

II. PROJECT DESCRIPTION

A. PROJECT APPLICANT

The Applicant for the proposed Project is Cedars-Sinai Medical Center, a California non-profit public benefit corporation (“CSMC” or “Applicant”), located at 8720 Beverly Boulevard, Los Angeles, California 90048.

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B. PROJECT LOCATION

The proposed project (the “Project”) is located within the Cedars-Sinai Medical Center Campus (the “CSMC Campus” or the “Property”), which is comprised of approximately 24.1 net acres located at 8720 Beverly Boulevard in the Wilshire Community Plan Area of the City of Los Angeles (see *Figure 1: Regional Location*). The CSMC Campus is generally bounded by Beverly Boulevard to the north, San Vicente Boulevard to the east, Third Street to the south, and Robertson Boulevard to the west (see *Figure 2: Local Vicinity*). The CSMC Campus contains an internal network of vacated private streets, including George Burns Road, Sherbourne Drive, and Gracie Allen Drive, which provide access to facilities within the CSMC Campus.

Specifically, the Project is proposed on approximately 2.65 net acres at the northwest corner of Gracie Allen Drive and George Burns Road (the “Project Site”), which is currently occupied by a 90,000 square-foot, two-story medical service building (the “Existing Building”) and a surface-level, visitor parking lot (“Existing Parking Lot”).

Uses surrounding the CSMC Campus include medical buildings located to the south and connected to the CSMC Campus by a bridge, containing several CSMC programs but not owned by CSMC; commercial and residential uses to the north, east, and west; and the City of West Hollywood border to the north (see *Figure 3: Aerial Overview and Surrounding Uses*). Several commercial uses are located directly adjacent to the western and southern edges of the CSMC Campus. The Beverly Center shopping complex is located directly east of the Property, across San Vicente Boulevard. A more detailed discussion of the on-site and surrounding land uses is provided in *Section III: General Description of Environmental Setting* and *Section IV.A: Aesthetics* of this Draft SEIR.

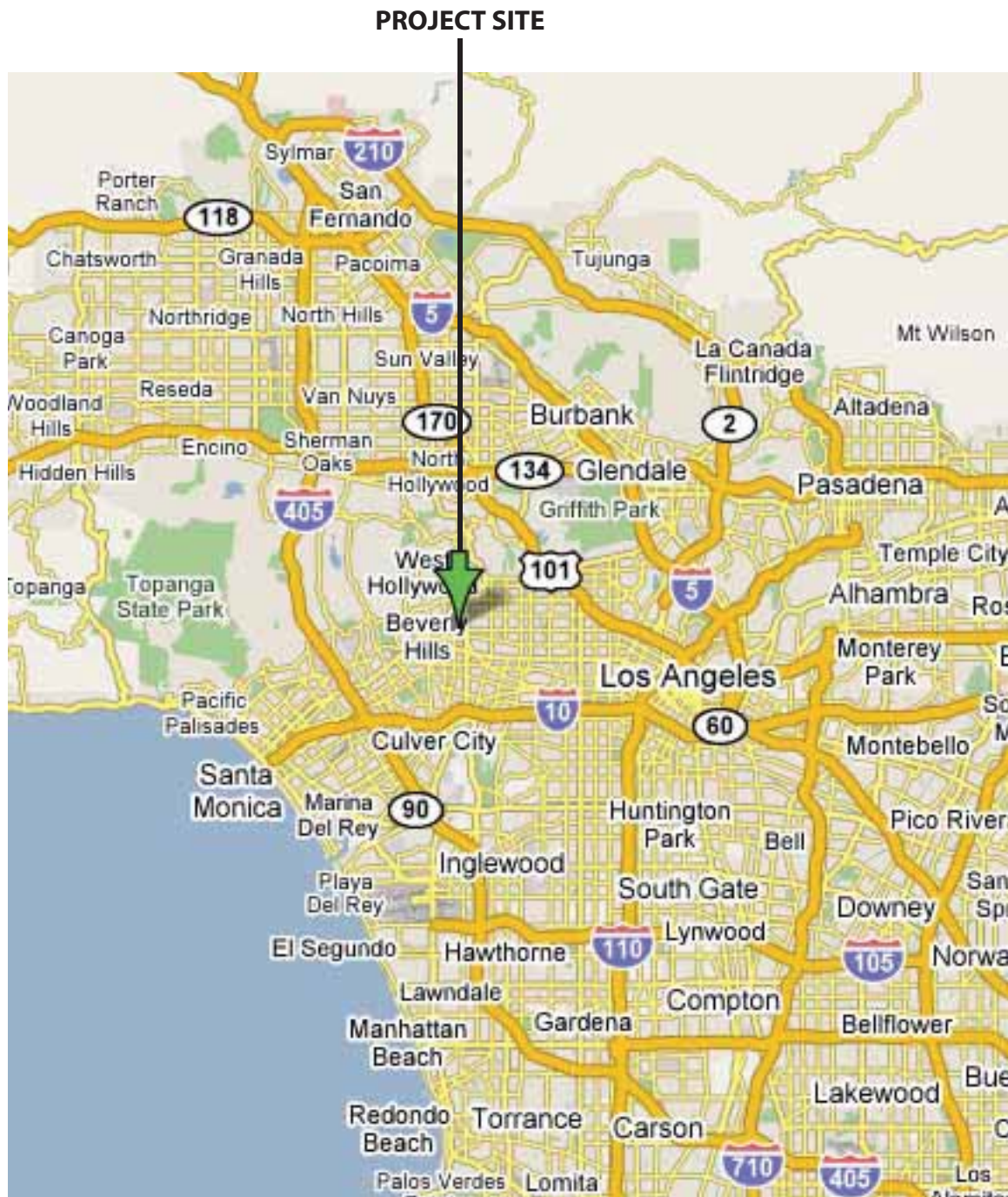
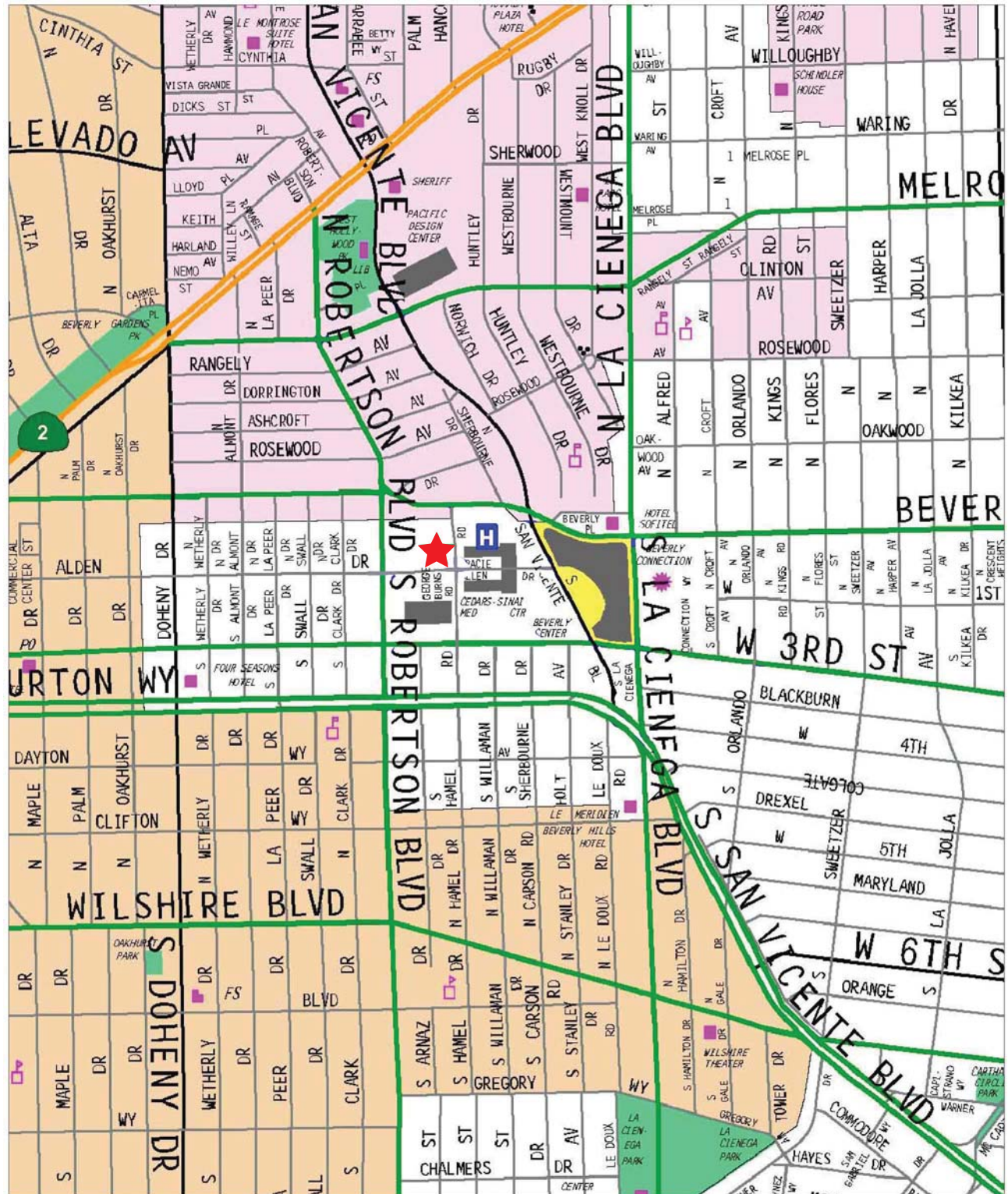


