

Communication from Public

Name: Doug Haines

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Council File No: 21-1502

Comments for Public Posting: Please upload to council file 21-1502 on behalf of appellant La Mirada Ave. Neighborhood Assn. the attached document.

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ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW
SITE PLAN REVIEW

December 15, 2016

Property Owner/Applicant
CHS Property Holdings, LP
3731 Wilshire Blvd., Unit #850
Los Angeles, CA 90010

Project Representative
Francis Park
Park & Velayos
801 S. Figueroa St., Unit #450
Los Angeles, CA 90017

Case No. DIR-2016-3207-SPP-SPR
CEQA: ENV-2016-3208-MND
Specific Plan Subarea: C – Community Center
Location: 1300, 1305, 1310, 1314, 1322
North Vermont Avenue and 4575
West Fountain Avenue
Council District: 13 – O'Farrell
Neighborhood Council: East Hollywood
Community Plan Area: Hollywood
Land Use Designation: Community Commercial
Zone: C2-CSA1
Legal Description: Lots: VAC 05-0463668, 1 Arb 1 &
2, Condo 3 & 4; Block: None; Tract:
Dunscomb Tract, TR 31120

Last Day to File an Appeal: December 30, 2016

DETERMINATION—PROJECT PERMIT COMPLIANCE REVIEW

Pursuant to LAMC Sections 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance No. 184,414, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the demolition of an existing 1,150-square-foot building, portion of an on-site parking structure, outdoor courtyard, and canopy of an existing Patient Tower; and the construction, use and maintenance of a five-story, 134,750-square-foot hospital building with one subterranean level and a maximum height of 85 feet, 2 inches located in the center of the Hollywood Presbyterian Medical Center (HPMC) hospital campus. The project includes five (5) channel letter signs and one (1) monument signs. The project site is located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

DETERMINATION—SITE PLAN REVIEW

Pursuant to the Los Angeles Municipal Code (LAMC) Section 16.05, I have reviewed the

proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Site Plan Review for a development project that creates an increase of 134,750 square feet of nonresidential floor area.

Adopt Mitigated Negative Declaration ENV-2016-3208-MND, and the corresponding Mitigation Monitoring Program (MMP) as the project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

CONDITIONS OF APPROVAL

Project Permit Compliance Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. No changes to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Height.** The proposed project shall not exceed the building height of 85 feet, 2 inches.
3. **Floor Area Ratio.** The proposed project shall be limited to 134,250 square feet and a Floor Area Ratio (FAR) of 2.07:1.
4. **Automobile Parking.** The project shall provide a minimum of 1,156 automobile parking spaces and a maximum of 1,591 parking spaces on- and off-site. The maximum number of off-site parking spaces shall be limited to 795 spaces, and shall be provided within 1,500 feet of the Hollywood Presbyterian Medical Center hospital campus.
5. **Bicycle Parking.** The applicant shall provide a minimum of 22 bicycle parking spaces on site.
6. **Building Design, Articulation and Material.** The building design, articulation, and material shall be as shown in Exhibit "A."
7. **Landscape Plan.** The applicant shall submit a landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor and showing the following:
 - a. All paved areas, excluding parking and driveway areas, shall be constructed with enhanced paving materials, such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.
 - b. New driveways shall be paved with Portland cement concrete, pervious cement, grass-crete or any other porous surface.
8. **Street Trees.** Street trees shall be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - a. The applicant shall plant at least 30, 36-inch box shade trees in the public right-of-way along the Fountain Avenue frontage, subject to the Department of Street Services, Urban Forestry Division requirements.
 - b. The applicant shall plant at least 13, 36-inch box shade trees in the public right-of-way along the Lyman Place frontage, subject to the Department of Street Services, Urban Forestry Division requirements.

- c. The applicant shall plant at least 16, 36-inch box shade trees in the public right-of-way along the Vermont Avenue frontage, subject to the Department of Street Services, Urban Forestry Division requirements.
- d. A tree well cover shall be provided for each new and reused street tree in the project area, subject to the Department of Street Services, Urban Forestry Division requirements.
- e. Tree removal and replacement shall be conducted consistent with the Department of Street Services, Urban Forestry Division requirements.
- f. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

9. **Streetscape Elements.** Prior to the issuance of a building permit, the applicant shall obtain a Class "A" or "B" Permit guaranteeing installation of:
 - g. Five (5) bike racks shall be installed in the public right-of-way along the Vermont Avenue frontage, respectively, subject to the Department of Transportation and the Department of Public Works.
 - h. Three (3) trash receptacles shall be provided in the public right-of-way along the Fountain Avenue frontage and one (1) trash receptacle shall be provided in the public right-of-way along the Lyman Place and Vermont Avenue frontages each, subject to the Department of Public Works requirements. These trash receptacles shall be maintained and emptied by the applicant.
 - i. The applicant shall place four (4) public benches in the public right-of-way along Fountain Avenue, one (1) public bench along Lyman Place, and two (2) public benches along Vermont Avenue, subject to the Department of Public Works requirements.
10. **Utilities.** All utilities shall be placed underground in the event the project proposes new utilities. If underground service is not currently available, then provisions shall be made for future underground service.
11. **Trash and Recycling Areas.** All trash storage bins shall be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. Trash enclosures shall have a minimum height of six feet and have a separate area for recyclable materials.
12. **On-Site Lighting.** Prior to issuance of a Certificate of Occupancy, the applicant shall install onsite lighting along all vehicular and pedestrian access ways. Installed lighting shall provide ¾ foot candle of flood lighting intensity as measured from the ground. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

- a. **Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than 15 degrees below the horizontal plane as measured from the light source and shall not cast light directly into adjacent residential windows.
 - b. **Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be 14 feet, measured from the finished grade of the area to be lit.
 - c. **Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.
13. **Security Devices.** If at any time during the life of the project the property owner wishes to install security devices such as window grilles and/or gates, such security devices shall be designed so as to be fully concealed from public view. The project owner shall be required to acquire approval from the Director of Planning, via a Building Permit clearance sign off, for the installation of any security devices on the exterior or the structure.
14. **Signage.** The following signs are approved as part of the proposed project. These signs shall comply with LAMC Section 14.4, as determined by the Department of Building and Safety. All other future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, and any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.

Sign Number*	Sign Type	Location	Dimensions
1	Illuminated channel letter wall sign	South elevation of the new hospital building	13'-6" w x 4'-6" h
2	Illuminated channel letter sign	North elevation of the new building indicating emergency access to be placed on the north	13'-2" w x 1'-0" h
3	Illuminated channel letter sign	Existing parking structure indicating entrance	2'-2" w x 10" h
3	Illuminated channel letter sign	Existing parking structure indicating exit	3'-2" w x 10" h
4	Illuminated channel letter sign	East elevation of the new building indicating the name of the hospital	30'-10" w x 4'-0" h
5	Illuminated channel letter sign	Existing parking structure indicating the name of the hospital	28'-6" w x 10" h
6	Freestanding, front-lit monument sign	On-site indicating directions to various departments and parking locations	4'-0" w x 6'-4" h

*As indicated in Exhibit "A"

Environmental Mitigation Conditions

15. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).

- a. Proposed Project activities (including disturbances to native and non-native vegetation, structures, and substrates) should take place outside of the breeding season for birds which generally runs from March 1 to August 31 (and as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (California Fish and Wildlife Code Section 86).
- b. If Project activities cannot feasibly avoid the breeding season, beginning 30 days prior to the disturbance of suitable nesting habitat, the Applicant shall:
 - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the Project Site, as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction (within 300 feet of the nest or as determined by a qualified biological monitor) shall be postponed until the nest is vacated and juveniles have fledged, and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - iv. The Applicant shall record the results of the recommended protective measures described previously to document compliance with applicable State and federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

16. **Emergency Evacuation Plan.** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals and fire departments.

17. Increased Noise Levels (Demolition, Grading and Construction Activities).

- a. The Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- b. The Project shall comply with Section 41.40 of the Los Angeles Municipal Code, which limits allowable construction and demolition to the hours of 7:00 AM to 6:00 PM, Monday through Friday, and 8:00 AM to 6:00 PM on Saturday. Construction shall not be permitted on Sundays.
 - c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - d. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than 30 minutes.
 - e. Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
 - f. Stationary construction equipment, such as pumps, generators, or compressors, must be placed as far from noise sensitive uses as feasible during all phases of project construction.
 - g. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
 - h. The project contractor shall use power construction equipment with State of the Art noise shielding and muffling devices.
17. **Safety Hazards.** The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety during construction.
18. **Transportation/Traffic.**
- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
 - b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
 - c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.

Administrative Conditions

19. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved." A copy of the plans approved, supplied by the applicant, shall be retained in the subject case file.

20. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
21. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
22. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
23. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
24. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
25. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
26. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
27. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The project site is located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan. The project site is currently occupied by the Hollywood Presbyterian Medical Center (HPMC) and developed with five (5) hospital buildings, a three-level parking structure, four (4) surface parking lots, and open space and courtyard areas. The HPMC hospital campus has street frontages of approximately 484 feet along Vermont Avenue to the west of the hospital, 897 feet along Fountain Avenue to the south, and 387 feet along Lyman Place to the east. The site fronts on approximately 627 feet of De Longpre Avenue (a private street) to the north. The Doctors Tower and South Wing are located along the southerly property line of the campus. The North Wing is located along the westerly property line, and the Patient Tower is located near the center of the campus adjacent to the North Wing building. The Special Deliveries building is located to the north of the North Wing building.

The applicant proposes to demolish the 1,150-square-foot Special Deliveries building, a portion of an on-site parking structure, outdoor courtyard, and canopy of the Patient Tower; and construct a new five-story hospital building ("Acute-Care Services Replacement Building") with one subterranean level, which will be located along the northerly property line, at the center of the campus, between the Patient Tower building and parking structure. The new building will contain 134,750 square feet of floor area with a maximum building height of 85 feet, 2 inches and a subterranean level. The project site will contain a total of 784,356 square feet of floor area, including the new building and four existing hospital buildings, on a 378,770-square-foot site, resulting in a floor area ratio of 2.07:1. The project will provide a total of 1,476 parking spaces on-site within the parking structure and surface lots and off-site within a new parking structure (approved previously under Case No. DIR-2015-309-SPPA-SPP-1A) located directly across from the project site at the southwest corner of De Longpre Avenue and Lyman Place. The new building will contain a 20-bay emergency department, labor and delivery with NICU, surgical department, kitchen, morgue, information technology rooms, storage, and mechanical spaces. The subterranean level of the building will contain ancillary uses such as kitchen and storage rooms. A portion of the subterranean level will provide parking spaces, which is connected and accessible from the existing parking structure.

The purpose of the new building is to relocate some of the acute care and service departments in existing buildings in order to comply with Senate Bill 90, which requires all hospitals to retrofit, replace and/or remove acute-care services from hospital buildings not meeting the State's seismic criteria. The California Office of Statewide Health Planning and Development (OSHPD) adopted seismic performance standards for hospitals, such as Structural Performance Category 1 (SPC1) and SPC2 for buildings that pose a significant or lower risk, respectively, of collapse and danger to the public after a strong earthquake. The existing North Wing building is currently classified as SPC1 and must be replaced and operational by the year 2020, and the South Wing and Doctors Tower buildings are classified as SPC2 and must be replaced and operational by year 2030.

PROJECT PERMIT COMPLIANCE REVIEW FINDINGS

1. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - a. **Use.** Section 9.A. of the Vermont/Western Specific Plan states that Hospital and Medical Uses permitted in the C4 Commercial Zone are allowed by right within Subarea C of the Specific Plan area. The applicant proposes to construct a hospital building within the existing Hollywood Presbyterian Medical Center

(HPMC) hospital campus. Therefore, the project complies with Section 9.A of the Specific Plan.

- b. **Height and Floor Area.** Section 9.B of the Vermont/Western Specific Plan states Hospital and Medical Uses shall not exceed a maximum building height of 100 feet and a maximum floor area ratio (FAR) of 3:1. The maximum height of the new building is 85 feet, 2 inches, which is less than the maximum height specified in the Specific Plan. The new building will contain 134,750 square feet of floor area. The project site will contain a total of 784,356 square feet of floor area (see Table 1), including the new building and four existing hospital buildings, on a 378,770-square-foot site, resulting in a floor area ratio of 2.07:1. Therefore, the project complies with Section 9.B of the Specific Plan.

