

# HOAG HOSPITAL

## VILLA BALBOA QUARTERLY MEETING

DECEMBER 16, 2014



# MEETING REQUIREMENT

Settlement Agreement

Item 18. Quarterly Meetings and Newsletter.

Villa Balboa, Friends, and Hoag agree to cooperate in the scheduling of quarterly meetings among them to discuss the status and plans for Project implementation, compliance with this Agreement, and mitigation of impacts to Villa Balboa and Friends, and to have at least one representative of each Party attend every quarterly meeting, including but not limited to a representative from Hoag's Facilities, Design and Construction Department.



# PROJECT IMPLEMENTATION





# MAIN CAMPUS



# CURRENT PROJECTS

## **HVI Phase II Interior Renovation**

- Heart and Vascular Administration Offices – Outpatient Clinic

## **Lower Campus**

- Landscape Renovations / Revised Contractor Parking Underway
- Sunset View Parking Lot, Additional Trees and Shrub Massing

## **Miscellaneous Interior Tenants Improvement**

- West Tower Interior Cosmetic Upgrade (Complete Dec 2014)
- Imaging Upgrades PET MR (March 2015)
- SPD (complete Dec 2014)



# West Parking Lot – Landscape Areas



**LEGEND:**

- Existing Planting Area
- Additional Planting Area

With the additional proposed planting areas, the total percentage of landscape area within the parking lot is a minimum of 9%.



WEST PARKING LOT - Landscape Areas - Area 1/1 & 1/2A  
Sheet 1 of 3




Hog Lower Campus

**Bo-Jon Harrag**  
Landscape Architect

# West Parking Lot – Proposed Planting



**LEGEND:**

-  28 Existing Canopy Trees (Any Replacements Required of Existing Trees to be 36" Box, Std. Trunk)
-  15 - Canopy Shade Trees (48" Box, Std. Trunk)
-  10 Existing Palm Trees



WEST PARKING LOT - Proposed Planting - Area #7 & #7A

Sheet 2 of 2

Hoag Lower Campus



# Preliminary Landscape Improvement Plan



Preliminary Landscape Improvement Plan - Area #13

Hoag Lower Campus - ATP Site

11/15/2014

Robert Hammer  
Shirley Walker  
152077000000



# Plant Palette

## Area #7 & #7A - West Sunset Parking Lot Tree Selection



*Rhus lancea* (African Sumac)



*Quercus virginiana* (Southern Live Oak)

## Shrubs/Ground Cover within Parking Lot Strips



*Rosmarinus officinalis* (Prostrate Rosemary)



*Arzacia pedunculata* 'Low Bay' (Prostrate Arzacia)

## Area #13 - Behind Existing ATP Site Tree Selection



*Schinus molle* (California Pepper Tree)