FIGURE 1
REGIONAL LOCATION

SOURCE: MAPS.GOOGLE.COM





★ PROJECT SITE

FIGURE 2
LOCAL VICINITY

SOURCE: THOMAS BROS. GUIDE



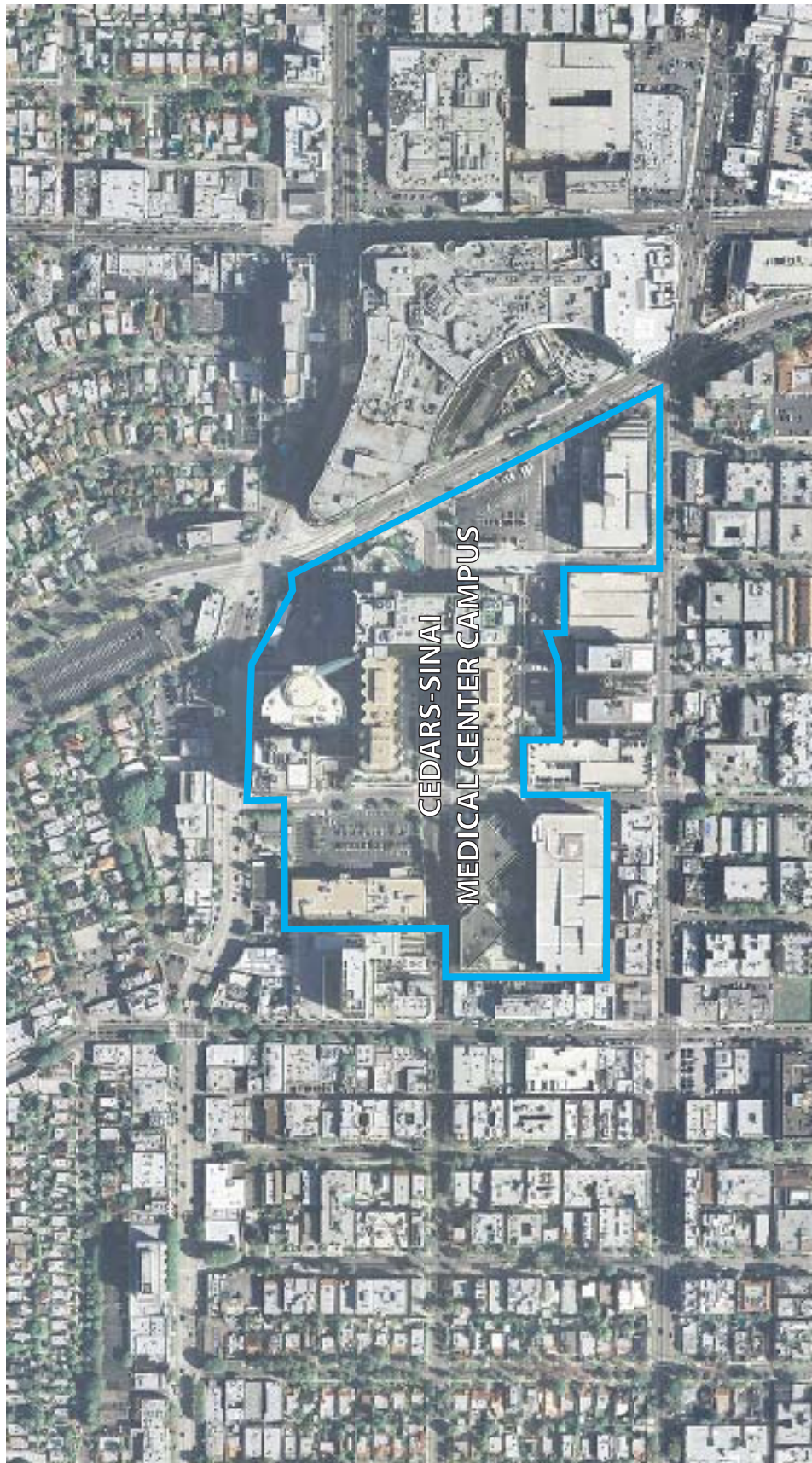


FIGURE 3
AERIAL OVERVIEW AND SURROUNDING USES

SOURCE: PLANNING ASSOCIATES, INC.

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C. BACKGROUND

The Project Site is located within the Wilshire Planning District. The Wilshire Community Plan, which serves as a guide for development and land uses in the area, establishes a land use designation for the Project Site as both Regional Commercial and Health Center (see *Figure 4: Community Plan Designation*).

In August of 1993, the City of Los Angeles (the “City”) approved a Master Plan for the CSMC Campus (the “Master Plan”), which allows 700,000 square feet of floor area¹ of additional development to the established CSMC on the Property (see *Figure 5: Master Plan Site Plan*). The City approved the Master Plan through a Zone Change and Height District Change ordinance (City Council Ordinance 168847, CPC No. 87-759-ZC, CPC No. 87-760-HD) (the “Zone Change”). The Zone Change consisted of a change of the zoning and height district from the previous [Q]C2-2D-O, [Q]C2-1-O, and C2-1-O to the current [T][Q]C2-2D-O for the whole CSMC Campus (see *Figure 6: Zoning Map*). The City also entered into a Development Agreement with CSMC that vested development of 700,000 square feet of entitlement for 15 years, until August 2008 (City Council Ordinance 168848, CPC No. 92-0530-ZC, CPC No. 92-0533-HD, CPC No. 92-0534-DA), and certified an environmental impact report (the “Original EIR”) for the expansion of the CSMC Campus (EIR No. 90-0643-ZC-HD). The Original EIR is fully incorporated herein. *Appendix B: 1993 CSMC Master Plan EIR Summary Chart*, provides a summary of the impacts and adopted mitigation measures from the Original EIR. More detailed discussions of the Original EIR and comparative descriptions relative to the Project are provided as appropriate, in the analysis sections in *Section IV: Environmental Impact Analysis* of this Draft SEIR.

On August 10, 2007 the City approved an amendment to the Development Agreement to extend the term of the 700,000 square feet of entitlements under the Development Agreement for an additional 15 years, until August 11, 2023 (City Council Ordinance 178,866, CPC No. 1992-534-DA-M1). All entitlements approved under the Master Plan and the Development Agreement are vested until 2023. A copy of the adopted Development Agreement, as amended, is included for reference as *Appendix C: 1993 CSMC Development Agreement* of the Draft SEIR.

The Master Plan and Development Agreement, which provided for the development of an integrated medical center comprised of multiple buildings in a campus-style setting (see *Figure 5: Master Plan Site Plan*), approved three new structures and certain expansion areas for the Property:

- Outpatient Treatment and Diagnostic Center (340,000 square feet of Medical Suites, Diagnostic, and Support uses);

¹ “Floor area” (square feet or “sf”) is calculated as defined in Los Angeles Municipal Code Section 12.03. Floor area is that area in square feet confined within the exterior walls of a building but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas (Added by Ordinance No. 163,617, effective 6/21/1988).



