



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **FEB 13 2018**

Case No.: CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI Council District: 3 – Blumenfield
CEQA: ENV-2016-1662-EIR, SCH No. 2016071041
Plan Area: Encino-Tarzana
Related Case No. VTT-74314

Project Site: 18321 West Clark Street; 18365 West Clark Street;
18411 West Clark Street; 18370 West Burbank Boulevard;
18410 West Burbank Boulevard; 18420 West Burbank Boulevard; and
APN 2160010035

Applicant: Jeremy Stremme, Providence Health System - Southern California
Representative: Cindy Starrett and Beth Gordie, Latham & Watkins, LLP

At its meeting of **January 25, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Renovation and construction of new facilities at the Providence Tarzana Medical Center. The Project Site is currently improved with four permanent buildings, eight modular buildings, a parking structure, and surface parking areas. The Project proposes upgrades and enhancements to the Hospital on the Project Site, including replacing the Hospital's Main Building (Main Building) and new canopy, improvement of the Emergency Department and Walk-in canopy, expanding the diagnostic and treatment areas (D&T Expansion) and adding a new canopy, constructing a new central utility plant in the basement of the New Patient Wing, and constructing a new patient wing (New Patient Wing). Overall, the Project would remove 37,198 square feet of existing floor area and constructs 294,000 square feet of floor area, resulting in a net increase of 256,082 square feet of net new floor area. The Project will result in a slight decrease in the number of acute care inpatient beds from 249 to 244 at the Hospital. The Project would also include the construction of a new above-grade, six-level parking structure that would provide approximately 565 parking spaces, for a total of 1,500 parking spaces and 78 bicycle spaces. The project would remove 115 trees on the property.

1. **Found**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Providence Tarzana Medical Center Project EIR No. ENV-2016-1662-EIR, SCH No. 2016071041; and associated Statement of Overriding Considerations, accompanying mitigation measures, and Mitigation Monitoring Program, and no subsequent EIR or addendum is required for approval on the Project;
2. **Approved and recommended** that the City Council **adopt**, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to add a site-specific footnote to the Encino-Tarzana Community Plan to read as follows: "Height District 1. The use of this property shall be limited to Height District 1 and as established in the ordinance implementing CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI";
3. **Approved and recommended** that the City Council **adopt**, pursuant to LAMC Section 11.5.7.9, a Specific Plan Amendment to the Ventura-Cahuenga Boulevard Corridor Specific

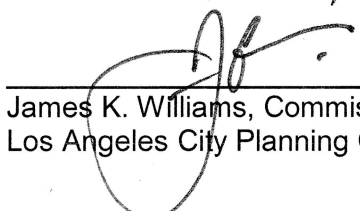
Plan to exclude the Project Site from Map 5—"Tarzana Section" and from Exhibit B "Pedestrian Oriented Areas";

4. **Approved** and **recommended** that the City Council **adopt**, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from [Q]C2-1L, C2-1 and P-1 to [T][Q]C2-1;
5. **Approved**, pursuant to LAMC Section 12.24 U.14, a Conditional Use Permit for a Major Development Project that creates 100,000 square feet of non-residential floor area in the C2 Zone;
6. **Approved**, pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance to allow a monument sign with a vertical dimension greater than its horizontal dimension and with a height of more than eight feet above grade, and a wall sign which exceeds its permitted sign area;
7. **Dismissed** a Wavier of Dedications and Improvements as no longer necessary pursuant to the Advisory Agency's action on December 5, 2017 for related case VTT-74314;
8. **Adopted** the attached Conditions of Approval as **modified** by the Commission; and
9. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Khorsand
Seconded: Dake Wilson
Ayes: Ambroz, Choe, Mitchell, Padilla-Campos
Absent: Mack, Millman, Perlman

Vote: 6 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: *The decision of the Los Angeles City Planning Commission is final and not appealable as it relates to the General Plan Amendment, Specific Plan Amendment, the Vesting Zone Change and Height District Change. The decision of the Los Angeles City Planning Commission regarding the Conditional Use and Zone Variance are appealable to the Los Angeles City Council within **20 days** after the mailing date of this determination letter. Any appeal not filed within the **20-day** period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.*

FINAL APPEAL DATE: MAR 05 2018

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Map, Modified Conditions of Approval, Findings

cc: Charlie Rausch Jr. Chief Zoning Administrator
Luciralia Ibarra, Senior City Planner
Elva Nuño-O'Donnell, City Planner