Table 1. Existing and Proposed Floor Area

	Existing (SF)	Demolish (SF)	Proposed (SF)
Special Deliveries	1,150	1,150	-
North Wing	126,905	-	126,905*
South Wing	81,607	-	81,607*
Patient Tower	198,500	-	198,500*
Doctor's Tower	242,594	-	242,594*
Replacement	-	-	134,750
TOTAL	650,756	1,150	784,356

* Existing buildings

- c. **Transitional Height.** Section 9.C. of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances of a lot within Subarea A. The Specific Plan specifies that the transitional height limits shall only apply to lots adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street. The project site does not abut lots in Subarea A. Therefore, Section 9.C. of the Specific Plan does not apply.
- d. **Usable Open Space.** Section 9.D. of the Vermont/Western Specific Plan states that projects constituting a mixed-use or residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G.2 of the Los Angeles Municipal Code. The proposed project involves the construction of a hospital building and does not constitute a mixed-use or residential project. Therefore, Section 9.D of the Specific Plan does not apply.
- e. **Project Parking Requirements.** Section 9.E. of the Vermont/Western Specific Plan states that hospitals shall provide a minimum of one and maximum of two parking spaces for each patient bed for which the hospital is licensed. The Specific Plan further stipulates that a maximum of 50 percent of the required hospital parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided. HPMC is currently licensed for 434 beds, which requires a minimum of 434 spaces and maximum of 868 spaces. When accounting for hospital beds and other ancillary hospital uses, the minimum number of parking spaces allowed for HPMC is 1,156 spaces, and the maximum number of parking spaces allowed is 1,591 spaces.

HPMC currently has a total of 1,059 parking spaces on- and off-site: 918 parking spaces within the existing parking structure on-site; 42 spaces within three (3) surface lots on the site; 76 off-site spaces at a parking structure located at 4480 De Longpre Avenue, approximately 56 feet from the HPMC site; and 23 parking

spaces at an off-site surface lot located at 4636 Fountain Avenue, approximately 90 feet from the campus, which is owned by HPMC and developed with an assisted living and skilled nursing facility called the Chalet (see Table 2 below).

The applicant proposes to demolish a portion of the existing parking structure and provide parking spaces within the subterranean level of the new building, which would result in 844 spaces. The three surface lots with 42 spaces and 23 off-site spaces at the Chalet will remain as is. The off-site parking structure at 4480 De Longpre Avenue will be demolished, and a new parking structure with a total of 567 spaces will be constructed (approved previously under Case No. DIR-2015-309-SPPA-SPP-1A). In total, the project will provide 1,476 parking spaces (see Table 2), which is within the minimum requirement of 1,156 and maximum requirement of 1,591 parking spaces allowed. Therefore, the project complies with Section 9.E of the Specific Plan.

Table 2. Existing and Proposed Automobile Parking Spaces

	Existing	Demolish	New	Total
On-Site Structure	918	-226	152*	844
On-Site Surface Lots	42	-	-	42
Off-Site Structure at 4480 De Longpre Avenue	76	-76	567	567
Off-Site Surface Lot at 4636 Fountain Avenue	23	-	-	23
TOTAL	1,059	-302	719	1,476

**Including 123 valet spaces*

Bicycles. Section 9.E.2. of the Vermont/Western Specific Plan also states one bicycle parking space must be provided for every 1,000 square feet of non-residential floor area for the first 10,000 square feet, and one bicycle parking space for every additional increment of 10,000 square feet of floor area. The project proposes to construct a new 134,750-square-foot hospital building, which requires a minimum of 22 bicycle parking spaces. The architectural plans submitted by the applicant indicates that 24 new bicycle racks will be provided on site, adjacent to the Doctors Tower building to the south of a roundabout island. Therefore, as proposed, the project complies with Section 9.E of the Specific Plan.

- f. **Conversion Requirements.** Section 9.F. of the Vermont/Western Specific Plan sets forth requirements pertaining to conversion of existing structures from commercial uses to residential uses. The proposed project involves the construction of a new hospital building that will provide acute care services and does not involve the conversion of commercial uses to residential uses. Therefore, Section 9.F of the Specific Plan does not apply.
- g. **Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The proposed project involves the construction of a new building within an existing HPMC hospital campus, which has a street frontage of approximately 897 feet on Fountain Avenue to the south of the site, 377 feet on Lyman Place to the east, 484 feet on Vermont Avenue to the west, and 627 feet on De Longpre Avenue to the north. The proposed building will be located at the center of the campus along the northerly property line with a building frontage of approximately 195 feet. The four existing hospital buildings and the parking

structure on the campus were constructed in the 1970s, prior to the adoption of the Specific Plan, and will be maintained as part of the project. The existing hospital development is comprised of a group of multiple buildings that front on Fountain Avenue, Vermont Avenue, and Lyman Place with a pedestrian bridge connecting the buildings and outdoor pedestrian walkways that allow pedestrians to walk through the project site. Additionally, the project proposes an outdoor pedestrian thoroughway between Fountain Avenue and De Longpre Avenue that will provide access to pedestrians. Furthermore, the new building will not take up the entire project site, blocking pedestrian access from one street to another. Therefore, the proposed project complies with Section 9.G of the Specific Plan.

- h. **Yards.** Section 9.H. of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The project proposes to construct a new hospital building within the property lines of the HPMC site. As proposed, the project complies with Section 9.H. of the Specific Plan.
- i. **Development Standards.** Section 9.I. of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the following Development Standards and Design Guidelines:

Development Standards

- j. **Landscape Plan.** The Development Standards require that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings. The applicant submitted a planting plan and plant palette for the construction area of the new hospital building that requires minimal water and maintenance. The planting plan indicates that the project will landscape the construction area with various plants, including Arbutus and Kentia Palm trees, Blue Agave, Artichoke Agave, Kangaroo Paw, Japanese Boxwood, Dwarf Natal Plum, Mauritius Hemp, Flax, Dwarf Cut-Leaf Philodendron, Tobira, Variegated Dwarf Tobira, and Dwarf Carolina Laurel shrubs, and Sencio groundcover. Tall hedges will visually screen areas which need to be separated from one another. The central island in the vehicular drop-off area between the new building and existing Doctors Tower building as well as an island between the new building and existing parking structure will be landscaped with shrubs and groundcover. The project will plant three (3) new Jacaranda trees along the vehicular driveway adjacent to the emergency ambulance area. Plantings will also be provided along the driveway adjacent to the parking structure and pedestrian walkways adjacent to the new building. There will be four (4) new Arbutus trees and four (4) new Kentia Palm trees within the courtyard area between the new building and Doctors Tower building. Therefore, as proposed, the project complies with this Development Standard.
- k. **Streetscape Elements – Street Trees.** The Development Standards require that one (1) 36-inch box tree be planted in the public right-of-way for every 30 feet of street frontage and further stipulates that an automatic irrigation system shall also be provided within the tree wall. The project has a street frontage of approximately 897 feet on Fountain Avenue to the south of the site, 377 feet on Lyman Place to the east, and 484 feet on Vermont Avenue to the west, and 627 feet on De Longpre Avenue to the north. The project is required to provide 30 street trees along Fountain Avenue, 13 trees along Lyman Place, and 16 trees along Vermont Avenue. This Development Standard does not apply to De Longpre Avenue, which is a private street. The plans submitted by the applicant do not show the street

trees along the public right-of-way. The project is conditioned to provide the required number of shade trees or provide a bond to satisfy this requirement. Therefore, as conditioned, the project complies with this Development Standard.

- l. **Streetscape Elements – Tree Well Covers.** The Development Standards require that a tree well cover be provided for each new and existing street tree in the project area. This requirement is reflected in the Conditions of Approval. Therefore, as conditioned, the project complies with this Development Standard.
- m. **Streetscape Elements – Bike Racks.** The Development Standards require one (1) bike rack per 100 feet of lot frontage to be installed on Vermont Avenue, which shall be installed three (3) feet from the curb edge or per the Department of Public Works or Department of Transportation's requirements. The project has a street frontage of approximately 484 feet on Vermont Avenue, which requires five (5) bike racks. The plans submitted by the applicant does not show bike racks within the public right-of-way along Vermont Avenue. The project is conditioned to provide the required number of bike racks to satisfy this requirement. Therefore, as conditioned, the project complies with this Development Standard.
- n. **Streetscape Elements – Trash Receptacles.** The Development Standards require one (1) trash receptacle, permanently mounted on a public utility pole, or secured to the sidewalk, per 300 feet of lot frontage along any public street, to be maintained and emptied by the project owner, and placed in the public right-of-way, according to the standards of the Department of Public Works. The project has a street frontage of approximately 897 feet on Fountain Avenue to the south of the site, 377 feet on Lyman Place to the east, and 484 feet on Vermont Avenue to the west, and 627 feet on De Longpre Avenue to the north. The project is required to provide three (3) trash receptacles along Fountain Avenue, one (1) trash receptacle along Lyman Place, and one (1) trash receptacle along Vermont Avenue. This Development Standard does not apply to De Longpre Avenue, which is a private street. The plans submitted by the applicant do not show any trash receptacles within the public right-of-way. The project is conditioned to provide the required number of trash receptacles to satisfy this requirement. Therefore, as conditioned, the project complies with this Development Standard.
- o. **Streetscape Elements – Public Benches.** The Development Standards require at least one (1) public bench to be placed in the public right-of-way for every 250 feet of frontage along any public street. The project has a street frontage of approximately 897 feet on Fountain Avenue to the south of the site, 377 feet on Lyman Place to the east, and 484 feet on Vermont Avenue to the west, and 627 feet on De Longpre Avenue to the north. The project is required to provide four (4) public benches along Fountain Avenue, one (1) public bench along Lyman Place, and two (2) public benches along Vermont Avenue. This Development Standard does not apply to De Longpre Avenue, which is a private street. The plans submitted by the applicant do not show any public benches within the public right-of-way. The project is conditioned to provide the required number of trash receptacles to satisfy this requirement. Therefore, as conditioned, the project complies with this Development Standard.
- p. **Pedestrian/Vehicular Circulation – Surface Parking Lot Location.** The Development Standards indicate that surface parking is not permitted within 50 feet of Sunset Boulevard, Hollywood Boulevard, Virgil Avenue, or Vermont Avenue unless the lot is behind a building. The proposed project does not include any surface parking lots. Therefore, the project complies with this Design Standard.

- q. **Pedestrian/Vehicular Circulation – Curb Cuts.** The Development Standards indicate that only one curb cut is permitted every 150 feet of street frontage along Sunset Boulevard or Vermont Avenue. The proposed project involves the construction of a new hospital building along the northerly property line of the HPMC hospital campus, fronting on De Longpre Avenue. The project proposes a new public vehicular and pedestrian access and ambulance access along De Longpre Avenue, which is a private street. The project does not propose any new curb cuts from Sunset Boulevard or Vermont Avenue. Therefore, this Development Standard does not apply.
- r. **Pedestrian/Vehicular Circulation – Pedestrian Entrance.** The Development Standards require all hospital-related projects with frontage on Sunset Boulevard or Vermont Avenue to provide at least one major pedestrian entrance at the front of the building, even when rear public entrances are provided. The Development Standards further stipulate that entrances shall be accented by architectural elements. The proposed project involves the construction of a new hospital building along the northerly property line of the HPMC hospital campus, fronting on De Longpre Avenue. The new building does not front on Sunset Boulevard or Vermont Avenue, and the four existing hospital buildings within the HPMC hospital campus will remain as developed. Therefore, this Development Standard does not apply.
- s. **Pedestrian/Vehicular Circulation – Design of Pedestrian Throughways.** The Development Standards require that when an arcade or interior pedestrian thoroughway is provided, the building facade facing the pedestrian thoroughway shall provide windows, doors, or alternative facade articulation including public art, public seating, landscaping and signs at the street level oriented to pedestrian traffic. The proposed project does not provide an arcade or interior pedestrian thoroughway. Therefore, this Development Standard does not apply.
- t. **Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The project proposes to construct a new building within the existing HPMC hospital campus. The applicant has not indicated that new utility service will be installed on the project site. A Condition of Approval has been included to require all proposed utilities to be placed underground in the event the project proposes new utilities. Therefore, as conditioned, the project complies with this Development Standard.
- u. **Building Design – Setbacks.** The Development Standards require that a five foot setback be provided as part of a Unified Hospital Development Site. The project is not part of a Unified Hospital Development Site, as defined in the SNAP. Therefore, this Development Standard does not apply.
- v. **Building Design – Stepbacks.** The Development Standards require a stepback in massing for buildings fronting on Sunset Boulevard or Vermont Avenue. The proposed building does not front on Sunset Boulevard or Vermont Avenue. Therefore, this Development Standard does not apply.
- w. **Building Design – Street Level Façade Relief.** The Development Standards require hospital-related projects to provide street level façade treatments that facilitate human scale and pedestrian oriented. All exterior building walls are required to provide a break in the plane or a change in material, created by an articulation or architectural detail, to create a visual break. The street level facades

of the proposed project is designed with various materials and changes in the plane, including large-scale porcelain tile, stone-textured laminated screen wall, composite metal panel column cladding, cement plaster, stone-textured laminated screen walls, storefront system with insulated glass, and channel glass and glazing system. The project also incorporates composite metal paneled canopy on south and east elevations to create a vertical break in the façade. The south and east elevations will incorporate a green wall of vines on the street-level facade. The project has been conditioned to maintain the building design as shown in Exhibit "A." Therefore, as designed, the project complies with this Development Standard.

