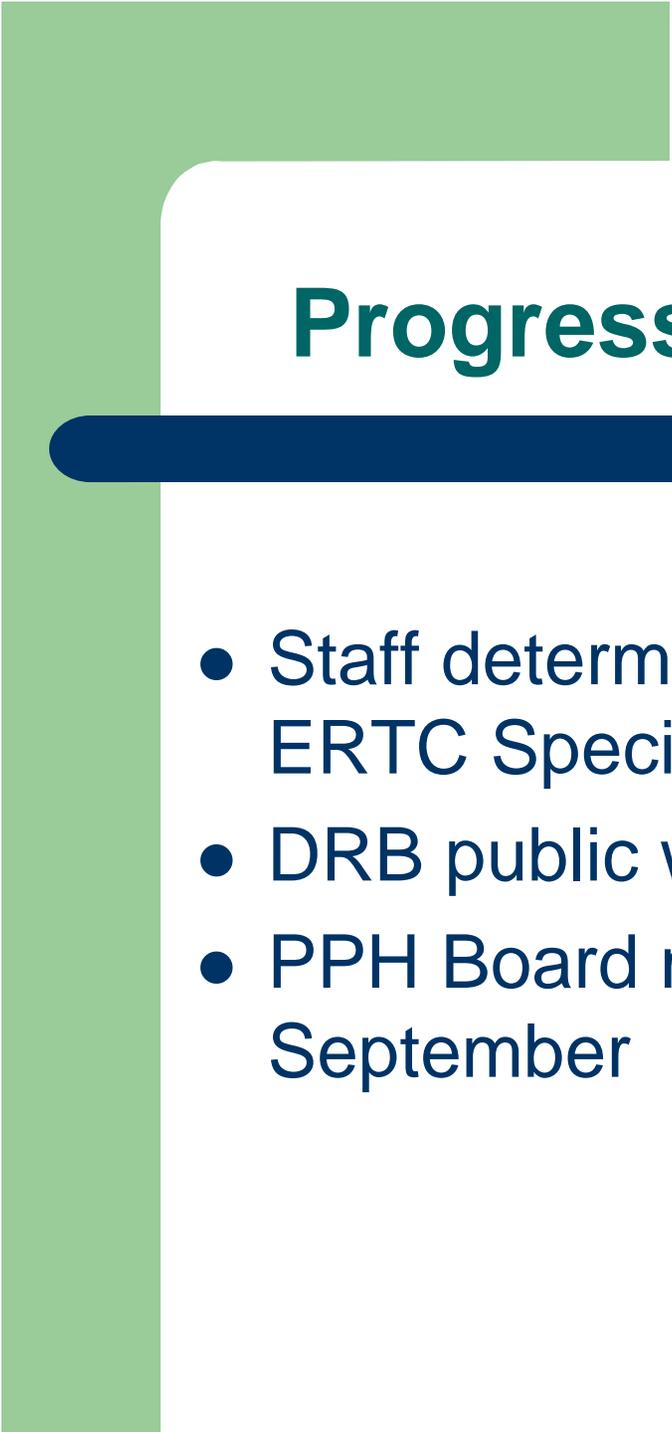
- City Approval authority was limited to a Ministerial Review for completeness and conformance with ERTC Standards.
- The Specific Plan/Development Agreement provided an opportunity to provide non-binding comments on the project design.
- The Specific Plan called for a minimum of two DRB Hearings.

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PPH Review Procedure (Cont'd)

- Upon determining compliance, staff notifies PPH and issues a “Notice to Proceed” which is valid for four years.
- Design Review Board conducts two public workshops, minutes to be forwarded to the City Council. Recommendations are forwarded to the PPH Board for consideration.