## Shrub Selection within 20' x 20' Squares



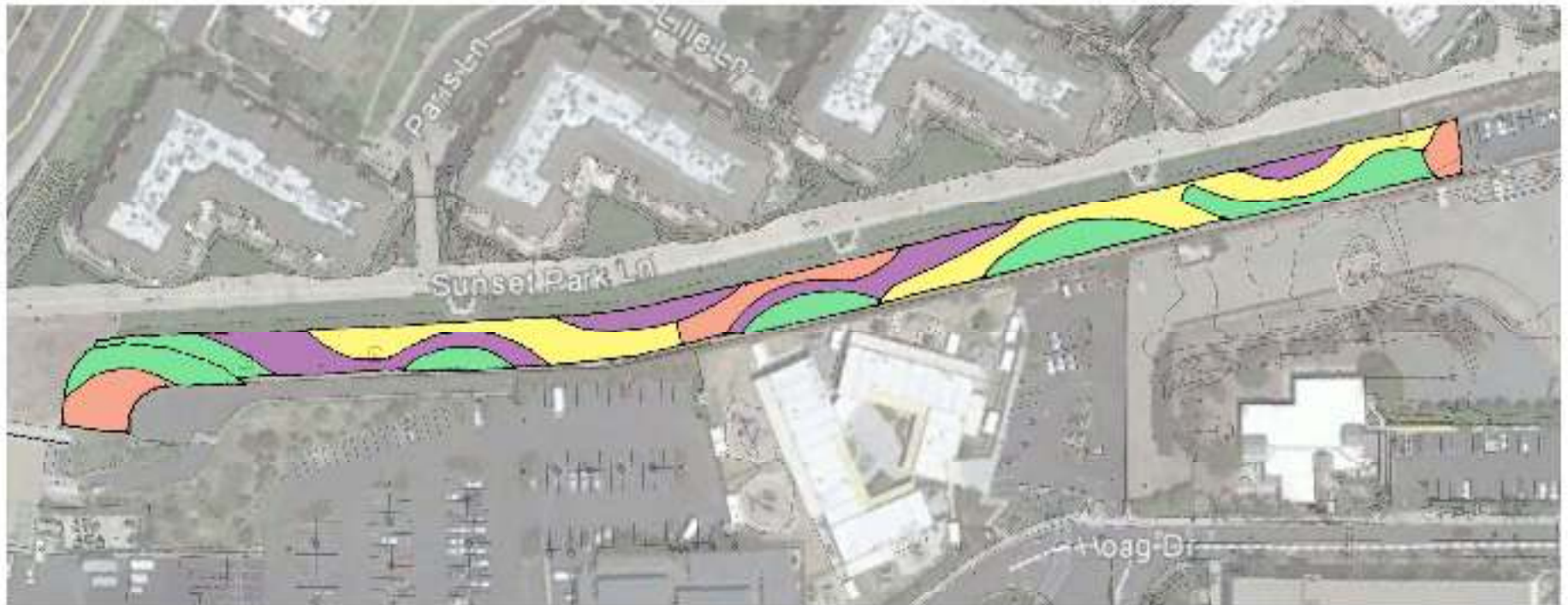
*Salvia leucantha* (Mexican bush sage)







*Muhlenbergia capillaris* 'Lena' (Regal Mist Pink Muhly)

PLANT PALETTE Proposed Tree, Shrub & Ground Cover Selections

# Upper Slope – Plant Replacement Plan



## SLOPE PLANTING AREA IMPROVEMENTS

-  Existing Rosemary Ground Cover - Clean up, remove weeds and fertilize. Replaced some blank areas with same plant species.
-  Existing Ground Cover - Clean up, remove weeds and fertilize. Minimal plants replaced as required.
-  Existing Areas - All plants removed and replaced with alternate Acacia ground cover species.
-  Existing Douglassvillea Ground Cover - Clean up, remove weeds and fertilize. Some plants removed and replaced with same plant species.

## NOTE:

Improvements indicated in this diagram completed in spring of 2014. Work also included complete review and adjustments to existing irrigation systems to insure 100% head to head coverage.



UPPER SLOPE - Plant Replacement Plan

Hoag Lower Campus  
L.A. No. 13/14



# COMPLIANCE WITH SETTLEMENT AGREEMENT



# LANDSCAPE CONCERNS

- Villa Balboa raised concerns about the status of the Lower Campus Landscape.
- Hoag and Villa Balboa Met July 30, Aug. 25, Sept. 4, Oct. 29, and Nov 6
- Hoag developed a Requirements Matrix to track and address Villa Balboa concerns; Presented at September, October, and November meeting
- This Matrix will be utilized on a go-forward basis



# MATRIX SEPT. 4, 2014

Hoag Requirement Review with Villa Balboa  
 Planned Community Development Agreement, Amendment to Restated Development Agreement No. 5, 2008 (PCDC)

Created:  
 Updated:

August 28, 2014  
 September 4, 2014

No.	Desc.	Item	Specific Requirement (As Included in the 2008 PCDC)	Villa Balboa Concern(s) As Stated Aug 23, 2014	Hoag Clarification	Action Items
1	Ex 6 Pg. 31 Ex 7 Pg. 32	Area 03 - CoGen	"Plant flowering vines to cover green screen; Effect: Screen/soften views of west end of CoGen Building from POH" (Also See Maintenance Item)	"After five years, coverage on southern portion of wall shows very little growth. Northern portion of wall demonstrates only moderate coverage.	Flowering vines were planted; however, due to soil conditions, the vines have not flourished as expected.	On August 25, Hoag provided a plan to Villa Balboa recommending that Hoag amend the soil, and confirm adequate irrigation by Sept. 30, 2014. Hoag will continue maintenance in accordance with the PCDC.
2	Ex 6 Pg. 31 Ex 7 Pg. 32	Area 05 - CoGen Slope	"24 trees, shrubs and groundcover plantings and new water conserving irrigation system; Effect: Added campus visual quality screening and erosion control" (Also See Maintenance Item)	"Ground cover is dying/dead, plagued by gophers, insufficient water and fertilizer. [Weeds in excess of 12" high have been removed in recent days.] (NOTE: Adjacent Area A6 trees appear to be insect-infested)"		Hoag will continue maintenance in accordance with the PCDC.
3	Ex 6 Pg. 31 Ex 7 Pg. 32	Area 07 - West Parking Area Islands  Area 07a - West Parking Area Islands	"12, 36" box flowering trees and 4 fan palm trees and irrigation system at end islands; Effect: Soften views of open parking lot areas; increase shade and visual enhancements to parking areas"  "Install 23, 36" box flowering trees and 3 fan palm trees; Effect: Soften views of open parking lot areas and increase shade and visual enhancement to parking areas"	"Twenty-seven trees, some of which are flowering but severely damaged/dying; others are not flowering type trees. Shortfall - eight more trees required IN ISLANDS." Applies to Area 7 and 7a	"12, 36" box flowering and 4 fan palm trees" are required in this area at end islands"  "23, 36" box flowering and 3 fan palm trees" are required in this area	On August 25, Hoag provided an alternate plan to Villa Balboa recommending that Hoag plant an additional 8 trees at slightly different locations that shown on the Hoag Lower Campus Improvement Plan. Hoag believes this alternate placement better accommodates Villa Balboa's concerns. Hoag will continue maintenance in accordance with the PCDC.
4	Ex 6 Pg. 31 Ex 7 Pg. 32	Area 08 - Top of Retaining Wall	"550 bougainvillea shrubs installed; Effect: Colorful edge definition and softening of views along top of retaining wall"	"According to material submitted at April 26, 2014 Zoning Administrator Hearing, Hoag states, "rather than attempt to replace select plants on this slope we have completely renovated large areas of the slope.... Vast re-landscaping indicates that Hoag should have requested an amendment to the DA (and OCC permission) for appropriate approval to make substantive changes to landscaping as opposed to normal maintenance requirements not requiring DA amendment. Many bougainvillea plants have been removed as have many other plants initially planted on the slope. (NOTE: Slope at the northeast corner of the co-gen plant shows significant areas where plants have been removed without proper replacement.)"	Hoag has replanted the area in compliance with the intent of the PCDC.	Hoag will continue maintenance in accordance with the PCDC.
5	Ex 6 Pg. 31 Ex 7 Pg. 32 Ex 8 Pg. 33	Area 12 - POH Green Screen	"Install approx. 870 linear feet of green screen along POH frontage; Effect: Screen views of west parking lot from POH; 6' Tall Hedge Screen Along Top of Existing Slope"	"After five years, height of hedge is significantly less than eight feet in multiple areas."		Hoag will verify coverage, irrigation and regular feeding and continue maintenance in accordance with the PCDC.
6	Ex 6 Pg. 31 Ex 7 Pg. 32	Area 13 - Future Parking Lot at base of Wall Behind ATP Bldg	"Add coastal wild flower and grass Hydroseed planting until permanent parking lot with landscape improvements added; Effect: Erosion/dust control and enhanced visual quality pending future parking area installation"	"No evidence of any effort to address this issue. Currently vast areas of bare dirt/rocks, with some areas covered with black plastic sheeting with rocks at edges to prevent soil movement due to weather conditions. Uneightly fencing and storage of boxes and other items apparently being prepared for disposal. Truck traffic creates excessive noise and dust throughout the day."		Hoag will create a schematic landscape plan for review no later than Sept 25, 2014.
7	Item E Pg. 26	Lower Campus Parking Lot Area	"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."	"Semus Landscape, Inc. calculations show that the total surface parking lot area is 137,942 square feet. The current canopy area is 5,508 square feet, which equals 3.99%. Shortfall = 25% (equal to 1,390 square feet)"	Bill Sabben met with City Officials to confirm coverage. The parking lot surface area was confirmed at 114,453 sqft, and the existing landscape area is 4,998 sqft resulting in a current coverage of 4.36%. With the additional trees noted in items 4 and 5 above, the coverage will achieve 5.02% coverage. The drawings (current and proposed) were provided to Villa Balboa on August 25, 2014.	As noted in items 3 and 4 above.