- x. **Building Design – Articulation of the Building Mass.** The Development Standards require facades above the street level to be articulated by incorporating changes in materials to soften the effect of the building mass. The Development Standard also requires all buildings to apply at least two types of complementary building materials to exterior building facades, continue architectural treatments on the front elevation to sides and back of the buildings, and break up the rooflines through the use of some architecturally appropriate means. The proposed project uses a variety of materials on the facades above the street level to create visual interest, such as a glass fiber reinforced concrete (GFRC) ribbon system; strip window system with insulated and spandrel glass; curtain wall system with insulated vision, spandrel, and shadowbox glazing; and cement plaster. The Development Standard states that transparent elements shall not be included as a change in material unless such features are architectural elements. The facades of the proposed building incorporate transparent elements as the main building material. However, these transparent elements are part of the overall architectural system that consists of various glazing and window materials, and the project incorporates GFRC ribbon systems on all facades between each floor level that break up the glass and glazing system. Furthermore, these architectural elements are carried across all four elevations of the building to provide a unified design. The project proposes a rooftop penthouse that has a shorter width than the entire building and consists of painted metal louvers. This penthouse helps in breaking up the rooflines as seen from the street level. The project has been conditioned to maintain the building design as shown in Exhibit "A." Therefore, as proposed, the project complies with this Development Standard.
- y. **Building Design – Surface Mechanical Equipment.** The Development Standards require all surface or ground mounted mechanical equipment visible from a public street to be screened from view and to be treated with materials and colors compatible with the building. The project does not propose any surface or ground mounted mechanical equipment visible from a public street. Therefore, this Development Standard does not apply.
- z. **Building Design – Heliports.** The Development Standards require heliports to be integrated into the roof landscape to meet functional and regulatory criteria without conflicts of access and air intake and exhaust. The project does not propose any heliports. Therefore, this Development Standard does not apply.
- aa. **Rooftop Appurtenances.** The Development Standards require that all rooftop equipment and building appurtenances be screened from public view or architecturally integrated into the design of the building. The project proposes a rooftop penthouse that will house mechanical equipment and building appurtenances. As evident in Exhibit "A," this penthouse will be screened with painted metal louvers, which is compatible with the exterior materials, design and

color of the proposed building. Therefore, as proposed, the project complies with this Development Standard.

- bb. **Trash and Recycling Areas.** The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. Additionally, there shall be a separate area for recyclable materials. The plans submitted by the applicant do not show a separate trash area. A Condition of Approval has been included to require all trash storage bins to be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. The Condition of Approval also requires trash enclosures to have a minimum height of six feet and have a separate area for recyclable materials. Therefore, as conditioned, the project complies with the Development Standard.
- cc. **Pavement.** The Development Standards require that paved areas, excluding parking and driveway areas, shall include enhanced paving materials, such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The material plan indicates that the pedestrian pathways from De Longpre Avenue to the courtyard area will be paved with new concrete paving but does not indicate that the material will consist of enhanced materials. A Condition of Approval has been included to incorporate enhanced paving materials for all paved areas, excluding parking and driveway areas. Therefore, as conditioned, the project complies with this Development Standard.
- dd. **Freestanding Walls.** The Development Standards require all freestanding walls be integrated with the architecture of the adjacent building. The Development Standards also requires that freestanding walls be set back from the property line adjacent to a public street with a landscape buffer. The project does not propose any freestanding walls. Therefore, this Development Standard does not apply.
- ee. **Parking Structures – Required Additional 10 foot setback or Commercial Frontage.** The Development Standards require parking structures with frontage along Sunset Boulevard or Vermont Avenue to contain commercial, community facilities, or other non-residential uses to a minimum depth of 24 feet, or be set back an additional 10 feet from the property line than would otherwise be required by other provisions in the Specific Plan, Los Angeles Municipal Code, or Development Standards and Design Guidelines. The project does not involve the construction of a parking structure or front on Sunset Boulevard or Vermont Avenue. Therefore, this Development Standard does not apply.
- ff. **Parking Structures – Façade treatments.** This Development Standard requires that the exterior elevations of all parking structures be designed to match the main building they serve so that there is no notable differentiation between the parking and non-parking portions of the structure. The Development Standard further stipulates that if the parking structure is not architecturally associated with any one building, it should have a landscaped buffer at the ground level. The proposed project does not involve the construction of a parking structure. The applicant will demolish a portion of the existing parking structure on site and the rest of the structure will remain as is. Therefore, this Development Standard does not apply.
- gg. **Parking Structures Across from Residential Uses.** The Development Standards require that whenever a parking structure abuts or is directly across an alley or Public Street from any residential use or zone the facade facing such residential use or zone shall conform to the standards set forth in the Development Standards.

The proposed project does not involve the construction of a parking structure. The applicant will demolish a portion of the existing parking structure on site and the rest of the structure will remain as is. Therefore, this Development Standard does not apply.

- hh. **Surface Parking Lots.** The Development Standards require new surface parking lots and driveways shall be paved with Portland cement concrete, pervious cement, grass-crete or any other porous surface acceptable to the Department of Building and Safety that reduces heat radiation and increases surface absorption. The Development Standards also require a landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor. The Development Standards contain additional landscape requirements for a surface parking lot. The proposed project does not involve the construction of a surface parking lot. However, the project involves the construction of new driveways between the proposed building and existing Doctors Tower building and around the south and west elevations of the new building to provide vehicular and pedestrian access. The material plan submitted by the applicant indicates that the new driveways within the site will be paved with new asphalt paving but does not indicate permeability. The project is conditioned to submit a landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor and showing porous surface pavement material. Therefore, as conditioned, the project complies with this Development Standard.
- ii. **Surface Parking Abutting Residential.** The Development Standard requires a decorative wall at least six feet in height, a landscaped buffer, and one 24-inch box shade tree for every 20 feet of landscaped buffer around the property line whenever a surface parking lot abuts or is directly across an alley from a residential use or zone. The proposed project does not involve the construction of a surface parking lot. Therefore, this Development Standard does not apply.
- jj. **On-Site Lighting.** The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is $\frac{3}{4}$ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and "white" color corrected lamp color shall be used for ground level illumination. The applicant submitted a lighting plan which indicates the type, location, manufacturer, and model number of the proposed site lighting. The lighting plan shows that the pedestrian walkway and vehicular access ways will be lighted. However, it does not indicate the light shielding, mounting height, or lamp color. The applicant has been required in the Conditions of Approval to comply with the aforementioned standards. Therefore, as conditioned, the project complies with the Development Standard.
- kk. **Security Devices.** The Development Standards require that all security devices, such as security grills and window bars, be concealed from public view. The plans submitted by the applicant do not indicate that such security devices have been incorporated in the design. However, the Development Standard has been incorporated into the Conditions of Approval should security devices be integrated into the building at a later time.
- ll. **Off-Site Directional Signage.** The Development Standards indicates that off-site directional signage is strongly encouraged and should be integrated in to the overall streetscape design. The Development Standards state that off-site directional signage includes kiosks and directory signs mounted on buildings,

indicating the location of hospital departments, programs, public entrances, subway portals and emergency department access. The applicant does not propose any off-site signage at this time. However, the applicant submitted a site and building signage plan showing the following on-site signs in Table 3. These signs include directional signage indicating the location of hospital departments, access, entrances and exits, and name of the hospital, which comply with the Development Standard. The Development Standard does indicate the area and dimension requirements for signage. The project has been conditioned to comply with sign regulations set forth in the Los Angeles Municipal Code Section 14.4. Therefore, as conditioned, the project complies with the Development Standard.

Table 3. Signage

Sign Number*	Sign Type	Location	Dimensions
1	Illuminated channel letter wall sign	South elevation of the new hospital building	13'-6" w x 4'-6" h
2	Illuminated channel letter sign	North elevation of the new building indicating emergency access to be placed on the north	13'-2" w x 1'-0" h
3	Illuminated channel letter sign	Existing parking structure indicating entrance	2'-2" w x 10" h
3	Illuminated channel letter sign	Existing parking structure indicating exit	3'-2" w x 10" h
4	Illuminated channel letter sign	East elevation of the new building indicating the name of the hospital	30'-10" w x 4'-0" h
5	Illuminated channel letter sign	Existing parking structure indicating the name of the hospital	28'-6" w x 10" h
6	Freestanding, front-lit monument sign	On-site indicating directions to various departments and parking locations	4'-0" w x 6'-4" h

*As indicated in Exhibit "A"

Design Guidelines

mm. **Street Level Façade.** According to the Design Guidelines, hospitals should enhance the pedestrian experience by: improving access to adjacent public amenities (such as Metro portals), providing landscaped open space at street level that is visually accessible to the public view from public streets or walkways, widening sidewalks, providing a generous amount of street furniture and public art, and emphasizing the human scale of the street level to balance the massing necessary for the rest of the building.

The proposed project utilizes several of the suggested elements to enhance the pedestrian experience, which will include landscaped open space courtyard between the new building and existing Doctors Tower building. This courtyard will not be visible from public streets, as it is located at the center of the Hollywood Presbyterian Medical Center (HPMC) hospital campus, between two buildings. However, this open area will be visually accessible to visitors and patients of the hospital. In addition, the project also proposes new pedestrian walkways that provide access through the site from Fountain Avenue and De Longpre Avenue. The proposed building emphasizes the human scale of the street level by

incorporating various materials on the street level building facades and changing the plane to break up the massing. Therefore, as designed, the project substantially conforms to the Design Guidelines.

- nn. **Architecturally Articulated.** According to the Design Guidelines, hospitals should be designed so that tall towers can be softened by the articulation of upper facades to achieve visual blending with the Hollywood Hills to the north, while still allowing for patient rooms to access natural light and scenic views. The proposed project does not include towers which need blending or massing considerations for compatibility. The project proposes a new building with a maximum height of 85 feet, 2 inches, which is less than the maximum height of 100 feet permitted for hospital and medical projects within Subarea C of the SNAP. Furthermore, the new building is architecturally articulated with façade materials, such as curtain wall system with insulated vision, spandrel, and shadowbox glazing, that allow visual permeability, natural light and scenic views for patient rooms. The proposed building is further articulated with glass fiber reinforced concrete (GFRC) ribbon system on each floor level, composite metal paneled canopy, and painted louvers. The reflective properties of the ribbon window system blend the building with its surrounding environment. Therefore, the design of the proposed project substantially conforms to the Design Guidelines.
- oo. **Collaborative.** According to the Design Guidelines, hospitals should attempt to create a coordinated approach to creating an architectural identity for the hospital core. It is not necessary for the buildings to look alike but they should belong together as a group of related facilities. The project has been designed so that it is architecturally associated with two other hospitals in the hospital core (Kaiser Permanente and Children's Hospital) and existing buildings within the campus. The materials used for the new building include GFRC ribbons, ribbon window systems with vision and spandrel glazing and cement plaster and metal panels, all of which are of a similar modern architectural language of recently completed buildings at both Children's Hospital and Kaiser Permanente. Furthermore, the existing buildings within the HPMC hospital campus use concrete walls, metal louvers, and glazing. The new building uses similar materials in the proposed design such as metal louvers on the rooftop mechanical penthouse and glazing systems, metal paneled canopy, and cement plaster wall on the exterior facades. The proposed project is not designed to be identical to the existing HPMC hospital campus buildings, but it incorporates many similar materials of these buildings as well as neighboring hospitals, and in doing so, the proposed project substantially conforms to the Design Guidelines and contributes to an architectural identity for the hospital core.
- pp. **Context.** According to the Design Guidelines, new hospital structures need to visually and functionally support public access to the Barnsdall Park and the two subway portals. The Design Guidelines further stipulate that it is necessary for the hospitals to widely support and advertise the transit accessibility of their sites by incorporating directional signage to subway and transit stops on their buildings. The new hospital building is not located adjacent to the Barnsdall Park or the two subway portals, and there is limited potential to facilitate public access to these civic features through the design of the project. However, the applicant states that HPMC promotes the use of these facilities by providing information pamphlets and vicinity maps on public transit on the campus to promote the use of the subway. Furthermore, the project incorporates landscaping and a pedestrian thoroughway from Fountain Avenue to De Longpre Avenue, which encourage pedestrian

mobility. Therefore, the design of the proposed project endeavors to support the use of civic resources and substantially conforms to the Design Guidelines.

2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

A Mitigated Negative Declaration (ENV-2016-3208-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND and incorporated into the Conditions of Approval herein, there is no substantial evidence that the proposed project will have a significant effect on the environment. The MND was circulated for public review and comment from October 13, 2016 through November 14, 2016. No comments were received for the proposed project. The MND reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 750, 200 North Spring Street.