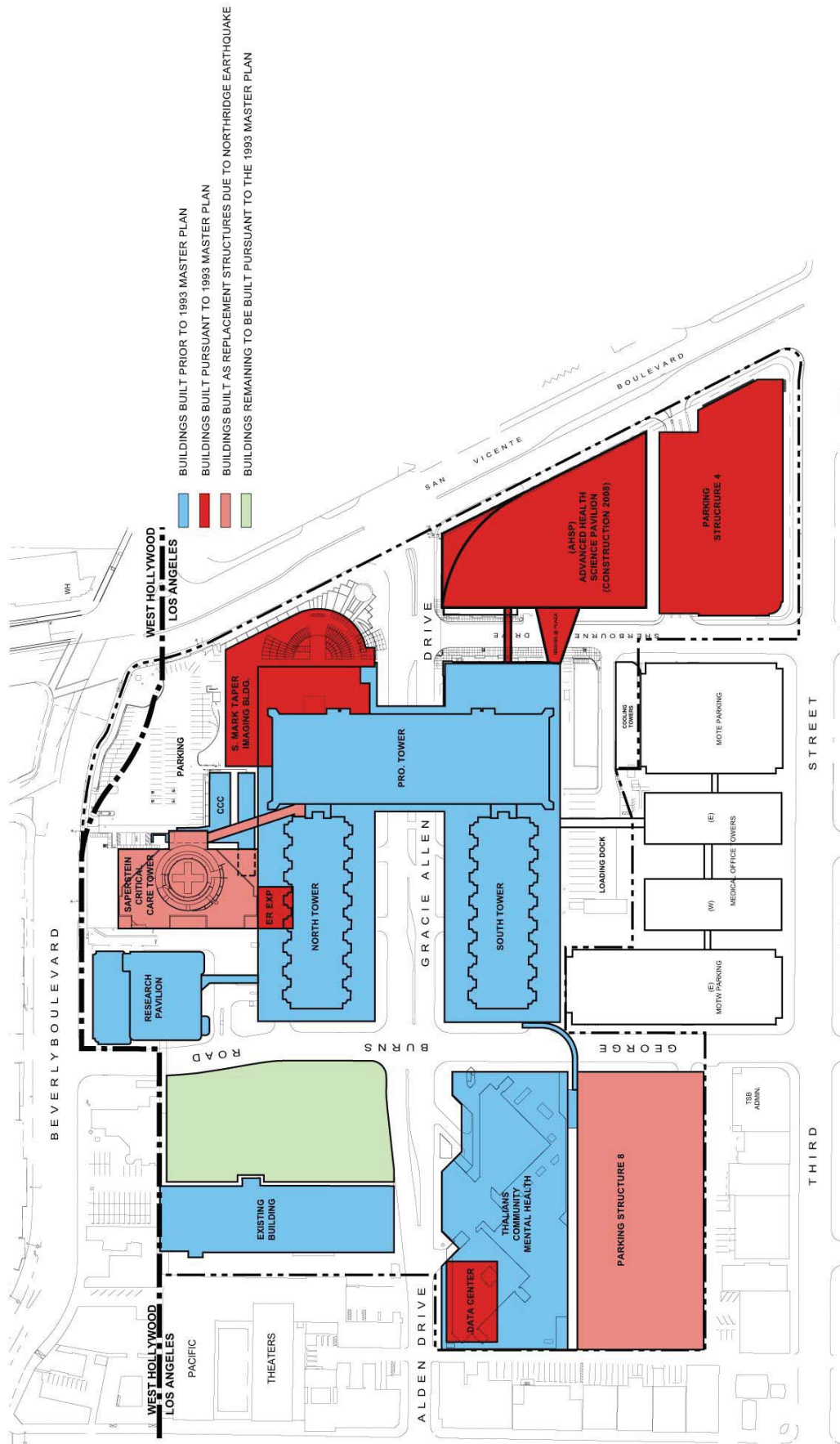
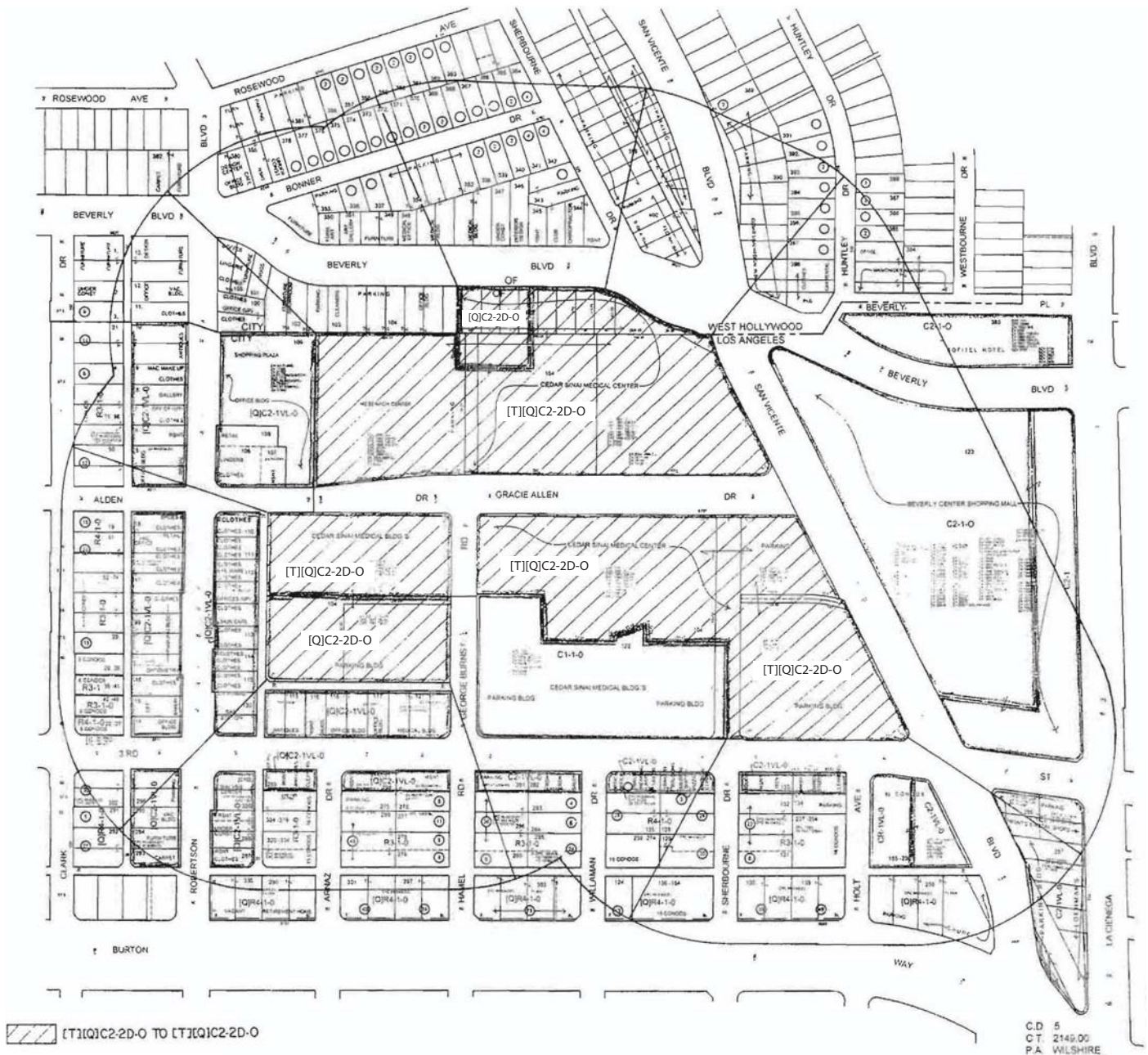


FIGURE 5
MASTER PLAN SITE PLAN

SOURCE: HOK



**FIGURE 6
 ZONING MAP**

SOURCE: PLANNING ASSOCIATES, INC.



- Organ Transplant Wing (170,000 square feet with up to 110 hospital beds); and
- Approved Building (127,500 square feet with up to 200 hospital beds).

The Master Plan also approved infill space:

- Administration space (23,300 square feet);
- Emergency Room expansion (3,700 square feet); and
- Computer Services facility (14,500 square feet).

As a result of damage incurred to the Property by the 1994 Northridge earthquake, CSMC focused its subsequent development efforts on reconstructing buildings damaged in the earthquake, rather than on implementation of the comprehensive development scheme permitted through the Master Plan. To date, CSMC has completed a number of infill projects (totaling approximately 73,501 square feet) approved under the Master Plan. In the first quarter of 2009, CSMC anticipates initiating construction of the Advanced Health Sciences Pavilion (the "Pavilion") on a site within the CSMC Campus, just south of Gracie Allen Drive between Sherbourne Drive and San Vicente Boulevard, pursuant to the Master Plan. The 396,000 square-foot Pavilion, which is being built pursuant to the Master Plan, will be 185 feet tall, with 11 stories, including 381 new parking spaces.² After construction of the Pavilion, a total of 170,650 square feet of development rights will remain under the Master Plan. An overview of development completed pursuant to the Master Plan is provided in *Table 1: Summary of Master Plan Development Completed Through 2008*.

TABLE 1
SUMMARY OF MASTER PLAN DEVELOPMENT COMPLETED THROUGH 2008

Original Development Grant (square feet [sf] per Master Plan)	Computer Room Development	Pediatric Balcony Enclosure	Emergency Room Expansion	Imaging Bldg. Development	Existing Building Elevator Installation	Saperstein Critical Care Tower	Advanced Health Sciences Pavilion (Construction beginning 2009)	Remaining Development Rights In 2008
Medical Suites (209,000 sf)							121,100	87,900
Diagnostic (90,000 sf)				12,000			44,500	33,500
Support (41,000 sf)				14,378			15,600	11,022
Organ Transplant (170,000 sf)						59,849	110,151	0
Rehabilitation (127,500 sf)							94,500	33,000
Imaging (21,000 sf)				21,000				0

² The new 381 parking spaces accounts for demolition of the existing 166-space parking lot at the Advanced Health Sciences Pavilion site and construction of 547 new parking spaces (547 – 166 = 381 net additional new spaces).