Progress to Date:



- Staff determination of PPH compliance with ERTC Specific Plan
- DRB public workshops on 7/26/07 & 8/09/07
- PPH Board meeting scheduled for late September

Master Site Plan



North 

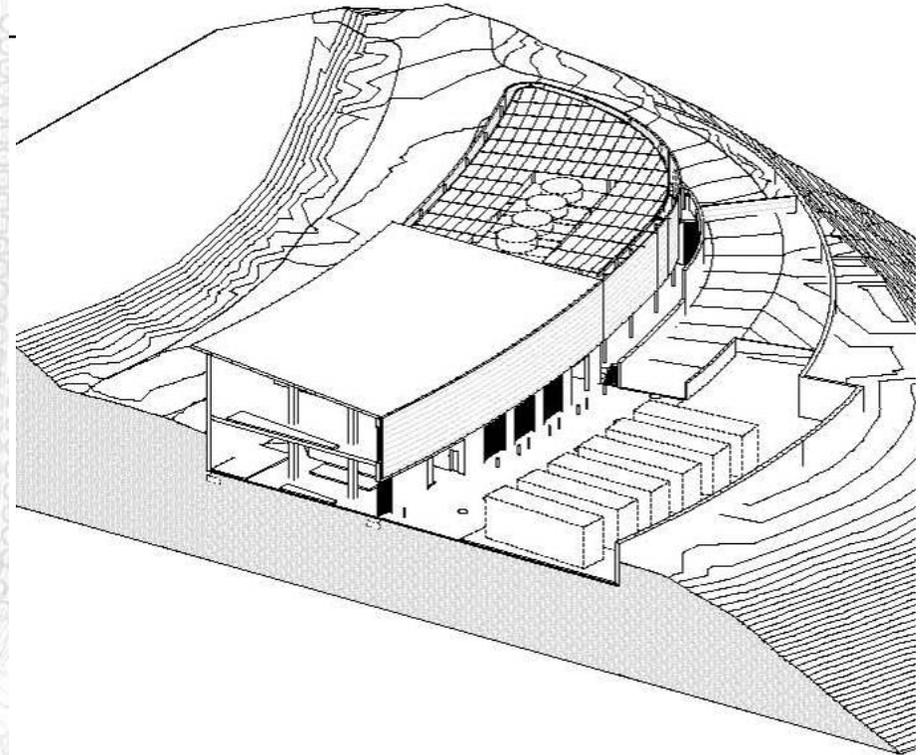
Hospital Phase 1 Site Plan



Hospital Planning



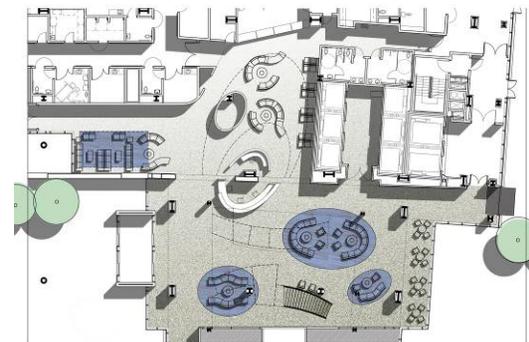
Utility Plant Planning



Hospital Floor Plans



Ground Level



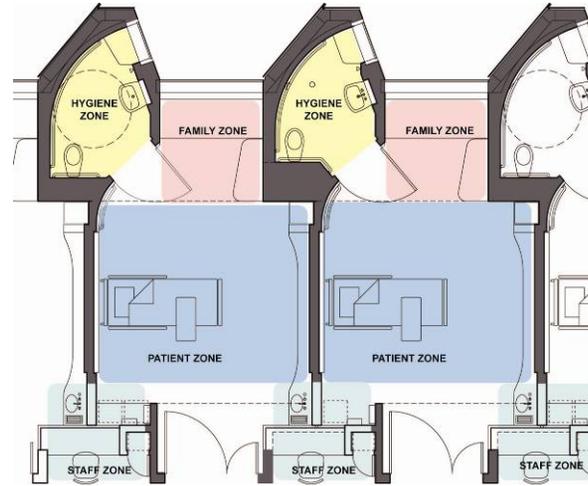
Main Entry Hall

Hospital Floor Plans



Third / Roof Garden

Hospital Floor Plans



Levels 4 – 11

Exterior View



Exterior View



Exterior View



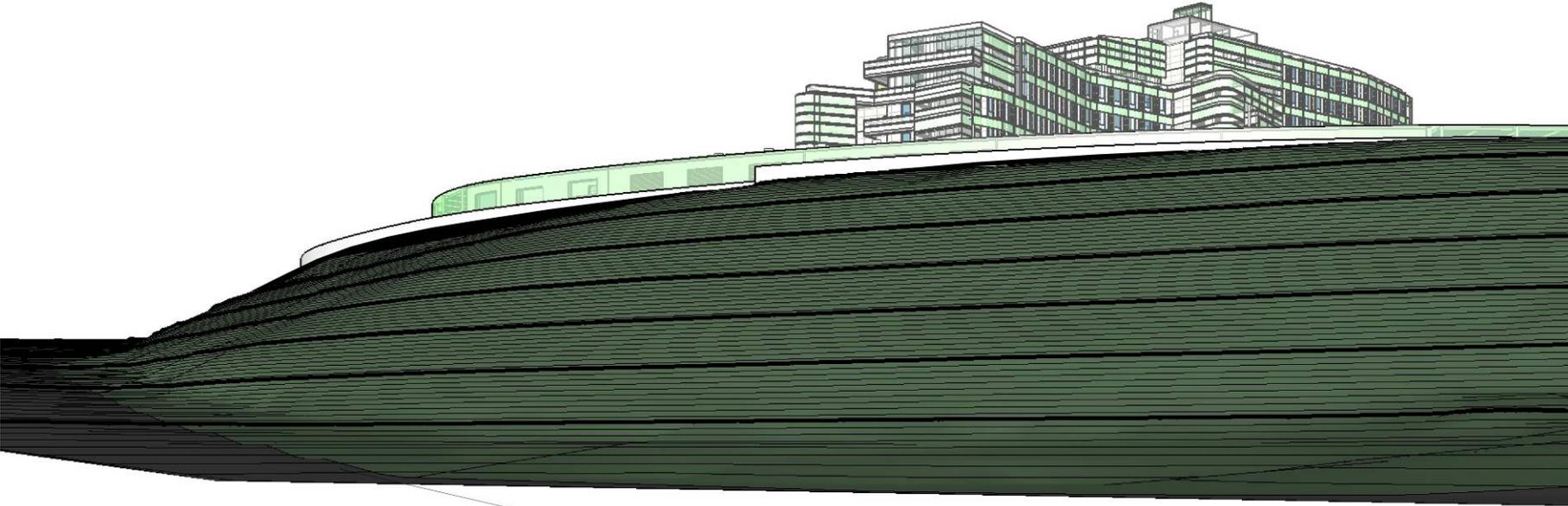
Exterior View – From I15



Exterior View – From South-East



Exterior View – Citricado & Vineyard



Exterior View – From Allenwood & Live Oak



Phase 1 Landscape Plan – Garden Hospital



Materials Sample Board



Issues to be Resolved Prior to Occupancy

- Grading/Drainage/Storm Water Details
- Sewer Treatment Loading
- Coordination with NCTD
- FAA and CalTrans approval of helistop

DRB Comments 7/26/07 & 8/9/07

- Concern regarding aesthetics and project massing in immediate neighborhoods
- Views of facility from I-15
- On-site views of mechanical plant
- Noise generated by helicopter flights
- Using non-reflective glass to reduce glare

Neighborhood comments

- One member spoke expressing concern regarding glare from exterior glass, nighttime lighting and vehicle headlights, as well as noise from helicopter flights.

Responses to Comments

- Project will incorporate low-glare glass
- Landscaping on west side of facility will provide screening (portions of facility will be visible off-site)
- Helicopter flights will be intermittent
- DRB unanimously approve site and master plan on 8/9/07

Next Steps

- Respond to remaining City, FAA & CalTrans issues and application requirements
- Receive State Architect approval for construction
- Construction to commence in early 2008