SITE PLAN REVIEW FINDINGS

3. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The General Plan sets forth goals, objectives, and programs that serve as the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element, seven State-mandated Elements including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems and Plan for a Healthy Los Angeles. The Land Use Element is comprised of 35 community plans that establish parameters for land use decisions within those communities of the City.

Framework Element

The Framework Element for the General Plan (Framework Element) was adopted by the Los Angeles City Council on December 11, 1996 and re-adopted on August 8, 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element of the General Plan establishes general policies for the City of Los Angeles based on projected population growth. Land use, housing, urban form and neighborhood design, open space, economic development, transportation, infrastructure, and public services are all addressed in the context of accommodating future City-wide population increases. The City's various land use "categories" are defined based on appropriate corresponding development standards including density, height, and use. The proposed development is consistent with the following goals, objectives, and policies of the Framework Element:

Objective 3.1 Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Objective 3.9 Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

GOAL 7A A vibrant economically revitalized City.

The project site is located within a Community Center of the Framework Element Land Use Category, which is intended to be an identifiable focal point and activity center for surrounding groups of residential neighborhoods and contain a diversity of uses. According to the Framework Element, Community Centers generally range from an FAR of 1.5:1 to 3:1; and physically, the scale and density of Community Centers would be greater than the Neighborhood Districts with building heights ranging from two to six stories depending on the character of the surrounding area. The Framework Element further recognizes the importance of a diversity of uses that supports the needs of the City's residents and businesses and are compatible with adjacent neighborhoods. The project proposes to construct a hospital building within the existing Hollywood Presbyterian Medical Center (HPMC) hospital campus in order to relocate some of the existing functions and departments into the new building. The project will maintain the existing hospital on site and continue to provide essential acute care and other hospital services to residents. The proposed building will be five stories with a maximum height of 85 feet, 2 inches and contain a FAR of approximately 2.07:1. As proposed, the project is consistent with the Framework Element.

Land Use Element – Hollywood Community Plan

The project site is located within the boundaries of the Hollywood Community Plan, which was adopted by the Los Angeles City Council on December 13, 1988. The proposed hospital development advances the following objectives and policies contained in the Community Plan:

Objective 1 *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment [...].*

Objective 4 *To promote economic well being and public convenience through: . . . d: Recognizing the existing concentration of medical facilities in East Hollywood as a center serving the medical needs of Los Angeles.*

Land Use Feature *The Plan recognizes the concentration of medical facilities in the vicinity of the Sunset Boulevard/Vermont Avenue intersection.*

The project proposes to construct a new hospital building within the HPMC hospital campus within the East Hollywood neighborhood of the Hollywood Community Plan area in order to relocate some of the existing functions of the campus. The project site is located just south of Children's Hospital Los Angeles and approximately one block south of Kaiser Permanente hospital and facilities. The new building will contain emergency treatment bays, detox stations, patient beds, pharmacy, consultation rooms, labor and delivery services with NICU, surgical department with pre- and post-operation and operation rooms, and other support spaces to accommodate ancillary uses to the hospital. As such, the proposed project to construct a new hospital building will contribute to the existing concentration of medical facilities, as stated in the Hollywood Community Plan. Furthermore, these medical and acute care services provided by the project will promote public convenience and well-being of the City's residents. Lastly, the project will continue to support the conglomeration of medical businesses and offices in this neighborhood and support the economic well-being of the City as well.

Vermont/Western Station Neighborhood Plan Area (SNAP)

The Vermont/Western SNAP was adopted by the Los Angeles City Council and became effective on March 1, 2001. The proposed project meets the following purposes of the

SNAP as outlined in Section 2 of the Specific Plan:

E. Guide all development, including use, location, height and density, to assure compatibility of uses and to provide for the consideration of transportation and public facilities, aesthetics, landscaping, open space and the economic and social well-being of area residents.

O. Support the hospital core near the corner of Sunset Boulevard and Vermont Avenue such that this industry will generate jobs and medical services for local residents, give local businesses expanded markets, and provide a coherent architectural presence at that corner.

P. Support the ability of local hospitals to respond successfully to the new requirements in the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, as amended and set forth in the Statewide Health and Safety Code Sections for seismic upgrades of acute care facilities.

As demonstrated in Finding No. 1, the project is in substantial conformance with the Specific Plan regulations, Development Standards and Design Guidelines. The Specific Plan permits hospital and medical uses within Subarea C. The proposed height of 85 feet, 2 inches and 2.07:1 FAR are below the maximum allowed of 100 feet and 3:1 FAR, respectively. The project also proposes ample parking spaces within the maximum permitted limitations to accommodate its patients, employees and visitors. The project incorporates landscaping as evident in its planting plan, and the applicant is required to submit a landscape plan that shows that all paved areas, excluding parking and driveway areas, will be constructed with enhanced paving materials, such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers, and new driveways will be paved with Portland cement concrete, pervious cement, grass-crete or any other porous surface. As previously mentioned, the project site is located just south of the Kaiser Permanente and Children's Hospital Los Angeles hospitals and medical facilities within the East Hollywood neighborhood. The applicant proposes to continue providing essential hospital and acute care services to its patients and visitors and contributing to the hospital core within the Specific Plan area near the corner of Sunset Boulevard and Vermont Avenue.

Additionally, the project is consistent with the purposes of the Specific Plan by providing a replacement hospital building on the HPMC hospital campus, designed to meet the seismic safety standards for acute care facilities in the Alfred E. Alquist Hospital Seismic Safety Act and Statewide Health and Safety Code Sections. The California Office of Statewide Health Planning and Development (OSHPD) adopted seismic performance standards for hospitals to ensure hospital buildings will be capable of withstanding significant ground motion and provide continued service to the community after significant seismic events for uninterrupted emergency services. Most of California's hospitals, including HPMC, are located in the highest seismic risk zone, Seismic Zone 4.

All general acute care (GAC) operations in hospitals are required to be removed from buildings classified as Structural Performance Category 1 (SPC1) by January 1, 2020, and from buildings classified as Structural Performance Category 2 (SPC2) by January 1, 2030. According to the State of California, SPC1-classified buildings "pose a significant risk of collapse and danger to the public after a strong earthquake." Those classified as SPC2 "pose a lower risk of collapse and danger to the public after a strong earthquake." The HPMC North Wing was built in the 1920s and is currently categorized as SPC1 and suffered significant damage from the 1994 Northridge Earthquake, rendering the majority of the building unusable for a healthcare facility and forcing the hospital to discontinue its use of floors 2 through 6. The HPMC emergency department and kitchen are currently

located within first-floor additions of the North Wing, which must be relocated and operational by the year 2020 without interrupting current hospital operations. The new building is proposed to replace some of the functions and services within existing hospital buildings and comply with the State seismic standards. Therefore, the proposed project is consistent with the Specific Plan.

4. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

Height, Bulk and Setbacks (Urban Form)

The project site is located within Subarea C of the Vermont/Western SNAP, which limits hospital and medical buildings to 100 feet in height and 3:1 FAR. The applicant proposes to construct a five-story hospital building with a maximum building height of 85 feet, 2 inches and 2.07:1 FAR. There are no yard requirements within Subarea C; however, the new building will be set back approximately 10 feet from the northerly property line. The proposed project complies with the Specific Plan regulations and standards. Surrounding properties to the west, south and east are developed with one- to two-story commercial, institutional, residential, and retail buildings. While the proposed building is larger and taller than these adjacent buildings, the proposed building's height, bulk and setbacks are also consistent with other medical and hospital buildings within the hospital core of the SNAP, near the intersection of Sunset Boulevard and Vermont Avenue. Children's Hospital Los Angeles, located directly across De Longpre Avenue to the north of the site, is six to seven stories, while Kaiser Permanente hospital buildings located along Sunset Boulevard are up to eight stories in height. Furthermore, the proposed building will be located at the center of the HPMC hospital campus and will not be located directly adjacent to these one- to two-story building, as the existing buildings fronting on public streets will remain as existing.

Off-street Parking Facilities

The HPMC hospital campus currently has a total of 1,059 parking spaces on- and off-site. The project will demolish a portion of the existing parking structure on site and construct a basement parking level within the new building, which would result in a loss of 226 parking spaces and increase of 152 new spaces, totaling 844 spaces. HPMC will provide 567 parking spaces at an off-site parking structure, which is located across the street, approximately 56 feet from the HPMC site (previously approved under Case No. DIR-2015-309-SPPA-SPP-1A). The project will maintain the 42 surface lot spaces and 23 chalet spaces on site. In total, the project will provide 1,476 parking spaces. The project also proposes 24 new bicycle racks on the project site. As demonstrated in Finding No. 1, the project will provide automobile and bicycle parking in full conformance with Specific Plan requirements.

Landscaping

The planting plan indicates that the project will landscape the construction area of the project site with various plants, including Arbutus and Kentia Palm trees, Blue Agave, Artichoke Agave, Kangaroo Paw, Japanese Boxwood, Dwarf Natal Plum, Mauritius Hemp, Flax, Dwarf Cut-Leaf Philodendron, Tobira, Variegated Dwarf Tobira, and Dwarf Carolina Laurel shrubs, and Sencio groundcover. The project will employ a plant palette that requires minimal water and maintenance. Tall hedges will visually screen areas which need to be separated from one another. The central island in the vehicular drop-off area between the new building and existing Doctors Tower building as well as an island

between the new building and existing parking structure will be landscaped with shrubs and groundcover. The project will plant three (3) new Jacaranda trees along the vehicular driveway adjacent to the emergency ambulance area. Plantings will also be provided along the driveway adjacent to the parking structure and pedestrian walkways adjacent to the new building. There will be four (4) new Arbutus trees and four (4) new Kentia Palm trees within the courtyard area between the new building and Doctors Tower building.

Loading Areas, Lighting and Trash Collections

The proposed project includes an ambulance drop-off area on the ground floor, which is directly accessible from De Longpre Avenue to the north of the site. This area will provide direct access for ambulance vehicles to the emergency department and patient beds that are located on the ground floor of the proposed building. The project also incorporates an emergency department drop-off area on the ground floor with a roundabout that provides an easy, efficient, and convenient access into the new building from De Longpre Avenue for patients and visitors. The project also includes a campus drop-off area to the south of the proposed building that is accessible from both De Longpre and Fountain Avenues. These drop-off areas will reduce potential circulation impacts on neighboring properties. The Vermont/Western SNAP Development Standards specify requirements for the location and design of trash storage and recycling areas. The project is conditioned to provide all trash storage bins within a gated, covered enclosure that is constructed of materials compatible with the exterior wall materials of the proposed building. The trash enclosure is required to have a minimum height of six feet to screen the area from public view, and have a separate area for recyclable materials. The applicant submitted a lighting plan which indicates the type, location, manufacturer, and model number of the proposed site lighting. The lighting plan shows that the pedestrian walkway and vehicular access ways will be lighted. However, it does not indicate the light shielding, mounting height, or lamp color. The applicant has been required in the Conditions of Approval to comply with the requirements of the SNAP, which include lighting intensity, shielding, mounting height, and lamp color.

5. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The proposed project involves the construction of a new 134,750-square-foot hospital building within the existing Hollywood Presbyterian Medical Center hospital campus and does not include any residential uses. Therefore, this finding is not applicable.

OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7077 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning


Approved by:


Blake E. Lamb, Senior City Planner

Reviewed by:


Mindy Nguyen, City Planner

Prepared by:


Nuri Cho, Planning Assistant
Nuri.Cho@lacity.org

Communication from Public

Name: Doug Haines

Date Submitted: 05/02/2023 10:32 AM

Council File No: 21-1502

Comments for Public Posting: Please upload to council file 21-1502 on behalf of appellant La Mirada Ave. Neighborhood Assn. the attached document.

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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VACANT

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

VERMONT/WESTERN SNAP
PROJECT PERMIT COMPLIANCE REVIEW

April 16, 2018

Property Owner

CHS Property Holdings, L.P.
3731 Wilshire Blvd. #850
Los Angeles, CA 90010

applicant

Sang Hoon Oh
CHS Property Holdings, L.P.
3731 Wilshire Blvd. #850
Los Angeles, CA 90010

Representative

Sun Jun Han
PQNK, Inc.
3435 Wilshire Blvd. #1740
Los Angeles, CA 90010

Case No. DIR-2017-5247-SPP

CEQA: ENV-2017-5248-CE

Specific Plan Subarea: Subarea C – Community Center

Location: 1269-1279 N. Lyman Pl.;
4576 W. Fountain Ave.