TABLE 1 (CONTINUED)
SUMMARY OF MASTER PLAN DEVELOPMENT COMPLETED THROUGH 2008

Original Development Grant (square feet [sf] per Master Plan)	Computer Room Development	Pediatric Balcony Enclosure	Emergency Room Expansion	Imaging Bldg. Development	Existing Building Elevator Installation	Saperstein Critical Care Tower	Advanced Health Sciences Pavilion (Construction beginning 2008)	Remaining Development Rights In 2008
Administrative (23,300 sf)		1,000	6,405		628		10,149	5,118
Emergency Room (3,700 sf)			3,590					110
Computer Service (14,500 sf)	14,500							0
Total	14,500	1,000	9,995	47,378	628	59,849	396,000	170,650

As summarized in *Table 1: Summary of Master Plan Development Completed Through 2008*, a total of 170,650 square feet of vested development rights, which were fully analyzed in the Original EIR, will remain under the Master Plan after construction of the Pavilion. The Original EIR, including the Findings and Statement of Overriding Considerations is incorporated by reference in this SEIR and is available for public review at the City of Los Angeles, Department of City Planning, Environmental Review Section located at City Hall, 200 N. Spring Street, Room 750, Los Angeles, California, 90012.

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D. STATEMENT OF PROJECT OBJECTIVES

In accordance with Section 15124(b) of the State CEQA Guidelines, an EIR shall include “a statement of objectives sought by the proposed project.” Section 15124(b) of the CEQA Guidelines further clarifies that “the statement of objectives should include the underlying purpose of the project.”

The Applicant proposes a Master Plan Amendment, to address expansion of existing CSMC Campus facilities, through a Zone Change, Height District Change, and amendment to the adopted Development Agreement to add 100 new inpatient beds and ancillary services (equivalent to an additional 200,000 square feet of floor area), to serve the growing demand for medical services as the area’s population increases and to accommodate updated medical technologies at the CSMC Campus. The Applicant’s Project has the following objectives:

- To continue to provide high quality medical services and advanced research capabilities at the CSMC Campus;
- To accomplish better utilization of limited CSMC Campus space;
- To provide an additional 100 inpatient beds in the Southern California region, which has been consistently losing beds and other inpatient medical services over the last decade;³
- To provide a public benefit and fulfill a healthcare need for the community and region;
- To facilitate a balanced distribution of healthcare, emergency room and trauma services throughout the Los Angeles region;
- To support improved medical technologies that will enhance CSMC’s ability to provide high quality medical care to the community;
- To provide needed inpatient diagnostic and treatment facilities, research facilities, medical suites, and administrative space to support customer and community demand for these services;
- To remain committed to fulfilling the intent of the Master Plan and demonstrating consistency with the City of Los Angeles comprehensive planning programs;
- To provide development that is thoughtfully designed, reflects a refined cohesive image of the CSMC Campus as an integrated complex of buildings and functions, and which balances with the surrounding community;

³ According to the California Office of Statewide Healthcare Planning and Development (OSHPD), from the year 1995 to 2006, the total number of licensed beds in Los Angeles County has decreased by 17.8%. Additionally, in terms of medical services, the number of hospital closures between 1997 and 2007 totals 28 in Los Angeles County (Cousineau, Michael R., *Healthcare Summit*, 2008).

- To provide adequate and convenient parking for each CSMC Campus component, including the Project; and
- To provide improvements to the pedestrian and vehicular circulation patterns within the CSMC Campus that will maintain and improve accessibility, safety, efficiency and convenience for patients, visitors, and staff.

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E. REQUESTED ACTIONS AND ENTITLEMENTS

The Applicant requests approval of a Zone Change and Height District Change to revise the conditions of the current [T][Q]C2-2D-O zoning designation and an amendment to the existing Development Agreement and Master Plan to permit an additional 100 inpatient beds and ancillary services (equivalent to 200,000 square feet of floor area), and parking on the CSMC Campus.

This Draft SEIR may be used by various governmental decision-makers for the following discretionary permits and actions that are necessary or may be requested in connection with the Project, as well as any other discretionary permits and actions that may be identified during the environmental review and entitlement process:

- Zone Change to amend the conditions of the [T][Q]C2-2D-O zoning designation and to approve an additional 100 inpatient beds and ancillary services (or the equivalent of 200,000 square feet of floor area) of development entitlement;
- Height District Change to amend the permitted floor area ratio (FAR) of 2.46:1 to 2.71:1
- Amendments to the existing Development Agreement and Master Plan to permit an additional 100 inpatient beds and ancillary services (or the equivalent of 200,000 square feet of floor area for medical uses) and related parking;
- Haul Route Permit;
- B-Permit⁴ for necessary street, sewer, storm drain, and lighting improvements;
- Grading Permits;
- Demolition Permits;
- Building Permits; and
- Any other necessary discretionary or ministerial permits and approvals required for the construction or operation of the Project.

⁴ B-Permits are permits for development of public improvements (i.e., streets, sewers, storm drains, and street lights) within the public right-of-way issued by the Los Angeles Department of Public Works.

Zone Change (Conditions and Height District)

The Applicant is requesting a Zone Change to amend the conditions of adopted Ordinance No. 168,847. This Zone Change will authorize the addition of 100 new inpatient beds and ancillary services, or the equivalent of 200,000 square feet of development entitlement, on the CSMC Campus and would be consistent with the proposed amendments to the Development Agreement and Master Plan. The Existing Building site and associated surface parking lot at the northwest corner of George Burns Road and Gracie Allen Drive (i.e., the “Project Site”) is the proposed location for the additional floor area.

The entire Property is currently zoned [T][Q]C2-2D-O with a maximum building height of 185 feet above grade. The requested Zone Change with new and revised conditions will be consistent with the Wilshire Community Plan and the established zoning on the Property. The established zoning of [T][Q]C2-2D-O over the building site and campus supports the use, density, and height of the Project, including the additional 100 inpatient beds (equivalent to 200,000 square feet of floor area) over the Master Plan approval. Only the conditions imposed on the current zoning will be revised.

Development Agreement and Master Plan Amendments

On August 12, 1993, the City of Los Angeles entered into a Development Agreement with the Applicant that approved the Master Plan and vested expansion of 700,000 square feet of authorized development on the Property for 15 years, until August 2008 (City Council Ordinance 168848, CPC No. 92-0530-ZC, CPC No. 92-0533-HD, CPC No. 92-0534-DA). On August 10, 2007 the City approved an amendment to the Master Plan and Development Agreement to extend the term for an additional 15 years, until August 11, 2023 (City Council Ordinance 178866, CPC No. 1992-534-DA-M1).

The Development Agreement exempts development under the Master Plan from further discretionary approvals by the City. In particular, Section 3.5 of the Development Agreement exempts future Master Plan approvals from the Site Plan Review provisions of LAMC Section 16.05.

The proposed amendments to the Development Agreement and Master Plan would vest an additional 100 inpatient beds and ancillary services including parking (or the equivalent of 200,000 square feet of floor area for new medical center uses) proposed by the Project.

Construction Related Permits

Construction of the Project will require that the Applicant obtain the appropriate demolition, grading, building, and service connection permits. In furtherance of obtaining these permits, the Applicant will submit and obtain approval of various informational and engineering documents, including information for truck and hauling routes to be used during the construction phase.

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F. PROJECT CHARACTERISTICS

Overview

The Project consists of a Zone Change, Height District Change, Master Plan Amendment and Development Agreement Amendment to increase medical center uses at the CSMC Campus by 100 new inpatient beds and ancillary services (or the equivalent of 200,000 square feet of floor area), including an adjoining parking structure. With the additional 100 inpatient beds (200,000 square feet of development entitlement) proposed by the Project, the Applicant plans to build a facility that is 460,650 square feet in floor area (the “West Tower”), along with an adjoining 7-level (700 space) parking structure. Specifically, only 200,000 square feet of the total 460,650 square feet of the new construction would be “new” floor area not previously approved under existing entitlements. The remaining floor area comprising the West Tower will come from the residual 170,650 square feet of previously approved and vested development remaining under the Master Plan (after completion of the Pavilion), and 90,000 square feet “credit” from the Existing Building (after it is demolished).

The 100 new inpatient beds will be contained in the West Tower, which is anticipated to be 11 stories and 185 feet high, to be used for medical purposes. The attached 7-level parking structure, to include three subterranean levels, one level at grade and three levels above grade, would provide 700 parking spaces.