# MATRIX SEPT. 4, 2014

No.	Desc.	Item	Specific Requirement (As Included in the 2008 PCDC)	V&A Bellini Concern(s) As Stated Aug 21, 2014	Hoag Clarification	Action Items
8	Items 81-7 Pg. 25	Maintenance	<p>7. All planting areas are to be kept free of weeds and debris and cultivated as necessary to maintain.</p> <p>2. Lawn and ground cover areas are to be kept trimmed and/or mowed regularly.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.</p> <p>7. Plantings and irrigation are to be maintained in accordance with the approved plans."</p>	<p>EE: Hedge - North Side of Cancer Center</p> <p>"No regularly scheduled attention to this matter since 2008."</p>	<p>This area was believed to be City property; therefore, Hoag was not maintaining the area. On August 25, 2014, Hoag received confirmation from the City that it is in fact Hoag property.</p>	<p>Hoag will start maintenance in accordance with the PCDC.</p>
9	n/a	Removal of Trees Exceeding Height Limit	(None)	<p>"Many palm trees, and some others, exceed height of buildings."</p>	<p>The 2008 PCDC does not contain a requirement limiting tree heights. Hoag has confirmed with the City that tree height limits were included in the 1992 PCDC; however, not included in, or transferred to, the current 2008 PCDC.</p>	<p>No Action Required</p>

PCDC Attachments:

- Pg. 25 0: Maintenance
- Pg. 26 C: Parking Areas
- Pg. 31 Exhibit E: Landscape Matrix
- Pg. 32 Exhibit F: Lower Campus Improvement Plan
- Pg. 33 Exhibit G: Partial Elevation - POI Landscape Screen (DRAFT)



## BUILDING NUMBERS

### BUILDING NUMBER KEY

- 01-08 Reserved for Future Use
- 09-38 Upper Campus Buildings
- 40-68 Lower Campus Buildings
- 70-89 Off Site Buildings