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Community Commercial

Zone: C2-CSA1

Legal Description: Lot FR 15; Culver's East
Hollywood Tract

Last Day to File an Appeal: May 1, 2018

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance No. 184,888, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the demolition of two (2) existing duplexes; and a change of use from residential to an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center (HPMC), located within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

Determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project is allowed an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center.
3. **Parking.** The project shall maintain 20 automobile parking spaces on site.
4. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - a. Six (6), 36-inch box shade trees shall be provided in the public right-of-way along Lyman Place, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - b. One (1), 36-inch box shade trees shall be provided in the public right-of-way along Fountain Avenue, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - c. A tree well cover shall be provided for each new and reused street tree in the project area, subject to the Department of Street Services, Urban Forestry Division requirements.
 - d. Tree removal and replacement shall be conducted consistent with the Department of Street Services, Urban Forestry Division requirements.
 - e. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
 - f. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.
5. **Utilities.** All utilities shall be placed underground in the event the project proposes new utilities. If underground service is not currently available, then provisions shall be made for future underground service.
6. **Trash and Recycling Areas.** All trash storage bins shall be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. Trash enclosures shall have a minimum height of six feet and have a separate area for recyclable materials.

7. **On-Site Lighting.** Prior to issuance of a Certificate of Occupancy, the applicant shall install onsite lighting along all vehicular and pedestrian access ways. Installed lighting shall provide $\frac{3}{4}$ foot candle of flood lighting intensity as measured from the ground. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.
 - a. **Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than 15 degrees below the horizontal plane as measured from the light source and shall not cast light directly into adjacent residential windows.
 - b. **Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be 14 feet, measured from the finished grade of the area to be lit.
 - c. **Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.
8. **Hours of Operation.** All parking lot cleaning activities, trash collections, and deliveries to and from a building shall take place between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.
9. **Future Signage.** No signage has been proposed as part of this application. All future signs shall be reviewed by Central Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned signs should not be used.

Administrative Conditions

10. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning. A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
11. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
12. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

13. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the Subject Property shall be complied with, except where granted conditions differ herein.
14. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
15. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
16. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
17. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
18. **Indemnification and Reimbursement of Litigation Costs.**

applicant shall do all of the following:

 - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

The project site consists of one corner lot totaling 9,679.9 square feet in size, and located at the southwest corner of the Lyman Place and Fountain Avenue intersection within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is currently developed with two (2) duplexes, built in 1910 and 1916, with square footages of 1,298 and 1,564 square feet, respectively.

The applicant proposes to demolish the two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot containing 20 off-site parking spaces for use by the Hollywood Presbyterian Medical Center (HPMC). The surface parking lot will have a new seven-foot tall metal fence along the property frontage on Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No other structures are proposed. The surface parking lot will have a total landscaped area of 1,329 square feet which includes 22, 24-inch box trees and shrubs.

On December 15, 2016, a Project Permit Compliance Review was granted under Case No. DIR-2016-3207-SPP-SPR for the demolition of an existing 1,150-square-foot building, portion of an on-site parking structure, outdoor courtyard, and canopy of an existing Patient Tower; and the construction, use and maintenance of a five-story, 134,750-square-foot hospital building with one subterranean level and a maximum height of 85 feet, 2 inches located in the center of the HPMC hospital campus, located at 1300, 1305, 1310, 1314, 1322 North Vermont Avenue and 4575 West Fountain Avenue. The project was conditioned to provide a minimum of 1,156 automobile parking spaces and a maximum of 1,591 parking spaces on- and off-site. The maximum number of off-site parking spaces shall be limited to 795 spaces, and shall be provided within 1,500 feet of the Hollywood Presbyterian Medical Center hospital campus.

The project provided a total of 1,476 parking spaces on-site within the parking structure and surface lots and off-site within a new parking structure (approved under Case No. DIR-2015-309-SPPA-SPP-1A) located directly across from the project site at the southwest corner of De Longpre Avenue and Lyman Place.

Automobile Parking Spaces per Case No. DIR-2015-309-SPPA-SPP-1A	
	Existing
On-Site Structure	844
On-Site Surface Lots	42
Off-Site Structure at 4480 De Longpre Avenue	567
Off-Site Surface Lot at 4636 Fountain Avenue	23
TOTAL	1,476

**Including 123 valet spaces*

On-site vs Offsite	
	Total
On-Site	886
Off-Site	590
TOTAL	1,476

The proposed project contains 20 additional parking spaces to be allocated for the campus, and is located within 75 feet of the hospital campus. This puts the total of off-site spaces to 610, and overall parking at 1,496 spaces.

New Automobile Parking Spaces		
	Existing	Proposed
On-Site Structure	844	
On-Site Surface Lots	42	
Off-Site Structure at 4480 De Longpre Avenue	567	
Off-Site Surface Lot at 4636 Fountain Avenue	23	
Off-Site Surface Lot at 1269 Lyman Place		20
TOTAL		1,496

**Including 123 valet spaces*

On-site vs Offsite	
	Total
On-Site	886
Off-Site	610
TOTAL	1,496

1. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - A. **Use.** Section 9.A of the Vermont/Western Specific Plan states that Hospital and Medical Uses permitted in the C4 Commercial Zone are allowed by right within Subarea C of the Specific Plan area. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the Hollywood Presbyterian Medical Center (HPMC). Therefore, the project complies with Section 9.A of the Specific Plan.
 - B. **Height and Floor Area.** Section 9.B of the Vermont/Western Specific Plan states Hospital and Medical Uses shall not exceed a maximum building height of 100 feet and a maximum floor area ratio (FAR) of 3:1. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No structures are proposed. Therefore, Section 9.B of the Specific Plan does not apply.
 - C. **Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C shall not exceed specified transitional height limits set forth when located within specified distances of a lot within Subarea A. The Specific Plan specifies that the transitional height limits shall only apply to lots adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street. The project site does adjoin a lot located within Subarea A to the south, but the applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by

the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, Section 9.C of the Specific Plan does not apply.

D. Usable Open Space. Section 9.D of the Vermont/Western Specific Plan states that projects constituting a mixed-use or residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G.2 of the Los Angeles Municipal Code. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. Therefore, Section 9.D of the Specific Plan does not apply.

E. Project Parking Requirements. Section 9.E. of the Vermont/Western Specific Plan states that hospitals shall provide a minimum of one and maximum of two parking spaces for each patient bed for which the hospital is licensed. The Specific Plan further stipulates that a maximum of 50 percent of the required hospital parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided. HPMC is currently licensed for 434 beds, which requires a minimum of 434 spaces and maximum of 868 spaces. When accounting for hospital beds and other ancillary hospital uses, the minimum number of parking spaces allowed for HPMC is 1,156 spaces, and the maximum number of parking spaces allowed is 1,591 spaces.

HPMC currently has a total of 1,476 parking spaces on- and off-site: 844 parking spaces within the existing parking structure on-site; 42 spaces within three (3) surface lots on the site; 567 off-site spaces at a parking structure located at 4480 De Longpre Avenue, approximately 56 feet from the HPMC site; and 23 parking spaces at an off-site surface lot located at 4636 Fountain Avenue, approximately 90 feet from the campus, which is owned by HPMC and developed with an assisted living and skilled nursing facility called the Chalet.

The applicant proposes the demolition of two (2) existing duplexes and a change of use from residential to a surface parking lot with 20 off-site parking spaces for the HPMC. In total, the project will provide 1,496 parking spaces (see table below), which is within the minimum requirement of 1,156 and maximum requirement of 1,591 parking spaces allowed. The maximum number of off-site parking spaces for the HPMC is further limited to 795 spaces. The HPMC currently has a total of 590 off-site parking spaces. The addition of 20 new off-site parking spaces will equate to a total of 610 off-site spaces, which is below the maximum 795 spaces allowed. Therefore, the project complies with Section 9.E of the Specific Plan.

New Automobile Parking Spaces		
	Existing	Proposed
On-Site Structure	844	
On-Site Surface Lots	42	
Off-Site Structure at 4480 De Longpre Avenue	567	
Off-Site Surface Lot at 4636 Fountain Avenue	23	
Off-Site Surface Lot at 1269 Lyman Place		20
TOTAL		1,496

**Including 123 valet spaces*

On-site vs Offsite	
	Total
On-Site	886
Off-Site	610
TOTAL	1,496

Bicycles. Section 9.E.2 of the Vermont/Western Specific Plan also states one bicycle parking space must be provided for every 1,000 square feet of non-residential floor area for the first 10,000 square feet, and one bicycle parking space for every additional increment of 10,000 square feet of floor area. The project proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No additional floor area is being proposed. Therefore, Section 9.E.2 of the Specific Plan does not apply.

- F. Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. Therefore, Section 9.F of the Specific Plan does not apply.
- G. Pedestrian Throughways.** Section 9.G of the Vermont/Western Specific Plan requires a pedestrian walkway, thoroughway or path for every 250 feet of street frontage for a project. The project site has a street frontage of approximately 194 feet along Lyman Place and 50 feet along Fountain Avenue, neither exceeding 250 feet. A pedestrian thoroughway is not required; however, a six-foot pedestrian walkway at the corner of Lyman Place and Fountain Avenue is proposed. Therefore, the project complies with Section 9.G of the Specific Plan.
- H. Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No structures are proposed. Therefore, Section 9.H of the Specific Plan does not apply.
- I. Development Standards.** Section 9.I. of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the following Development Standards and Design Guidelines:

Development Standards – Hospital and Medical Centers

- J. Landscape Plan.** The Development Standards require that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings. Per a Landscape Plan and Plant Palette for the construction area of the new surface parking lot, the project will be landscaped with a total of 22, 24-inch box trees, consisting of 12 Peppermint and 10 Golden Medallion trees. The surface parking lot will also contain shrubs such as Carolina Jasmine and Pigeon Point Coyote Bush that will serve as a 3-foot, 6-inch

buffer between the street and adjacent lots, and the proposed fences. Therefore, as proposed, the project complies with this Development Standard.

- K. Streetscape Elements.** The Development Standards require that any hospital related project with frontage along Vermont Avenue and Sunset Boulevard shall conform to the criteria, standards and general design intent of the Barnsdall Park Master Plan, and the Vermont Streetscape Project. The project site is a corner lot that fronts Lyman Place and Fountain Avenue. Therefore, this Development Standard does not apply.
- L. Pedestrian/Vehicular Circulation –** The Development Standards require that all structures be oriented toward the main commercial street where the parcel is located. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- M. Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. The applicant has not indicated that new utility service will be installed on the project site. Should new utility services be installed in the future, a Condition of Approval has been included to require all proposed utilities to be placed underground in the event the project proposes new utilities. Therefore, as conditioned, the project complies with this Development Standard.
- N. Building Design.** The Development Standards require that a project avoids large blank expanses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- O. Rooftop Appurtenances.** The Development Standards require that all rooftop equipment and building appurtenances be screened from public view or architecturally integrated into the design of the building. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- P. Trash and Recycling Areas.** The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. Additionally, there shall be a separate area for recyclable materials. The plans submitted by the applicant do not show a separate trash area. A Condition of Approval has been included to require all trash storage bins to be located within a gated, covered enclosure constructed of materials compatible with the exterior wall materials of the building. The Condition of Approval also requires trash enclosures to have a minimum height of six feet and have a separate area for recyclable materials. Therefore, as conditioned, the project complies with the Development Standard.

- Q. Pavement.** The Development Standards require that paved areas, excluding parking and driveway areas, shall include enhanced paving materials, such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. However, the surface parking lot will consist of porous surface. Therefore, the project complies with Section 9.Q of the Specific Plan.
- R. Freestanding Walls.** The Development Standards require all freestanding walls be integrated with the architecture of the adjacent building and set back from the property line adjacent to a public street with a landscape buffer. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. No structure is being proposed. The surface parking lot will also contain shrubs such as Carolina Jasmine and Pigeon Point Coyote Bush that will serve as a 3-foot, 6-inch buffer between the street and adjacent lots, and the proposed fences. Therefore, as proposed, the project complies with this Development Standard.
- S. Parking Structures – Required Commercial Frontage.** The Development Standards require parking structures with frontage along major or secondary highways, for a parking structure associated with commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. The project site fronts along Fountain Avenue which is designated an Avenue III, Secondary Highway, but no parking structure is proposed. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- T. Parking Structures – Required Additional 10 foot setback or Commercial Frontage.** The Development Standards require parking structures with frontage along Sunset Boulevard or Vermont Avenue to contain commercial, community facilities, or other non-residential uses to a minimum depth of 24 feet, or be set back an additional 10 feet from the property line than would otherwise be required by other provisions in the Specific Plan, Los Angeles Municipal Code, or Development Standards and Design Guidelines. The project does not involve the construction of a parking structure or front on Sunset Boulevard or Vermont Avenue. Therefore, this Development Standard does not apply.
- U. Parking Structures – Façade treatments.** This Development Standard requires that the exterior elevations of all parking structures be designed to match the main building they serve so that there is no notable differentiation between the parking and non-parking portions of the structure. The proposed project does not involve the construction of a parking structure. Therefore, this Development Standard does not apply.
- V. Parking Structures Across from Residential Uses.** The Development Standards require that whenever a parking structure abuts or is directly across an alley or Public Street from any residential use or zone the facade facing such residential use or zone shall conform to the standards set forth in the Development Standards. The proposed

project does not involve the construction of a parking structure. Therefore, this Development Standard does not apply.