In summary, the Project consists of the following elements:

- Addition of 100 new inpatient beds and ancillary services (200,000 square feet of floor area for medical center uses), to be combined with the residual 170,650 square feet previously approved and vested by the CSMC Master Plan and Development Agreement and 90,000 square feet from the Existing Building to construct the new West Tower facility, with pedestrian bridge connections to the adjacent North Tower;
- Demolition of the 90,000 square-foot Existing Building and adjacent Existing Parking Lot;
- Construction of a 7-level (700 space) adjoining parking structure;

Proposed Land Uses

The Project involves the addition of 100 new inpatient beds (200,000 square feet of medical center uses). All the square footage to be contained in the West Tower, except the new 200,000 square feet, was fully analyzed by the Original EIR. This SEIR analyzes the net change in land use, as well as the demolition and construction related impacts associated with the West Tower.

The West Tower will accommodate a mix of medical center uses, as shown in *Table 2: Summary of Uses and Square Footages in Project*.

TABLE 2
SUMMARY OF USES AND SQUARE FOOTAGES IN PROJECT

Floor Level	Total SF (LAMC Floor Area)	Proposed Functions	Replacement of Existing Building	Previously Approved & Vested Development	Proposed Additional Development
B1	41,022	Research Support	Research 30,000	Support 11,022	
Ground	40,610	Diagnostic/ER Administrative	Administrative 7,000	Diagnostic/ER 33,610	
2	41,118	Research Administrative	Administrative 23,000	Rehabilitation Administrative 13,000 5,118	
3	39,900	Research Medical Suites		Rehabilitation Medical Suites 20,000 19,900	
4	41,000	Inpatient			Inpatient 41,000
5	41,000	Inpatient			Inpatient 41,000
6	37,000	Inpatient			Inpatient 37,000
7	37,000	Inpatient			Inpatient 37,000
8	37,000	Inpatient			Inpatient 37,000
9	37,000	Medical Suites Inpatient	Medical Suites 30,000		Inpatient 7,000
10	34,000	Medical Suites		Medical Suites 34,000	
11	34,000	Medical Suites		Medical Suites 34,000	

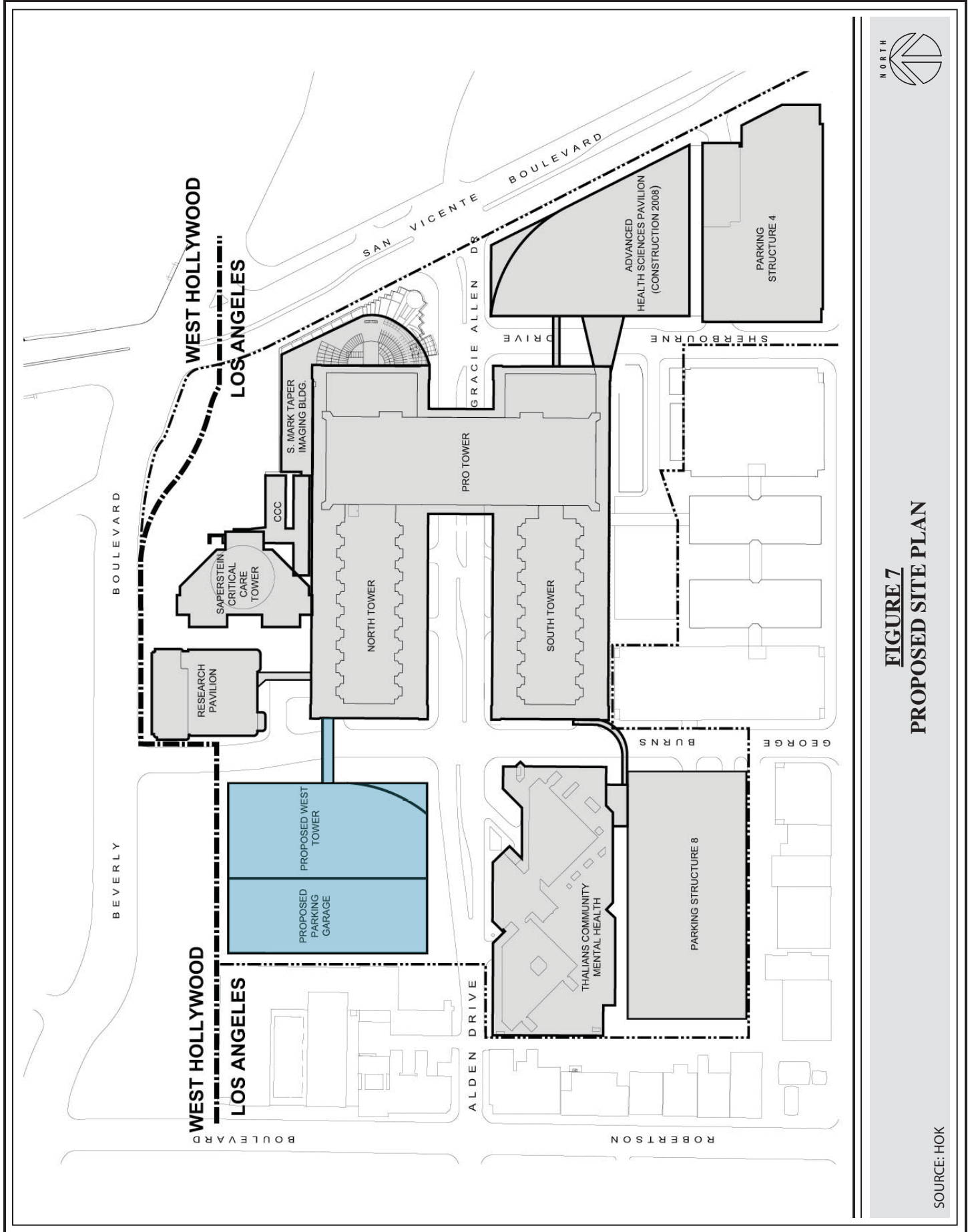
The floor area ratio (“FAR”) for the Project will not exceed 6:1 on the Project Site, nor exceed 2.71:1 net FAR for the entire CSMC Campus (i.e., Master Plan area). The total gross floor area contained in all buildings on the CSMC Campus would not exceed 2.62 million square feet.

The new 100 inpatient beds, or 200,000 square feet of additional authorized floor area on the CSMC Campus will permit expansion of vital functions and services for patients of CSMC and the surrounding community located in a central and convenient location within the CSMC Campus.

Site Plan Layout, Circulation and Access

Figure 7: Proposed Site Plan, shows the Project relative to the existing structures within the CSMC Campus. Generally, the new parking structure will be located on the site of the Existing Building at the western portion of the Project Site, and the West Tower structure will be situated on the eastern portion of the Project Site, on an area currently occupied by the Existing Parking Lot.

Providing an additional 100 inpatient beds, or 200,000 square feet of expanded hospital space, at this location will utilize the Project Site at a more appropriate intensity and size. Currently, the Existing Building and Existing Parking Lot at this central Campus location are considered underutilized by the Applicant based on existing Campus- wide zoning and the current Master Plan.



Therefore, limited acreage on the CSMC Campus will be used more efficiently and consistently relative to existing development intensities. Accommodating a higher intensity of development at the centrally-located Project Site will allow for a more efficient use of the Property's space and a more cohesive core of inpatient services.