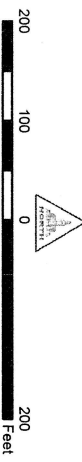
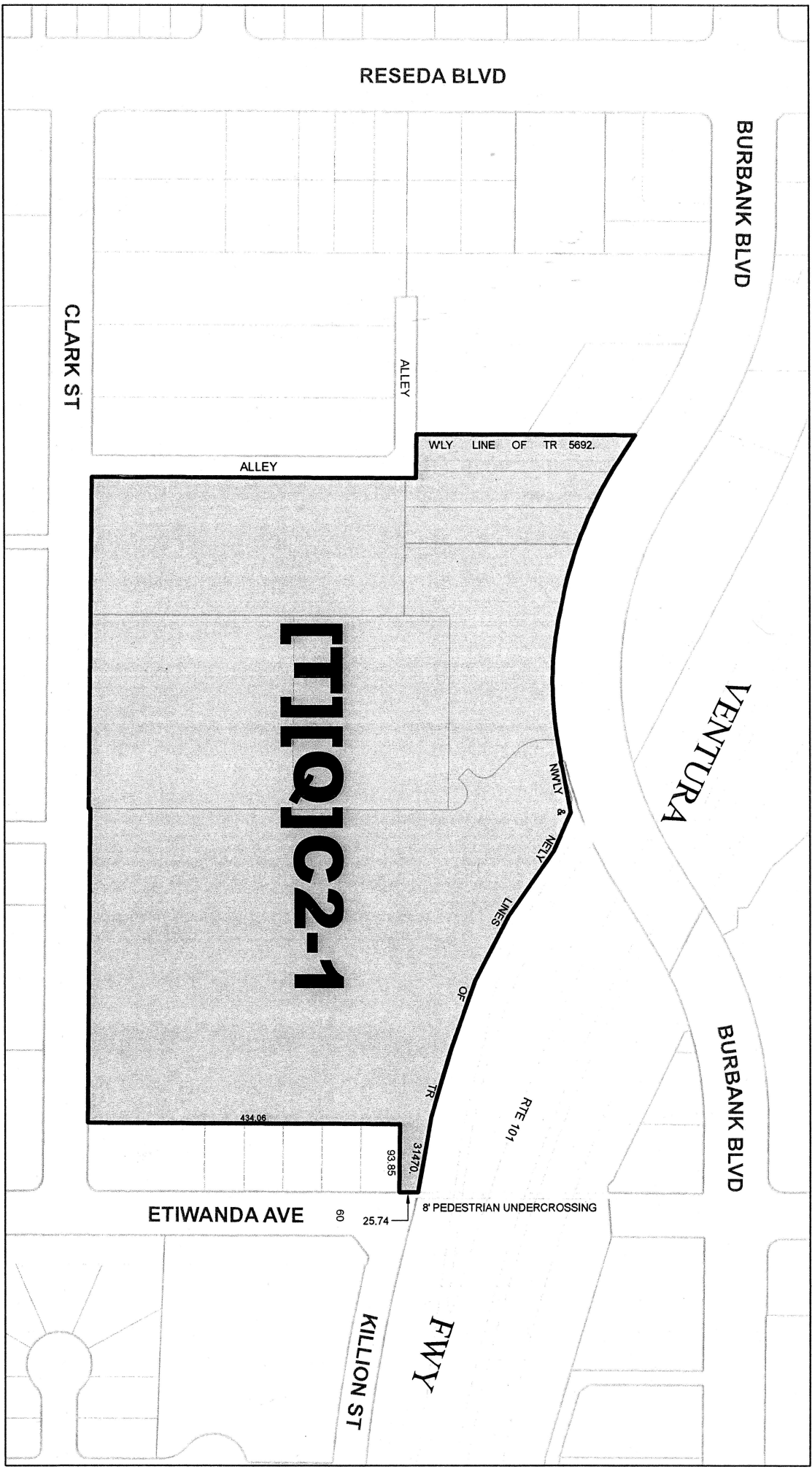
ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

THE INTENT OF THIS ORDINANCE
IS FOR THE BOUNDARIES OF THIS
ZONE CHANGE TO COINCIDE WITH
THOSE OF RECORDED TR 74314.



CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI
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CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permit, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), including the following:

Responsibilities/Guarantees.

1. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the Project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
2. Dedication Required:
 - a. **Burbank Boulevard** (Avenue II) - A 4-foot variable width of land be dedicated along Burbank Boulevard to complete a 49-foot wide and variable width half public right-of-way as shown on the revised tentative map stamp dated August 16, 2017 typical section-A and per Department of Transportation Revised Traffic Assessment dated October 5, 2017.
 - b. **Clark Street** (Collector) - A 3-foot and variable width (less than 3-foot) strip of land be dedicated along Clark Street adjoining the tract to complete a 33-foot wide half right-of-way in accordance with Collector Street Standards of LA Mobility Plan.
3. Improvements Required:
 - a. Improve Burbank Boulevard being dedicated and adjoining the subdivision by the construction of the following:
 - (i) A concrete curb, a concrete gutter, and a 10-11-foot variable width concrete sidewalk with tree wells.
 - (ii) Suitable surfacing to join the existing pavement and to complete a minimum 38-foot and variable width half roadway.
 - (iii) Any necessary removal and reconstruction of existing improvements.
 - (iv) The necessary transitions to join the existing improvement.

- b. Improve Clark Street being dedicated and adjoining the tract by construction and reconstruction of the existing sidewalk to complete a new 13-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of the exiting improvements satisfactory to the City Engineer.
 - c. Install a traffic signal on Burbank Boulevard to allow left turns from the Project Site onto westbound Burbank Boulevard facilitated by an exclusive, protected, left turn outbound lane installed within the Project Site for left turning vehicles. Additionally, install an eastbound through lane along the Project's Burbank Boulevard frontage providing right-turn access into the Project Site and leading to the US 101 Southbound on-ramp to the east. A pedestrian crosswalk would be installed across Burbank Boulevard on the west side of the driveway.
 - d. Install a traffic monitoring camera at the intersection of White Oak Avenue and Burbank Boulevard.
 - e. Install a traffic monitoring camera at the intersection of Reseda Boulevard and Burbank Boulevard.
4. Department of Transportation.
- a. Construction Impacts. A construction work site traffic control plan shall be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Construction related traffic shall be restricted to off-peak hours to the extent possible.
 - b. A detailed parking and driveway plan shall be submitted to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.
5. Bureau of Street Lights. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- a. Improvement Condition. No Street Lighting improvement if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights; four (4) on Clark St. and three (3) on Burbank Boulevard. That consents to the drainage easement being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
- NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.
6. Fire Department.
- a. That consents to the drainage easement being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

[Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the [Q] Qualified classification.

A. Development Conditions:

1. **Project Description (Use).** Development resulting in the renovation and improvement of a Hospital with accessory uses and free-standing buildings totaling 579,744 square feet with 37,198 square feet of portions of the hospital, existing modular buildings and an MRI center to be demolished. The Project will result in a total floor area as follows:

| | | |
|----|------------------------------|---------------------|
| a. | Hospital | 474,847 square feet |
| b. | Tarzana Garden Plaza | 39,019 square feet |
| c. | Cube Medical Office Building | 65,878 square feet |
2. **Site Development.** Except as modified herein, the Project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated January 5, 2018, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Floor Area.** The total floor area shall not exceed 579,744 square feet (approximately 1.03 to 1 Floor Area Ratio) of development as shown in Exhibit A, dated January 5, 2018.
4. **Height.** The New Patient Wing shall not exceed a height of 120 feet, with an additional height of 5 feet for the Cooling Tower.
5. **Development Services Center.** Prior to sign-off on building permits by the Department of City Planning's Development Services Center for the project, the Department of City Planning's Major Projects Section shall confirm, via signature, that the project's building plans substantially conform to the conceptual plans stamped as Exhibit "A", as approved by the City Planning Commission.

Note to Development Services Center: The plans presented to, and approved by, the City Planning Commission (CPC) included specific architectural details that were significant to the approval of the project. Plans submitted at plan check for condition clearance shall include a signature and date from Major Projects Section planning staff to ensure plans are consistent with those presented at CPC.
6. **Automobile Parking.** Parking shall be in compliance with LAMC, except as otherwise authorized herein.
7. **Bicycle Parking.** On-site bicycle parking shall be provided in compliance with LAMC Section 12.21-A.16.