- W. Surface Parking Lots.** The Development Standards require new surface parking lots and driveways shall be paved with Portland cement concrete, pervious cement, grass-crete or any other porous surface acceptable to the Department of Building and Safety that reduces heat radiation and increases surface absorption. The Development Standards also require a landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor. The Development Standards contain additional landscape requirements for a surface parking lot. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and a new six-foot tall wooden fence abutting the adjacent residential lot to the south. The Landscape Plan and Plant Palette prepared by a licensed landscape architect for the construction area of the new surface parking lot indicates that the project will be landscaped with a total of 22, 24-inch box trees, consisting of 12 Peppermint and 10 Golden Medallion trees. The trees are evenly spaced with a 20-foot distance between each tree. The surface parking lot will also contain shrubs such as Carolina Jasmine and Pigeon Point Coyote Bush that will serve as a 3-foot, 6-inch buffer between the street and adjacent lots, and the proposed fences. Furthermore, the parking lot will be paved with porous surface and have a total landscape area of 1,329 square feet, or 14 percent of the surface parking lot. Therefore, as proposed, the project complies with this Development Standard.
- X. Surface Parking Abutting Residential.** The Development Standard requires a decorative wall at least six feet in height, a landscaped buffer, and one 24-inch box shade tree for every 20 feet of landscaped buffer around the property line whenever a surface parking lot abuts or is directly across an alley from a residential use or zone. The Development Standards contain additional landscape requirements for a surface parking lot. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. The surface parking lot will have a new seven-foot tall metal fence along Lyman Place and Fountain Avenue, and abutting the adjacent residential lot to the south, a new six-foot tall wooden fence. The Landscape Plan and Plant Palette prepared by a licensed landscape architect for the construction area of the new surface parking lot indicates that the project will be landscaped with a total of 22, 24-inch box trees, consisting of 12 Peppermint and 10 Golden Medallion trees. The trees are evenly spaced with a 20-foot distance between each tree. Therefore, as proposed, the project complies with this Development Standard.
- Y. On-Site Lighting.** The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is $\frac{3}{4}$ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and "white" color corrected lamp color shall be used for ground level illumination. The plans show two (2) lighting fixtures on-site; however, no lighting is proposed along the vehicular or pedestrian access ways. The applicant has been required in the Conditions of Approval to comply with the aforementioned standards. Therefore, as conditioned, the project complies with the Development Standard.

- Z. Security Devices.** The Development Standards require that all security devices, such as security grills and window bars, be concealed from public view. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Development Standard does not apply.
- AA. Off-Site Directional Signage.** The Development Standards indicates that off-site directional signage is strongly encouraged and should be integrated in to the overall streetscape design. The Development Standards state that off-site directional signage includes kiosks and directory signs mounted on buildings, indicating the location of hospital departments, programs, public entrances, subway portals and emergency department access. The applicant does not propose any off-site signage at this time. The Development Standard does indicate the area and dimension requirements for signage. The project has been conditioned to comply with sign regulations set forth in the Vermont/Western SNAP and the Los Angeles Municipal Code Section 14.4. Therefore, as conditioned, the project complies with the Development Standard.

Design Guidelines – Hospital and Medical Centers

- BB. Street Level Façade.** According to the Design Guidelines, new hospitals should enhance the pedestrian experience by: improving access to adjacent public amenities (such as Metro portals), providing landscaped open space at street level that is visually accessible to the public view from public streets or walkways, widening sidewalks, providing a generous amount of street furniture and public art, and emphasizing the human scale of the street level to balance the massing necessary for the rest of the building. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.
- CC. Architecturally Articulated.** According to the Design Guidelines, new hospitals should be designed so that tall towers can be softened by the articulation of upper facades to achieve visual blending with the Hollywood Hills to the north, while still allowing for patient rooms to access natural light and scenic views. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.
- DD. Collaborative.** According to the Design Guidelines, new hospitals should attempt to create a coordinated approach to creating an architectural identity for the hospital core. It is not necessary for the buildings to look alike but they should belong together as a group of related facilities. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.
- EE. Context.** According to the Design Guidelines, new hospital structures need to visually and functionally support public access to the Barnsdall Park and the two subway portals. The Design Guidelines further stipulate that it is necessary for the hospitals to widely support and advertise the transit accessibility of their sites by incorporating

directional signage to subway and transit stops on their buildings. The applicant proposes to demolish two (2) existing duplexes and seeks a change of use from residential to an ancillary surface parking lot for use by the HPMC. No structures other than a seven-foot and six-foot perimeter fence are proposed. Therefore, this Design Guideline does not apply.

2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

On March 29, 2018, the Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant State CEQA Guidelines, Article 19, Class 15301 (demolition and removal of up to six dwelling units in urbanized areas) and City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 11, Category 2 (parking lots under 110 spaces) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.planning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050


West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or the West Los Angeles Office. In order to assure that you receive service with a minimum amount of waiting, Applicants are encouraged to schedule an appointment with the Development Services Center either at www.planning.lacity.org or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901 or through the Department of City Planning website. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

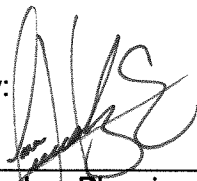
Approved by:


Christina Toy Lee, Senior City Planner

Reviewed by:


Mindy Nguyen, City Planner

Prepared by:


Jason Hernández, Planning Assistant
jason.hernandez@lacity.org

Communication from Public

Name: CREED LA c/o Aidan Marshall

Date Submitted: 05/02/2023 10:34 AM

Council File No: 21-1502

Comments for Public Posting: May 2, 2023 VIA EMAIL AND ONLINE SUBMISSION ATTN: Chair Marqueece Harris-Dawson and Councilmembers Planning and Land Use Management Committee Los Angeles City Council Portal: LACouncilComment.com Email: clerk.plumcommittee@lacity.org VIA EMAIL Deborah Kahen, Principal City Planner Email: Deborah.kahen@lacity.org Valentina Knox-Jones, City Planner Email: valentina.knox.jones@lacity.org Jason Hernandez, City Planning Associate Email: jason.hernandez@lacity.org Re: Agenda Item 14 –Appeal of Central Area Planning Commission Approvals for the HPMC Building Project (Case No. APCC-2020-1764-SPESPP-SPR, Environmental Case No. ENV-2015-310-MND-REC1) Dear Chair Harris-Dawson, Honorable Councilmembers, Ms. Kahen, Ms. Knox-Jones, and Mr. Hernandez: On behalf of the Coalition for Responsible Equitable Economic Development Los Angeles (“CREED LA”), we submit these comments in support of our appeal of the Central Area Planning Commission’s (“Commission”) approval of the HPMC Building Project (Case No. APCC-2020-1764-SPESPP-SPR, Environmental Case No. ENV-2015-310-MND-REC1) (“Project”). The Commission’s approvals included adoption of an Addendum to the Virgil Avenue Parking Structure Project Mitigated Negative Declaration (“MND”), a Project Permit Compliance, Specific Plan Exceptions, Site Plan Review, conditions of approval, and findings. On October 18, 2021, we submitted comments on the Project, explaining that the Project would have new and more severe noise, air quality, greenhouse gas, and public health impacts than previously analyzed in the Virgil Avenue Parking Structure Project MND, and that the City lacked substantial evidence to make the findings necessary to approve the Project. On November 23, 2021, the Commission issued a Letter of Determination (“LOD”) approving the Project. On December 7, 2021, CREED LA filed an appeal of the Project’s approval to the Los Angeles City Council. The City has since prepared a staff report containing responses to our comments. The staff report relies on a letter from Meridian Consultants, the Applicant’s environmental consultant, to dismiss the issues raised in the Appeal and assert that the Project’s environmental review was legally adequate. But

as discussed herein, the staff report's analysis of the issues raised in the Appeal is incomplete and fails to adequately address the Project's new and more severe noise, air quality, greenhouse gas, and public health impacts that are not addressed in the Addendum. These impacts are not simply "some changes or additions" to the prior MND— they are impacts from a completely different land use than analyzed in the MND (a 95,995 square foot medical office project, as opposed to a parking structure). As a result, the City's decision to prepare an addendum for the Project, rather than a subsequent or supplemental EIR or MND, is not supported by substantial evidence. The Commission thus abused its discretion and failed to proceed in the manner required by law by approving the Project in reliance on a deficient CEQA document and without substantial evidence to support the approval findings. We urge the Planning and Land Use Management Committee to uphold this appeal, vacate the Planning Commission's approval of the Project, and remand the Project to staff to prepare a subsequent EIR for the Project before the City considers approval of the Project.

I. STATEMENT OF INTEREST

CREED LA is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public and worker health and safety hazards, and the environmental and public service impacts of the Project. The coalition includes the Sheet Metal Workers Local 105, International Brotherhood of Electrical Workers Local 11, Southern California Pipe Trades District Council 16, and District Council of Iron Workers of the State of California, along with their members, their families, and other individuals who live and work in the City of Los Angeles. Individual members of CREED LA and its member organizations include John Ferruccio, Jorge L. Aceves, and John P. Bustos. These individuals live, work, recreate, and raise their families in the City of Los Angeles and surrounding communities. Accordingly, they would be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be first in line to be exposed to any health and safety hazards that exist onsite.

II. THE STAFF REPORT FAILS TO ADEQUATELY ADDRESS THE PROJECT'S NEW AND MORE SEVERE ENVIRONMENTAL IMPACTS

A. The Addendum Identifies New, Significant Construction Noise Impacts Resulting from the Revised Project

In our initial comments, we explained that the Addendum itself identifies new and significant construction noise impacts than previously analyzed, precluding reliance on an Addendum. Specifically, whereas the original project's MND found that construction noise impacts wo

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

601 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037

TEL: (650) 589-1660
FAX: (650) 589-5062

amarshall@adamsbroadwell.com

SACRAMENTO OFFICE

520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721

TEL: (916) 444-6201
FAX: (916) 444-6209

KEVIN T. CARMICHAEL
CHRISTINA M. CARO
THOMAS A. ENSLOW
KELILAH D. FEDERMAN
RICHARD M. FRANCO
ANDREW J. GRAF
TANYA A. GULESSERIAN
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

Of Counsel

MARC D. JOSEPH
DANIEL L. CARDOZO

May 2, 2023

VIA EMAIL AND ONLINE SUBMISSION

ATTN: Chair Marqueece Harris-Dawson and Councilmembers
Planning and Land Use Management Committee
Los Angeles City Council
Portal: LACouncilComment.com
Email: clerk.plumcommittee@lacity.org

VIA EMAIL

Deborah Kahen, Principal City Planner Valentina Knox-Jones, City Planner
Email: Deborah.kahen@lacity.org Email: valentina.knox.jones@lacity.org

Jason Hernandez, City Planning
Associate
Email: jason.hernandez@lacity.org

Re: Agenda Item 14 –Appeal of Central Area Planning Commission Approvals for the HPMC Building Project (Case No. APCC-2020- 1764-SPESPP-SPR, Environmental Case No. ENV-2015-310- MND-REC1)

Dear Chair Harris-Dawson, Honorable Councilmembers, Ms. Kahen, Ms. Knox-Jones, and Mr. Hernandez:

On behalf of the Coalition for Responsible Equitable Economic Development Los Angeles (“CREED LA”), we submit these comments in support of our appeal of the Central Area Planning Commission’s (“Commission”) approval of the HPMC Building Project (Case No. APCC-2020-1764-SPESPP-SPR, Environmental Case No. ENV-2015-310-MND-REC1) (“Project”). The Commission’s approvals included adoption of an Addendum to the Virgil Avenue Parking Structure Project Mitigated Negative Declaration (“MND”), a Project Permit Compliance, Specific Plan Exceptions, Site Plan Review, conditions of approval, and findings.

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L5740-007acp

Structure Project MND, and that the City lacked substantial evidence to make the findings necessary to approve the Project. On November 23, 2021, the Commission issued a Letter of Determination (“LOD”) approving the Project. On December 7, 2021, CREED LA filed an appeal of the Project’s approval to the Los Angeles City Council. The City has since prepared a staff report containing responses to our comments. The staff report relies on a letter from Meridian Consultants, the Applicant’s environmental consultant, to dismiss the issues raised in the Appeal and assert that the Project’s environmental review was legally adequate.