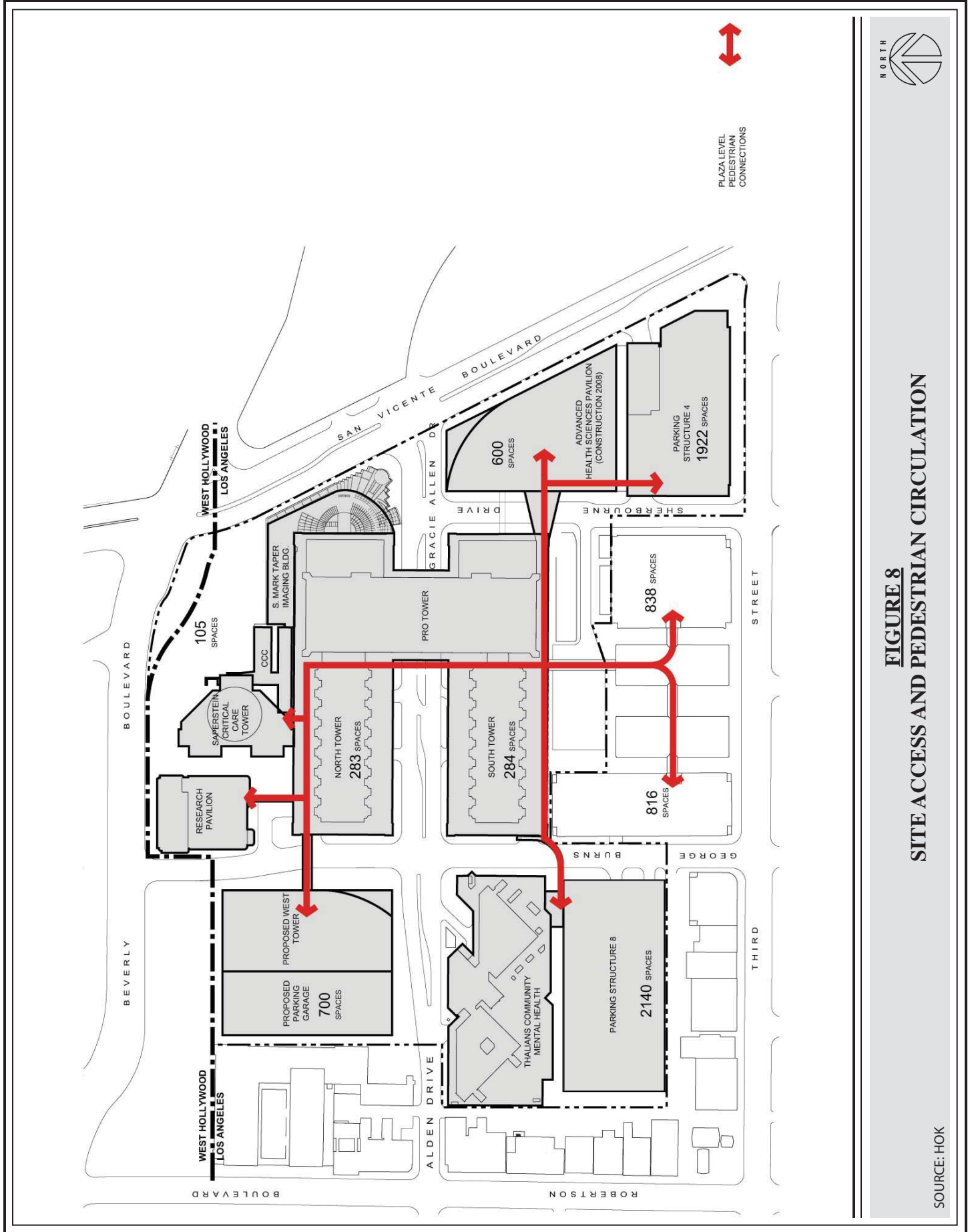
The new facility will have two vehicular access points leading to the parking facilities. These access driveways will be located on Gracie Allen Drive, between George Burns Road and Robertson Boulevard. Access to the West Tower and the revised CSMC Campus circulation is shown on *Figure 8: Site Access and Pedestrian Circulation*. The circulation plan considers a ground-level vehicular access program through the existing network of private streets, a ground-level pedestrian plan, which utilizes a series of public and private sidewalks, walkways and external street-level and internal parking-level entrances. In addition, the Campus Plan incorporates an inter-building circulation program through a series of pedestrian bridges and public building corridors.

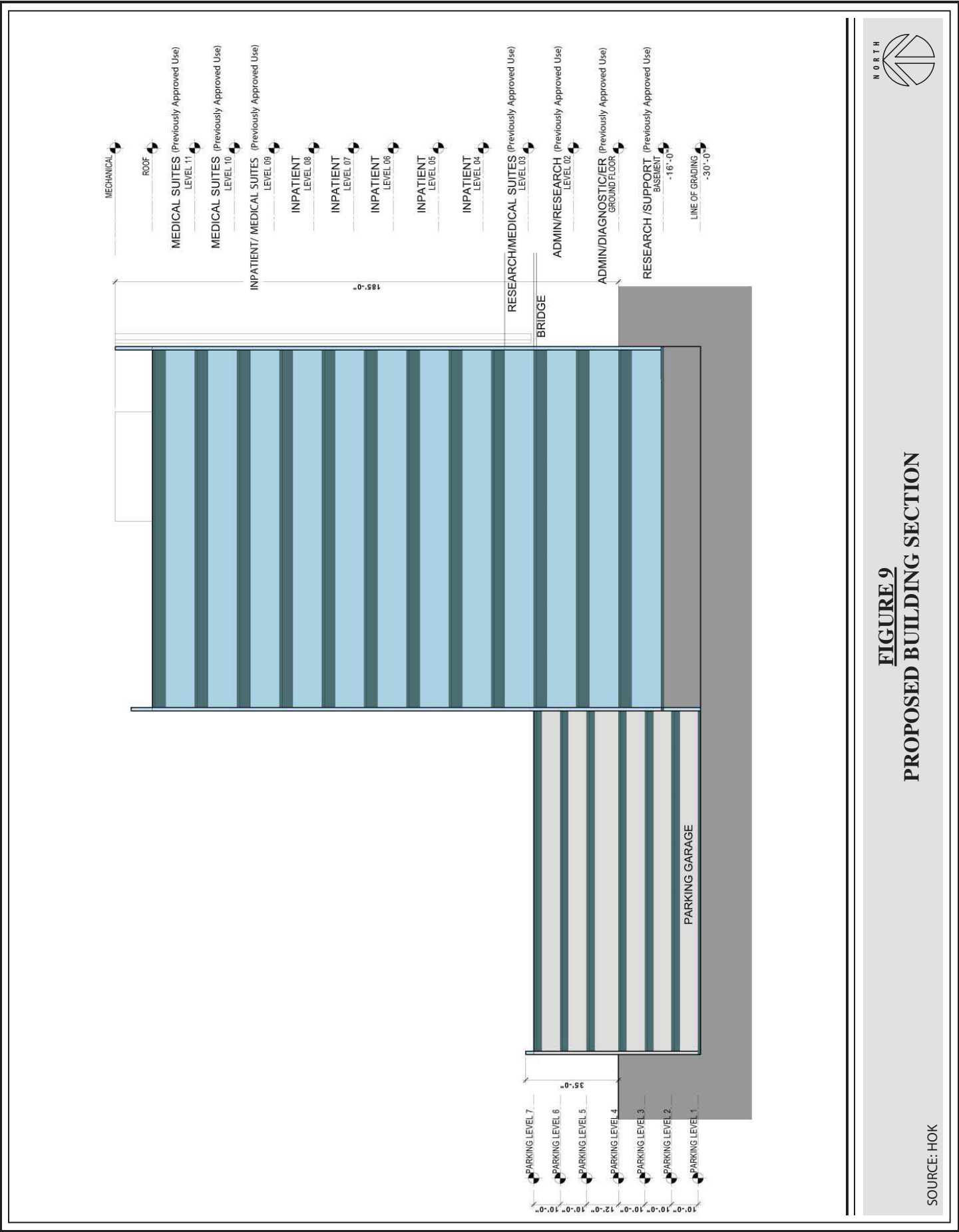
Building Elevations and Architectural Treatment

Figure 9: Proposed Building Section, Figure 10: Proposed Building Plan 1, and Figure 11: Proposed Building Plan 2, show the general configuration for the West Tower and attached parking structure. The West Tower will be 11 stories tall and up to 185 feet in height. The adjoining parking structure garage will be seven levels and 35 feet tall. The main entrance of the building will face George Burns Road. The West Tower will be connected via a pedestrian bridge (at Level 3) extending over George Burns Road to the existing inpatient buildings (North Tower) to the east. The bridge will allow inpatient services at the hospital to operate in a more efficient manner. Containing all inpatient care within a cohesive core of inter-connected facilities will improve the efficiency of patient transfers and emergency room services, as well as convenience to doctors, staff, patients, and visitors.

No building or structure on the subject property shall exceed 185 feet in height above grade as defined by Los Angeles Municipal Code Sections 12.21.1-B.3a and b. The West Tower façade will be treated with a combination of stone and glass as shown in *Figure 12: Proposed Building Perspectives: View From Gracie Allen Drive* and *Figure 13: Proposed Building Perspectives: View From Beverly Boulevard*.

The Project will be designed in accordance with the LAMC with regards to graffiti removal and deterrence. Specifically, the first nine feet of exterior walls and doors, measured from grade, and all of any walls enclosing the property will be built and maintained with a graffiti-resistant finish consisting of either hard, smooth, impermeable surfaces such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both. Additionally, portions of exterior non-glass walls may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, and will be coordinated through the Landscape Plan.