CONDITIONS OF APPROVAL
As modified by the City Planning Commission 1-25-18

A. Entitlement Conditions

1. **Project Description.** Development resulting in the renovation and improvement of a Hospital with accessory uses and free-standing buildings totaling 579,744 square feet with 37,198 square feet of portions of the hospital, existing modular buildings and an MRI center to be demolished. The Project will result in a total floor area of s follows:

| | | |
|----|------------------------------|---------------------|
| a. | Hospital | 474,847 square-feet |
| b. | Tarzana Garden Plaza | 39,019 square-feet |
| c. | Cube Medical Office Building | 65,878 square-feet |

2. **Site Development.** Except as modified herein, the Project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated January 5, 2018, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

3. **Height.** The proposed and existing buildings to remain shall be subject to the following heights as shown in "Exhibit A.":

| | | |
|----|---------------------------------------|--|
| a. | Hospital building | 120 feet plus 5 feet for the Cooling Tower |
| b. | New Parking Structure (6 levels) | 60 feet |
| c. | Existing Parking Structure (4 levels) | 37 feet |
| d. | Tarzana Garden Plaza | 45 feet 5 inches |
| e. | Cube Medical Office Building | 100 feet 8 inches |

Notwithstanding the above, each building shall be permitted an additional height as necessary to account for elevator shafts, solar panels, and equipment, in substantial conformance with Exhibit A.

4. **Above-Grade Parking Structure.** The New Parking Structure shall have an external screen integrated into the architecture of variable width in substantial conformance with "Omega Divergent" manufactured by GKD Metal Fabrics with the tighter pattern at the bottom of the screen and wider pattern at the top of the screen.
5. **Electric Vehicle Parking.** The project shall include at least 20 percent (20%) of the total automobile parking spaces developed on the project site capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. In addition, five percent (5%) of the total automobile parking spaces developed within the New Parking Structure (28 parking spaces), and five percent (5%) of all parking spaces in excess of LAMC-required spaces for the use (12 parking spaces), shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. The 40 EV-ready spaces shall be installed in various locations throughout the Project Site. When the application of either the required 20 percent or five percent results in a fractional space, round up to

accommodate electric vehicles within the parking areas. The 40 EV-ready spaces shall be installed in various locations throughout the Project Site. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

6. **Lighting.** All outdoor lighting shall be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes). Walkways and parking areas shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public, employees, and emergency response personnel.
7. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision-maker.
8. Prior to the issuance of the building permit, a copy of Case No. VTT-74314 shall be submitted to the satisfaction of the Development Services Center.
9. **Temporary Trailers.** During pre-construction and construction, temporary trailers shall be permitted in substantial conformance with Exhibit A.
10. **Trash Enclosure.** The new trash facility will be enclosed on three sides by a block wall, with a height at 14 feet. The enclosure will include a canopy that would primarily cover the area where trash is deposited with the opening internal to the site (westerly direction) and locked with not in use. In no instance shall more than one trash compactor be operated at any given time.
11. **Mitigation Monitoring Program.** The Project shall be in substantial conformance with the mitigation measures in the attached MMP and stamped, "Exhibit B" and attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide written justification supported by substantial evidence as to why the mitigation measures, in whole or in part, is no longer needed, and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.

If the Project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA Clearance. Under this process, the modification or deletion of a mitigation measure shall not require a Zone Change unless the Director of Planning also finds that the change to the mitigation measure results in a substantial change to the Project or the non-environmental conditions of approval.

12. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning,

who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in the MMP.

The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two business days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

B. Entitlement Conditions – Zone Variance (Signs).

1. **Monument Sign.** Approve herein a variance for monument sign in substantial conformance with Exhibit E (Conceptual Sign Program) located at the main public entry driveway on Burbank Boulevard and with dimensions not to exceed 12 feet in height by 6 feet, 3 inches in width, with a total square footage of 75 square feet.
2. **Wall Sign.** Approve herein a variance for an 800 square-foot wall sign fronting Etiwanda Avenue and in substantial conformance with Exhibit E (Conceptual Sign Program).

Notwithstanding the Conditions B.1 and B.2 above, additional monument, wall and identification signs, in addition to those identified in the Conceptual Sign Program, may be permitted provided they are within the allowable sign area and consistent with the LAMC sign regulations.

C. Administrative Conditions.

1. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc. as may be required by the subject conditions, shall be provided by the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.