But as discussed herein, the staff report’s analysis of the issues raised in the Appeal is incomplete and fails to adequately address the Project’s new and more severe noise, air quality, greenhouse gas, and public health impacts that are not addressed in the Addendum. These impacts are not simply “some changes or additions” to the prior MND— they are impacts from a completely different land use than analyzed in the MND (a 95,995 square foot medical office project, as opposed to a parking structure). As a result, the City’s decision to prepare an addendum for the Project, rather than a subsequent or supplemental EIR or MND, is not supported by substantial evidence. The Commission thus abused its discretion and failed to proceed in the manner required by law by approving the Project in reliance on a deficient CEQA document and without substantial evidence to support the approval findings.¹

We urge the Planning and Land Use Management Committee to uphold this appeal, vacate the Planning Commission’s approval of the Project, and remand the Project to staff to prepare a subsequent EIR for the Project before the City considers approval of the Project.

I. STATEMENT OF INTEREST

CREED LA is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public and worker health and safety hazards, and the environmental and public service impacts of the Project. The coalition includes the Sheet Metal Workers Local 105, International Brotherhood of Electrical Workers Local 11, Southern California Pipe Trades District Council 16, and District Council of Iron Workers of the State of California, along with their members, their families, and other individuals who live and work in the City of Los Angeles.

¹ Code Civ. Proc § 1094.5(b); *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.

Individual members of CREED LA and its member organizations include John Ferruccio, Jorge L. Aceves, and John P. Bustos. These individuals live, work, recreate, and raise their families in the City of Los Angeles and surrounding communities. Accordingly, they would be directly affected by the Project's environmental and health and safety impacts. Individual members may also work on the Project itself. They will be first in line to be exposed to any health and safety hazards that exist onsite.

II. THE STAFF REPORT FAILS TO ADEQUATELY ADDRESS THE PROJECT'S NEW AND MORE SEVERE ENVIRONMENTAL IMPACTS

A. The Addendum Identifies New, Significant Construction Noise Impacts Resulting from the Revised Project

In our initial comments, we explained that the Addendum itself identifies new and significant construction noise impacts than previously analyzed, precluding reliance on an Addendum.² Specifically, whereas the original project's MND found that construction noise impacts would be less than significant, the Addendum finds that the Revised Project's "construction noise levels would result in a maximum increase of 0.9 dBA above the significance threshold without implementation of regulatory compliance measures."³

The staff report attempts to reverse course by arguing that the Addendum's conclusion was in error and should be disregarded, as it applies a 5 decibel construction noise significance threshold from the now-discontinued 2006 Los Angeles CEQA Thresholds.⁴ But contrary to the staff report's argument, lead agencies have discretion to devise a significance threshold on a project-by-project basis, so long as it is supported by substantial evidence.⁵ The Addendum explains the basis for selecting this threshold, which it asserts is supported by substantial evidence. Thus, since the Addendum applies a project-specific significance threshold, the City cannot subsequently call for that analysis to be disregarded.

The Addendum applies the 5-decibel construction noise threshold throughout the noise impacts analysis, showing that the Addendum clearly intended to

² CEQA Guidelines § 15162(a)(1)-(3).

³ Addendum, pg. 118.

⁴ Staff Report, Response A1-1, Meridian Consultants letter, Response to Comment 4 ("RTC 4").

⁵ *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 206; *King & Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th; *Keep our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714, 732-734.

814, 893, as modified on denial of reh'g (Mar. 20, 2020).

rely on the 5 decibel threshold.⁶ The City cannot simply walk away from its own conclusions because they demonstrate significant impacts.

Moreover, if the City now contends that the Addendum's noise threshold was incorrect and unsupported, the City is acknowledging that the Addendums' entire noise analysis that relies on this threshold was similarly flawed and unsupported. The Addendum is the only CEQA document prepared for the Project. Therefore, by the City's own statements, the Addendum is inadequate, and the new and significant construction noise impacts identified in the Addendum have not been accurately analyzed or mitigated. The City must prepare a new CEQA document which accurately analyzes and mitigates the Project's noise impacts.

1. The Staff Report's New Noise Threshold Is Unsupported

The staff report argues that, instead of the 5 decibel threshold applied in the Addendum, the Project's construction noise impacts would not be significant unless they exceed 75 dBA, and compliance with that threshold would be technically feasible.⁷ However, as explained in our initial comments, courts have held that reliance on a maximum noise level as the sole threshold of significance for noise impacts violates CEQA because it fails to consider whether the magnitude of changes in noise levels is significant.⁸ The new 75 dBA threshold described in the staff report suffers from precisely this flaw.

In *King & Gardiner Farms*, a lead agency "determined the significance of [noise] impacts based solely on whether the estimated ambient noise level with the project would exceed the 65 decibels threshold set forth in the County's general plan.... Based on prior case law, we conclude the magnitude of the noise increase must be addressed to determine the significance of change in noise levels."⁹ Here, sole reliance on a 75 decibel maximum noise threshold does not account for the magnitude of changes in noise levels, whereas the Addendum's reliance on a 5 decibel increase threshold used in the Addendum would. Thus, the staff report's

⁶ Addendum, pg. 119 ("As shown In Table 4.132-2 above, noise from construction equipment without this regulatory compliance would be less than 75bBA at the nearest residences and **would only exceed ambient noise at closer locations by 6dB or less.**"); ("The noise level increases from truck trips **would be below the significance threshold of 5 dBA.**"); see also 216 S. Spring Street Project Categorical Exemption, CEQA No. ENV-2020-7847-CE, pg. 61 (the Project's construction noise impacts are significant if they exceed 75 dBA at a distance of 50 feet from the Project site, and would not exceed ambient noise levels by more than 5 dBA at nearby sensitive receptors.).

⁷ Los Angeles Municipal Code (LAMC), Sections 41.40, 112.05.

⁸ *King & Gardiner Farms, LLC*, 45 Cal.App.5th at 865; *Keep our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714.

⁹ *King & Gardiner Farms, LLC*, 45 Cal.App.5th at 830.

recommendation to disregard analysis in the Addendum does not comply with CEQA.

B. The Staff Report Fails to Correct the Addendum's Reliance on Misleadingly High Ambient Noise Measurements

CREED LA's initial comments on the Addendum explained that the Addendum relies on misleadingly high ambient noise measurements. Specifically, by relying on ambient noise measurements that include the parking structure's operational noise, the City masks the impacts of the total noise that will be generated by the Revised Project. This approach is impermissible because the Addendum effectively treats the Revised Project as a separate project than the Approved Project, whereas an Addendum is only permissible for projects seeking minor modifications.¹⁰ The ambient noise analysis must be revised to eliminate the effects of the Project's own noise.

In Response to Comment No. 5, the City argues that the 2006 Los Angeles CEQA thresholds have been discontinued, and that the only applicable standards for noise are those in the LAMC. The City's response does not relate to the issue identified in our comments, as even the LAMC noise standards require an evaluation of ambient noise. As stated in Response to Comment No. 5:

“For stationary sources, the Project would be required to comply with Section 112.02 of the LAMC which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the **ambient noise level** on the premises of other occupied properties by more than 5 dBA... Regarding operation, changes in traffic noise are generally audible if there is a 3 dBA or greater increase” [emphasis added].

Since the Addendum impermissibly includes the Project's own noise in the ambient noise measurements, the City underestimates the Project's noise impacts, fails to meet CEQA's informational standards for noise analysis, and lacks substantial evidence for the Addendum's conclusion that the Project's noise impacts are not significant. The City must correct these errors in a subsequent EIR.

C. The Staff Report Fails to Address the Project's Failure to Comply with an Operational Mitigation Measure

CREED LA's initial comments noted that the original MND adopted Mitigation Measure (“MM”) XII-30, which provides “A 6-foot-high solid decorative

¹⁰ Cal. Pub. Resources Code § 21166.

masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.”¹¹ The Addendum claims this measure has been implemented.¹² But Figure 1 from CREEED LA’s initial comments (pasted below) shows that the wall has not been constructed. The wall is not a decorative masonry wall, is not 6 feet tall through its entire length, and the residents of 1316 Lyman Ave supplemented this deficient wall with plywood.

Figure 1.



The City argues that the Project is in compliance with MM XII-30, reasoning: “the portions of the original wall that predate construction, including the portion adjacent to the front of the home’s driveway, may be less than 6 feet in height, as they were not required to be installed by Mitigation Measure MMXII-30.”¹³ The City’s interpretation of MMXIII-30 misinterprets the text of the measure, and fails to achieve the measure’s purpose. MM XIII-30 requires a 6-foot-high solid decorative masonry wall be constructed “**if no such wall exists.**” The word “such” refers to the 6-foot decorative masonry wall described in the measure. Here, a 6-foot tall wall does not exist, so the City was required to construct one. The City’s strained interpretation of this measure fails to comply with the plain language of the measure, and fails to achieve its goal of mitigating noise impacts on a

¹¹ IS/MND, pg. 3.

¹² Addendum, pg. 3.

¹³ Meridian letter, RTC 9.

residential sensitive receptor. Additionally, the wall the Project did construct lacks any decorative features, in further violation of the mitigation measure.

D. The Staff Report Fails to Correct the Addendum's Failure to Disclose Health Risks from Construction Emissions

CREED LA's initial comments explained that the City failed to adequately disclose the health risks from human exposure to Diesel Particulate Matter ("PDM") emitted during the Project's construction. In summary, DPM would be emitted during construction by heavy equipment and diesel trucks, and during operations by the potential backup generator.¹⁴ DPM is a type of Toxic Air Contaminant ("TAC"). DPM has been linked to a range of serious health problems including an increase in respiratory disease, lung damage, cancer, and premature death. Our comments explained that CEQA requires the City to disclose potential health risks to a degree of specificity that would allow the public to make the correlation between the project's impacts and adverse effects to human health.¹⁵ Our comments concluded that without a health risk analysis, the City did not adequately disclose the Project's health risks.

The staff report incorrectly argues that a health risk analysis is not required because it is not directly required by the South Coast Air Quality Management District ("SCAQMD"), and that Risk Assessment Guidelines of the Office of Environmental Health Hazard Assessments ("OEHHA") are not binding on the Project ("the OEHHA document provides guidance for how to address cancer risks from short-term projects if a local agency chooses to do so but does not state that all short-term projects should be evaluated in this way").¹⁶ The staff report's analysis is flawed because the requirement to analyze and disclose the Project's health risks is a legal requirement of CEQA, one that is independent of SCAQMD or OEHHA rules. CREED LA's comments discuss OEHHA guidance to demonstrate how health risk impacts are analyzed. The staff report does not address the legal authority discussed in our comments that sets forth the requirement to disclose and analyze health risks.

The staff report incorrectly suggests that health risks are analyzed through Localized Significance Thresholds ("LSTs").¹⁷ LSTs are based on the number of pounds of emissions per day that can be generated by a project that would cause or

¹⁴ SCAQMD, Fact Sheet on Emergency Backup Generators, <http://www.aqmd.gov/home/permits/emergency-generators> ("Most of the existing emergency backup generators use diesel as fuel").

¹⁵ *Id.* at 518–520; *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184.

¹⁶ Staff report, Response A1-1; Meridian Letter, RTC 11.

¹⁷ *Id.*

contribute to adverse localized air quality impacts. The City's reliance on LSTs is misplaced, as the purpose of LSTs is not to represent health risk significance thresholds for TACs such as DPM. Rather, LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area.¹⁸

DPM is not a criteria pollutant for which there is an applicable federal or state ambient air quality standard. The seven criteria air pollutants are: ozone (O₃); carbon monoxide (CO); nitrogen dioxide (NO₂); sulfur dioxide (SO₂); PM₁₀; PM_{2.5}; and lead (Pb). Conversely, DPM is made of dozens of constituent particles that cause cancer. For example, the California Air Resources Board explains that DPM is composed of carbon particles and numerous organic compounds, including over 40 known cancer-causing organic substances.¹⁹ Examples of these chemicals include polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds and oxides of nitrogen (NO_x). Accordingly, CARB has identified DPM as a "toxic air contaminant" with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants. In sum, LSTs were not designed to reflect the unique health risks of toxic air contaminants like DPM.

Because the Addendum does not include analysis disclosing health risks from exposure to DPM, the analysis fails to meet CEQA's informational standards, and the City's significance finding is not supported by substantial evidence. The City must prepare an EIR which includes a construction HRA.

E. The Project Creates Potentially Significant Greenhouse Gas Emissions that Are More Severe than Previously Analyzed.

In our initial comments, we explained that the Addendum fails to adequately analyze the Project's potentially significant GHG emissions that are significantly higher than previously analyzed. The Revised Project's expected GHG emissions (at least 3,557.65 MTCO₂e/year) are substantial increases over the Approved Project's emissions (976.95 MTCO₂e/year), yet the Addendum's analysis reasons that GHG impacts are less than significant if the Project complies with the LA Green Building

¹⁸ <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2>.

¹⁹ <https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health>.

Code.²⁰ Courts have held that the expected compliance with building standards is not sufficient analysis of a Project's impacts.²¹ To demonstrate the magnitude of the increase in emissions proposed by the Revised Project, our comments discuss how the Revised Project's emissions exceed thresholds proposed by SCAQMD (3,000 MTCO₂e/year).