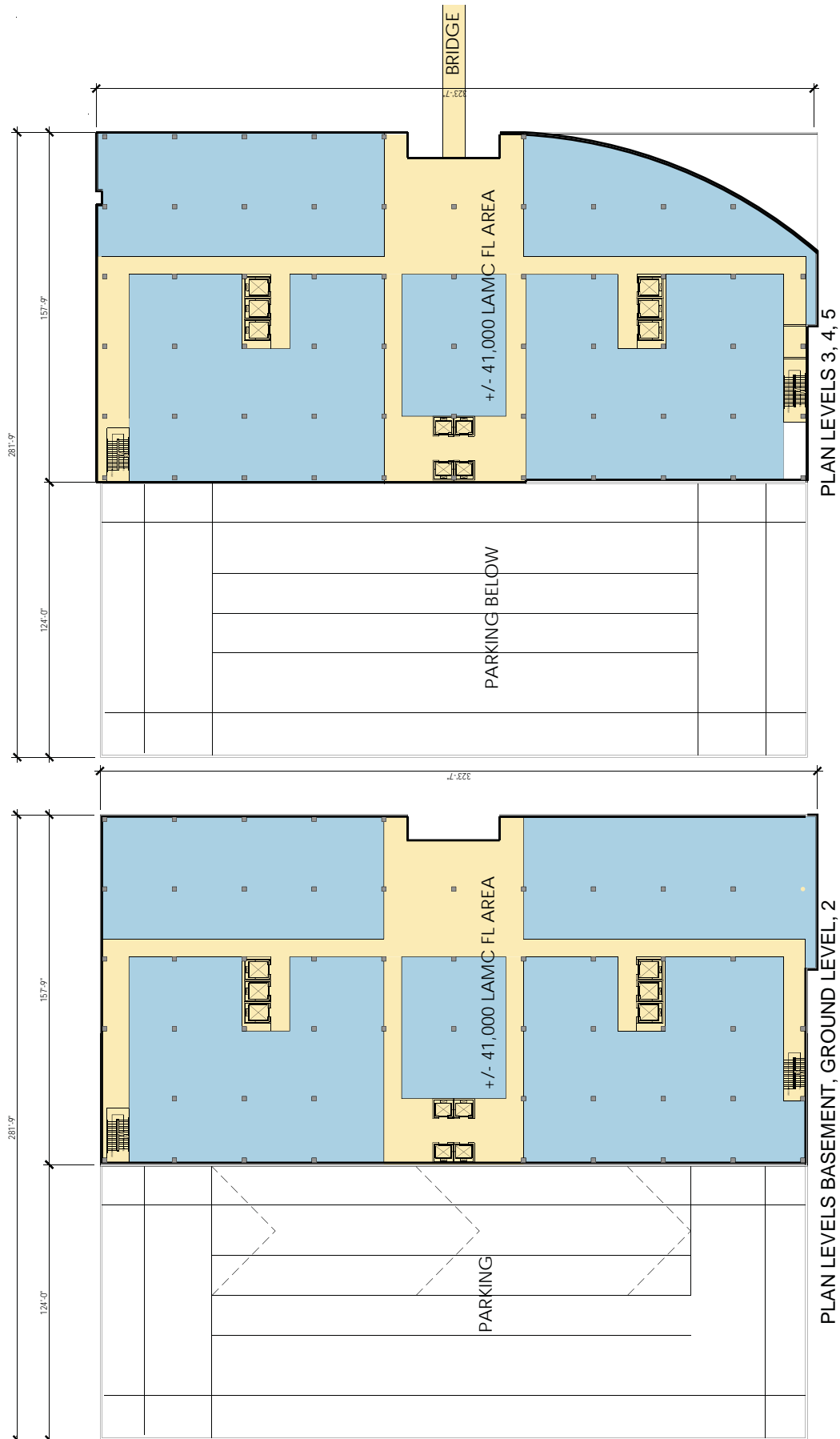


FIGURE 10
PROPOSED BUILDING FLOOR PLANS 1

SOURCE: HOK

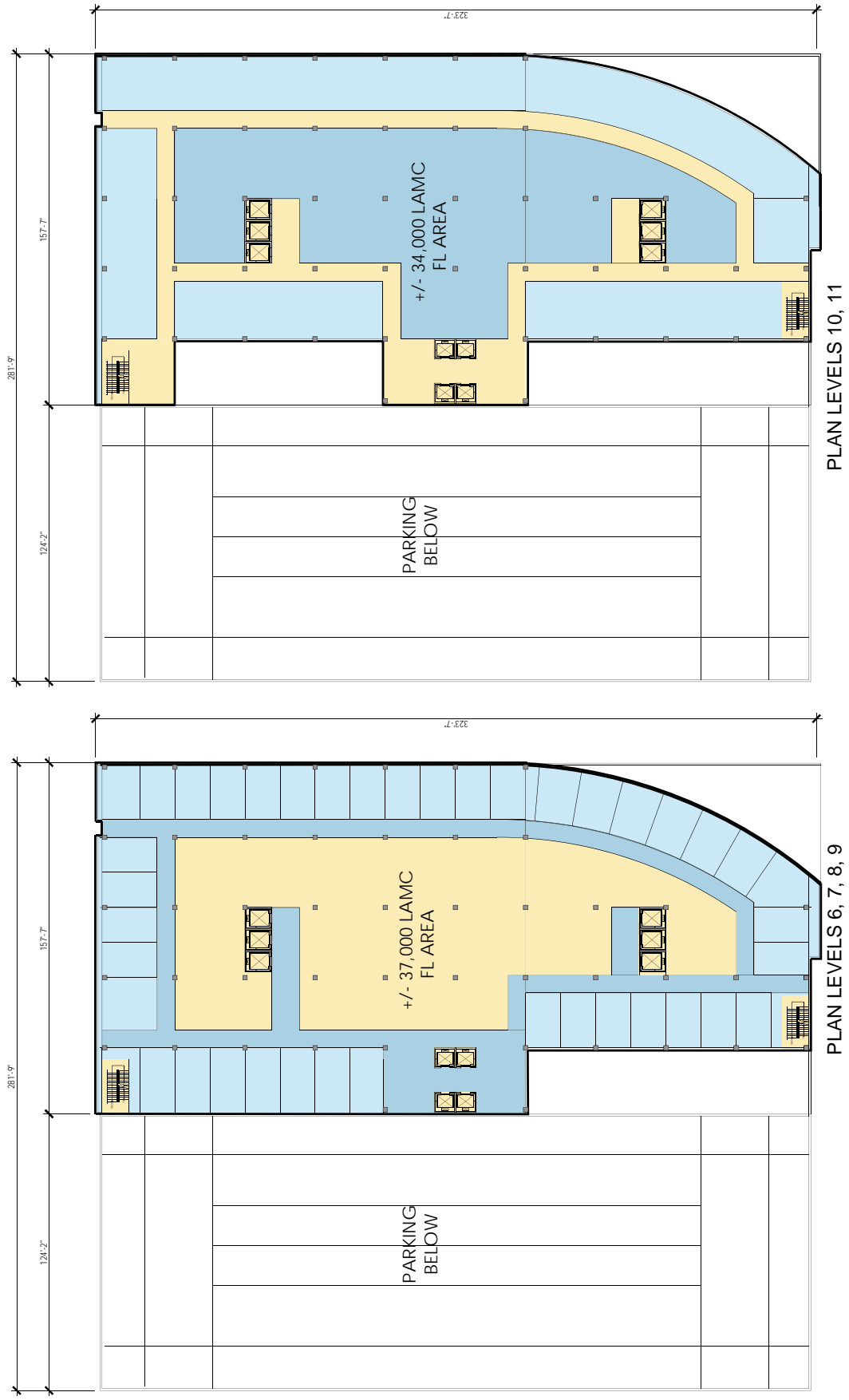


FIGURE 11
PROPOSED BUILDING FLOOR PLANS 2

SOURCE: HOK



FIGURE 12
PROPOSED BUILDING PERSPECTIVES: VIEW FROM GRACIE ALLEN DRIVE

SOURCE: HOK



FIGURE 13
PROPOSED BUILDING PERSPECTIVES: VIEW FROM BEVERLY BOULEVARD

SOURCE: HOK

Parking

The Project will provide a 35-foot tall parking structure with seven levels of parking, three of which would be located below grade, one level at grade, and three levels above grade. A total of 700 parking spaces will be provided within the structure. The new parking structure will replace the 217-space Existing Parking Lot at the Project Site.

The Master Plan requires on-site parking ratios for the Property to be provided as follows:

- Medical Suites – 5 spaces per 1,000 square feet of gross floor area
- Diagnostic, Support, Computer Center, Emergency Room, MRI, and Administrative Space – 3 spaces per 1,000 square feet of gross floor area
- Rehabilitation Center/Organ Transplant – 2.5 spaces per bed

A minimum of 33% of the parking spaces will be reserved for short-term (e.g., visitor, outpatient and guest) parking. Secure, convenient bicycle, moped and motorcycle parking areas will be provided at a ratio of one space for twenty (20) automobile parking spaces provided for the Project.

The Project includes construction of the parking structure with approximately 483 net new parking spaces that will be built for use by employees, staff, visitors and patients. After construction of the Project, there will be 97 more parking spaces on the CSMC Campus than the Master Plan requires (per LAMC requirements), as shown in *Table 32: Future CSMC Campus Parking Summary* in *Section IV.D: Transportation and Circulation*. The Original EIR analyzed construction of a 650-space parking structure, so the proposed Project consists of an additional 50 spaces within the new adjoining parking structure.