### UPPER CAMPUS

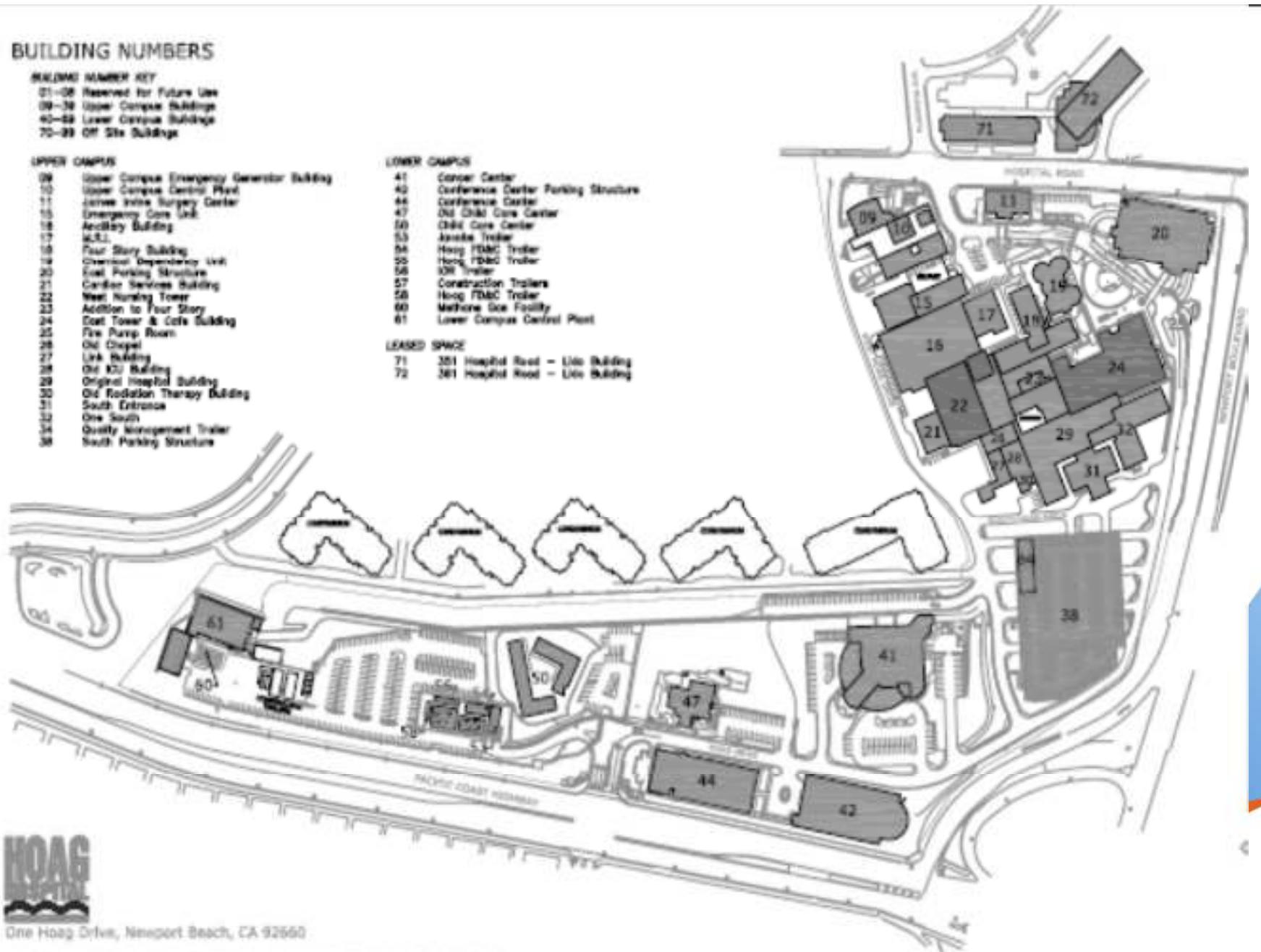
- 09 Upper Campus Emergency Generator Building
- 10 Upper Campus Central Plant
- 11 James Intra Surgery Center
- 15 Emergency Care Unit
- 18 Ancillary Building
- 17 ICLL
- 19 Four Story Building
- 14 Chemical Dependency Unit
- 20 East Parking Structure
- 21 Cardiac Services Building
- 22 West Nursing Tower
- 23 Addition to Four Story
- 24 East Tower & Cafe Building
- 25 Fire Pump Room
- 26 Old Chapel
- 27 Link Building
- 28 Old ICU Building
- 29 Original Hospital Building
- 30 Old Radiation Therapy Building
- 31 South Entrance
- 32 One South
- 34 Quality Management Trailer
- 38 South Parking Structure

### LOWER CAMPUS

- 41 Cancer Center
- 40 Conference Center Parking Structure
- 44 Conference Center
- 47 Old Chik Care Center
- 50 Old Chik Care Center
- 53 Janette Trailer
- 54 Hong PM&C Trailer
- 55 Hong PM&C Trailer
- 56 30K Trailer
- 57 Construction Trailers
- 58 Hong PM&C Trailer
- 60 Mathews Gink Facility
- 61 Lower Campus Central Plant

### LEASED SPACE

- 71 351 Hospital Road - Life Building
- 72 351 Hospital Road - Life Building



One Hoag Drive, Newport Beach, CA 92660

## CAMPUS BUILDING NUMBERING PLAN

HOAG HOSPITAL AND HEALTHCARE FOUNDATION 2014

# MITIGATION OF IMPACTS TO VILLA BALBOA AND FRIENDS





# Open Discussion



**Next Meeting:  
March 17, 2015  
7:00 PM**