In response, the staff report correctly states that these draft thresholds are not binding on the Project, and discusses the CEQA Guidelines' criteria for determining significance:

- (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
- (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.²²

The staff report explains that the City has discretion to set significance thresholds, and elected to focus on the Project's consistency with statewide, regional, and local plans.

But the threshold is inadequate because it fails to address the disparities between the Approved Project and the Revised Project. Both the Approved Project and the Revised Project might be consistent with statewide, regional, and local plans, but they are different land uses with dramatically different emissions. The Approved Project is a parking structure that would generate 976.95 MTCO₂e/year), whereas the Revised Project is an office project that would generate at least 3,557.65 MTCO₂e/year. By only considering consistency with GHG plans, the Addendum fails to adequately consider whether "[s]ubstantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified effects."²³ Here, the Revised Project's emissions are more than 3.5 times greater than previously analyzed, and include emissions from completely

²⁰ Addendum, pg. 81.

²¹ *California Clean Energy Commission v. City of Woodland* (2014) 225 CA4th 173; *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 CA4th 256; *Spring Valley Lake Ass'n v. City of Victorville* (2016) 248 CA4th 91.

²² CEQA Guidelines Section 15064.4(b).

²³ CEQA Guidelines § 15162(a).

different land uses. This is a substantial increase in overall GHG emissions and emissions from these land uses and magnitude were not considered in the original MND. As a result, an Addendum is appropriate and a subsequent EIR is required.

F. The Staff Report Fails to Address the Revised Project's Potentially Significant Increases in Energy Consumption

In our initial comments, we explained that the Addendum failed to make necessary disclosures regarding the Project's energy consumption. Appendix F of the CEQA Guidelines lists several disclosures relating to energy consumption that should be included in an environmental document, including (1) energy-consuming equipment and processes used during construction and operation of the project, as well as discuss their energy intensiveness, (2) total energy requirements of the project by fuel type and end use, and energy conservation equipment and design features."²⁴ Instead, the Addendum relies on the expectation that the Revised Project would be built and operated in accordance with the applicable State Building Code Title 24 regulations and City of Los Angeles Green Building code.

The staff report asserts that CREED LA's comments did not provide evidence that energy-consuming medical equipment would be included in the proposed medical office space.²⁵ This response fails to address the point of the comment, which is that the Addendum fails to make disclosures and analysis required by CEQA.

Without this analysis, the City lacks substantial evidence to conclude that the Revised Project's energy consumption would not constitute a "substantial change" "which will require major revisions of the previous EIR due to the involvement of new significant effects."²⁶ Here, the Revised Project proposes new types of energy consumption related to the medical office land use that were not analyzed in the approved parking structure's MND. An EIR must be prepared that includes an adequate disclosure of the Project's energy consumption.

III. CONCLUSION

As explained above, the staff report fails to adequately address the Project's environmental impacts. The City thus lacks substantial evidence to support the findings necessary to approve the Project. CREED LA respectfully requests that the Committee uphold this appeal, vacate the Central Area Planning Commission's

²⁴ CEQA Guidelines, Appendix F, subd. I.

²⁵ Staff report, Response A1-1; Meridian Letter, RTC 14.

²⁶ CEQA Guidelines § 15162(a).

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approval of the Project, and require staff to prepare a legally adequate subsequent EIR.

Sincerely,



Aidan P. Marshall

APM:acp

Communication from Public

Name: Doug Haines

Date Submitted: 05/02/2023 10:41 AM

Council File No: 21-1502

Comments for Public Posting: Please upload the attached document to council file 21-1502 on behalf of appellant La Mirada Ave. Neighborhood Assn.



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

Central Area Planning Commission

Date: October 26, 2021
Time: After 4:30 p.m.*
Place: Due to concerns over COVID-19, the Central APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org.

Case No.: APCC-2020-1764-SPE-SPP
SPR
CEQA No.: ENV-2015-310-MND-REC1
Council No.: 13 – O'Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan – Subarea C (Community Center)
Certified NC: East Hollywood
GPLU: Neighborhood Office Commercial
Zone: C4-1D, [T][Q]C2-1, R4-1D
Applicant: CHA Health Systems, Inc.
Representative: Francis Park, Park and Velayos LLP

Public Hearing: September 24, 2021
Appeal Status: Further appealable to City Council
Expiration Date: *In conformity with the Mayor's Tolling of Deadlines Prescribe in the Municipal Code on March 21, 2020, the expiration date is tolled until the end of the Emergency Order*
Multiple Approvals: Yes

PROJECT LOCATION: 1318 North Lyman Place, 4470-4494 West De Longpre Avenue, and 1321-1323 North Virgil Avenue

PROPOSED PROJECT: The addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure. The existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC). The existing parking structure contains 562 parking spaces with a height of 43 feet, including five-stories above-grade and two (2) subterranean levels for a total height of 96 feet and 4 inches. The additional medical office space would serve the HPMC.

REQUESTED ACTION:

1. Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-310-MND adopted on January 11, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated July 27, 2021, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.
2. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for the addition of three levels of medical office space, containing 95,995 square feet of floor area, on top of the parking structure within Subarea C of the Vermont/Western SNAP.
3. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception for relief from the following Vermont/Western Station Neighborhood Plan ("SNAP") requirements:
 - (a). SNAP Section 9.E.3: Project Parking Requirements - Commercial. To allow zero vehicle parking spaces for the Revised Project, in lieu of the 192 spaces which are required by the Specific Plan;
 - (b). SNAP Section 9.G: Pedestrian Throughways. To allow for the existing Pedestrian Throughway to satisfy the SNAP's requirement in lieu of an additional Pedestrian Throughway; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a hospital medical use development project that creates 95,995 square feet of non-residential floor area.

RECOMMENDED ACTIONS:

1. **FIND**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-310-MND adopted on January 11, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated July 27, 2021, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project.
2. **Approve a Project Permit Compliance** to allow the addition of three levels of medical office space, containing 95,995 square feet of floor area, on top of the existing parking structure.
3. **Approve a Specific Plan Exception** from Section 9.E.3 of the Vermont/Western SNAP to allow zero additional parking space requirements; and from Section 9.G of the Vermont/Western SNAP to allow for the existing Pedestrian Throughway to satisfy the SNAP's requirement in lieu of an additional Pedestrian Throughway.
4. **Approve a Site Plan Review** for a hospital medical use development project that creates 95,995 square feet of non-residential floor area.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Jane Choi, AICP, Principal City Planner

Reviewed by:



Deborah Kahan, AICP, Senior City Planner

Prepared by:

 For Valentina Knox-Jones

Valentina Knox-Jones, City Planner

Prepared by:



Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Requirements for submission of materials can be found on the Department of City Planning website at <https://planning.lacity.org/about/virtual-commission-instructions>. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than 72 working hours prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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PROJECT ANALYSIS

Project Summary

The applicant proposes the addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure. The existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC). The existing parking structure contains 562 parking spaces with a height of 43 feet, including five-stories above-grade and two (2) subterranean levels. The additional medical office space would serve the HPMC. The new addition would give the structure a new maximum height of 96 feet, 4 inches with a total of eight-stories above-grade and two (2) subterranean levels.

The first and second new floors of the addition would consist of 10 and 11 variably sized medical office/clinic suites along with the previously listed shared spaces. Each suite will have its own access from the central corridor and will provide private waiting and restroom areas. The northern area of the third new floor would be occupied by an executive check-up and diagnostics program combined with consultation and health coaching areas, an imaging center, and GI labs. The southern side of the third level would be occupied by a series of specialty clinics, such as dermatology, alternative medicine, and a physical rehabilitation center. The third level would also include a multipurpose lounge area for outdoor activities connected to a balcony facing southwest.

Background

The subject property consists of 13 contiguous lots. The project site has approximately 124 feet of frontage along the easterly side of Lyman Place, approximately 285 feet of frontage along the southerly side of De Longpre Avenue, and approximately 126 feet of frontage along the westerly side of Virgil Avenue. The subject lot has a total lot size of approximately 43,972 square feet. The project site is located within the Hollywood Community Plan and Subarea C of the Vermont/Western SNAP Specific Plan. The site is zoned C4-1D, [T][Q]C2-1, R4-1D, and designated for Neighborhood Office Commercial land uses. The project site is currently improved with an existing parking structure containing 562 parking spaces with a height of 43 feet, including five-stories above-grade and two (2) subterranean levels, which was approved under Case No. DIR-2015-309-SPPA-SPP on January 11, 2016.

Surrounding Properties

The surrounding area is characterized by level sloped topography and improved streets. Properties surrounding the property are located within the SNAP Subarea B (Mixed Use Boulevards) and Subarea C (Community Center) of the SNAP. The property to the north, across De Longpre Avenue, is developed with a grocery store. The property to the west, across Lyman Place, is developed with the Hollywood Presbyterian Medical Center. Properties to the east, across Virgil Avenue, are developed with a medical office building and residential buildings. Properties to the south are developed with commercial and residential properties.

Streets and Circulation

Lyman Place, adjoining the property to the west, is a Local Street – Standard, dedicated to a width of 60 feet, roadway width of 36 feet, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

De Longpre Avenue, adjoining the property to the north, is a Local Street – Standard, dedicated to a width of 60 feet, roadway width of 36 feet, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Virgil Avenue, adjoining the property to the east, is a Modified Avenue II, dedicated to a width of 80 feet, roadway width of 56 feet, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Relevant Cases

Subject Property

Ordinance No. 173,749 – On November 29, 2000, Ordinance No. 173,749 became effective and established the Vermont/Western SNAP Specific Plan.

Case No. DIR-2015-309-SPPA-SPP – On September 30, 2015, the Director of Planning approved a parking structure containing 654 parking spaces with a height of 56 feet, including four-stories above-grade and three subterranean levels. The project was subsequently appealed and the Central Area Planning Commission denied the appeal on January 11, 2016.

Surrounding Properties (within a 500-foot radius):

Case No. DIR-2017-5247-SPP – On April 16, 2018, the Director of Planning approved the demolition of two (2) existing duplexes; and a change of use from residential to an ancillary surface parking lot for use by the HPMC. The project was subsequently appealed and the Central Area Planning Commission denied the appeal on July 16, 2018.

Case No. DIR-2016-3207-SPP-SPR – On December 15, 2016, the Director of Planning approved the demolition of an existing 1,150-square-foot building, portion of an on-site parking structure, outdoor courtyard, and canopy of an existing Patient Tower; and the construction, use and maintenance of a five-story, 134,750 square-foot hospital building with one subterranean level and a maximum height of 85 feet, 2 inches located in the center of the HPMC hospital campus.

Case No. DIR-2014-4067-SPP – On December 22, 2014, the Director of Planning Terminated a proposed project for the construction of a new emergency room for the HPMC, located at 1300 - 1322 North Vermont Avenue.

Issues

Parking

The addition of 95,995 square feet of floor area to the existing site would result in the requirement to add 192 new vehicle spaces on-site. However, there are already 562 parking spaces available within the existing parking structure to accommodate the addition of medical office space. The addition of 192 new vehicle spaces would require the applicant team to add additional floors on top of the existing five floors above grade and two floors below grade of parking. As such, the

project team has requested a Specific Plan Exception (SPE) to require zero new parking spaces and maintain the existing 562 parking spaces.

Pedestrian Throughway

Under Section 9.G of the Vermont/Western SNAP, Subarea C all new construction projects that have 250 feet of street frontage or more, are required to provide a Pedestrian Throughway that is accessible to the general public. This Pedestrian Throughway is meant to give pedestrians an alternative route to cross the project site, without the need to walk around a long distance created by the building's footprint. Under the original approval of Case No. DIR-2015-309-SPPA-SPP, the applicant team provided this Pedestrian Throughway requirement, which currently exists on-site. The applicant team has requested a SPE from Section 9.G of the SNAP to allow for the existing Pedestrian Throughway to satisfy the requirement for an additional Pedestrian Throughway since the lower levels of the building are already existing.

Urban Design Studio (UDS)

On December 2, 2020, the proposed project was taken to UDS Office Hours for review. UDS' Office Hours function is to provide input directly to the project planner at meetings. The Studio's feedback focuses on ways a project can be improved to comply more fully with the Studio's three (3) design approaches which are: 1) Pedestrian First Design, 2) 360 Degree Design, and 3) Climate Adaptive Design. There were no comments that required a revision of the plans at the meeting.

Conclusion

As proposed, this project will add medical uses that continue to be needed. Additionally, with the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation. Furthermore, the new addition will be designed in a way to complement the other buildings within the HPMC. Based on the information submitted, public input, and mandatory findings for the requested entitlements, the Department of City Planning recommends that the Central Area Planning Commission approve the project, subject to the Conditions of Approval.