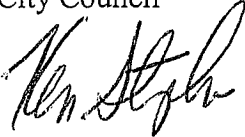


**CITY OF SANTA CLARITA**  
**INTEROFFICE MEMORANDUM**

TO: Mayor McLean and Members of the City Council

FROM: Kenneth R. Pulskamp, City Manager 

DATE: July 31, 2007

SUBJECT: INFORMATION REQUEST RELATED TO FLOOR AREA RATIO CALCULATIONS FOR THE PROPOSED HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN PROJECT

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At the request of Councilmember Boydston, staff has prepared this memorandum which details the floor area ratio calculations for the HMNMH campus and provides an historical context regarding the land use and zoning designations for the HMNMH campus.

Floor Area Ratio (FAR)

The breakdown of building square footage and floor area ratio calculations are as follows:

Existing Square Footage of Project Site	1,323,788 square feet
Existing Square Footage of the Buildings	332,992 square feet
<b>Existing Floor Area Ratio</b>	<b>.25 to 1</b>
Proposed Square Footage of the Master Plan Buildings	327,363 square feet (net)
Total Square Footage at full Master Plan implementation	660,355 square feet
<b>Proposed Floor Area Ratio</b>	<b>.50 to 1</b>

The 327,363 square-foot total for the proposed HMNMH Master Plan buildings is comprised of the following:

Inpatient Building A (IB A)	125,363 square feet
Medical Office Building 1 (MOB 1)	80,000 square feet
Medical Office Building 2 (MOB 2)	60,000 square feet
Medical Office Building 3 (MOB 3)	60,000 square feet
Central Plant	10,000 square feet
Foundation Building (to be demolished)	(8,000 square feet)

City of Santa Clarita – General Plan & Unified Development Code

It is important to note that the hospital use and initial development of the campus occurred under the Los Angeles County zoning regulations, which were in place until December of 1992. As stated in a prior memorandum, the campus is comprised of two properties that had two distinct Los Angeles zoning designations - the western property was zoned Commercial Planned Development (CPD) and the eastern property was zoned Heavy Agriculture (A-2-5).

In June 1991, the City adopted the General Plan, of which the General Plan Land Use Map is a part. At the time this land use map was developed, an institutional land use category was not considered by the preparers of the plan. Therefore, all institutional uses, such as schools, utilities, libraries, fire stations, proposed Metrolink stations, the sheriff's station, and the hospital were assigned a land use designation of the prevailing or anticipated land use in the area. This resulted in the future Soledad Metrolink station being designated Residential Suburban, the College of the Canyons campus as Business Park, and elementary, junior high and high schools as various residential categories. This created a situation where, currently, there are numerous nonresidential land uses of an institutional nature located on residentially-zoned property throughout the City of Santa Clarita.

In November 1992, the City's Unified Development Code was adopted by the City Council to serve as the implementation tool of the General Plan. The City's Zoning Map mirrors the land use designations of the General Plan on a property-specific basis. Therefore, if the General Plan Land Use Map designated the HMNMMH campus as Residential Low, it would have received a zoning designation of Residential Low. For this reason, the two properties previously zoned Heavy Agricultural and Commercial Planned Development by Los Angeles County were rezoned to Residential Low.

If you have any questions regarding the above information, please contact me or Paul Brotzman, Director of Community Development, at (661) 255-4300.

KRP:PDB:LMH:FLF:

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cc: Ken Striplin, Assistant City Manager  
Tina Haddad, Assistant to the City Manager  
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Lisa M. Hardy, AICP, Planning Manager  
Fred Follstad, AICP, Senior Planner