Transit access is readily available through the Metropolitan Transit Authority (the “Metro”) bus service stops along adjacent roadways. CSMC has also prepared and executed a Covenant and Agreement with the City and Metro agreeing to provide an easement within the CSMC Campus for a portal to a Metro Rail station at the southwest corner of San Vicente Boulevard and Beverly Boulevard, provided that the easement does not adversely impact the operation of CSMC. *Figure 14: Transit Plan* shows the existing and proposed transit stops that serve the CSMC Campus.

Project Landscaping/Lighting/Signage

The proposed landscaping is generally illustrated in *Figure 15: Conceptual Landscape Plan*. Though the Master Plan does not specify the number of square feet of landscaping required on the Property, it does require that all open areas not used for buildings, driveways, parking areas, recreational facilities, or walkways be attractively landscaped and irrigated.

The main entrance of the West Tower, fronting on George Burns Road, and the building perimeter would be landscaped in a manner consistent with the existing landscaping on the CSMC Campus. The landscaping plan proposes street trees along Gracie Allen Drive and along

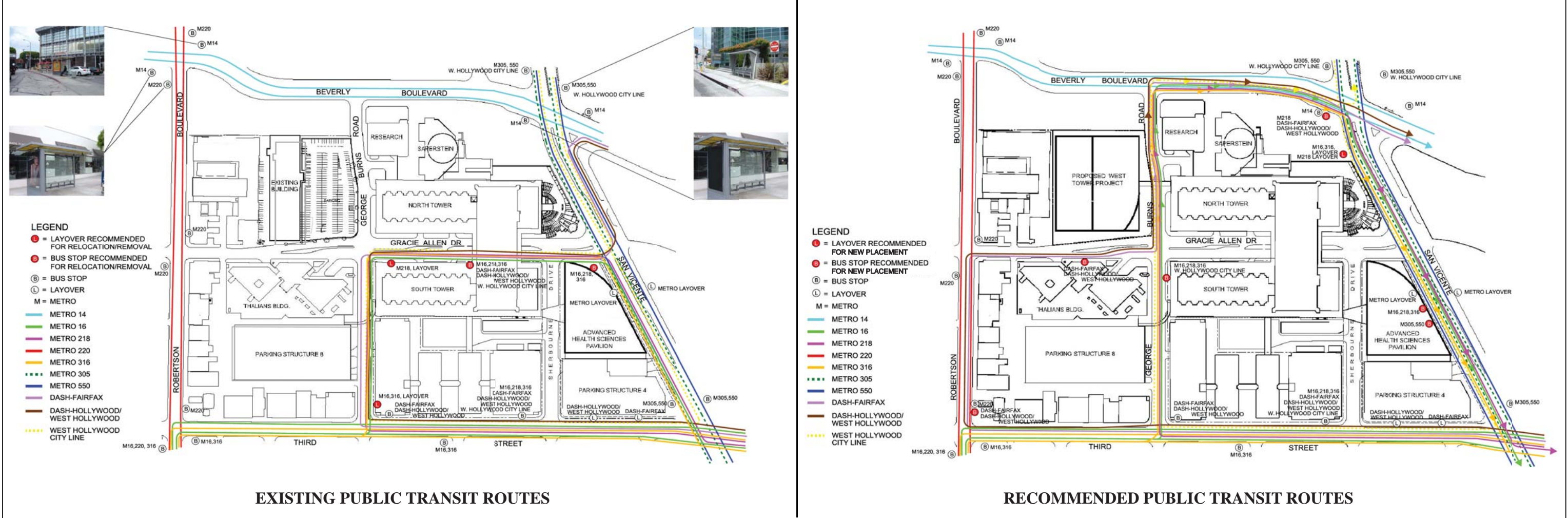


FIGURE 14
TRANSIT PLAN

SOURCE: LINSBOTT, LAW & GREENSPAN, ENGINEERS



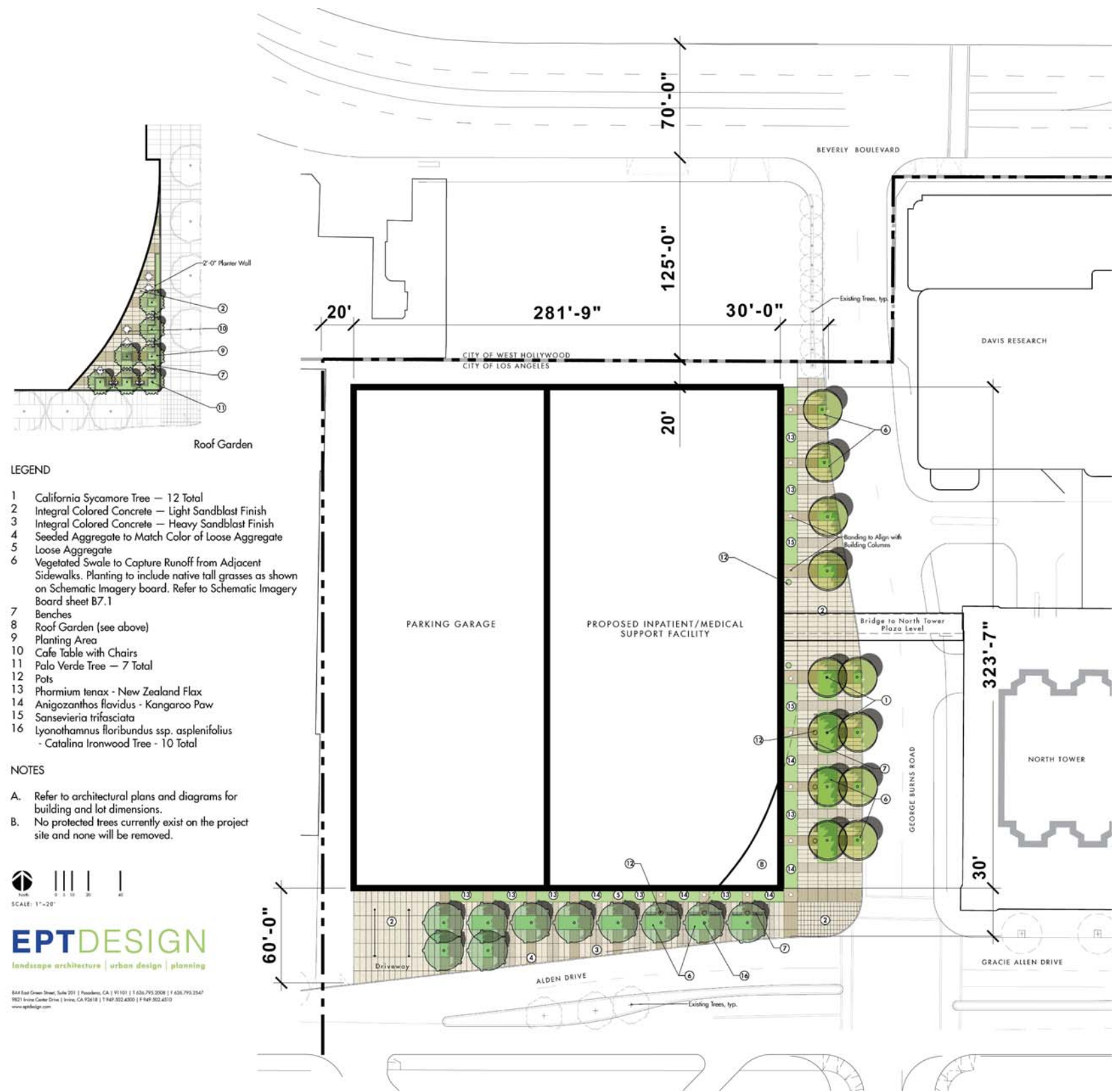


FIGURE 15
CONCEPTUAL LANDSCAPE PLAN

SOURCE: HOK



George Burns Road in addition to planters and landscaping along those same streets. There will also be new colored concrete sidewalks on the east and south edges of the project area. A landscaped outdoor terrace plaza on Level Two is also proposed, which will contain colored concrete, planting areas, trees and seating areas.

All signs would be of an identifying or directional nature only and shall be arranged and located so as not to be a distraction to vehicular traffic. Animated or flashing signs are not proposed. Installation of lighting, signage and landscaping on the Project Site was analyzed in the Original EIR.

Project Utilities and Service Access

The Project Site is currently served by City of Los Angeles infrastructure, including sanitary sewer, water, and roadway. No unplanned expansion of infrastructure in the community is proposed.

Operational Characteristics

The operational characteristics of the Project will be similar to those operational characteristics currently observed by existing CSMC Campus operations. Employees, patients, visitors, deliveries and services accessing the site will be consistent with typical medical center hours and are addressed under the original Master Plan approval.

The Project design and operational characteristics incorporate Project Design Features (“PDFs”)⁵ that minimize or avoid adverse impacts. Because PDFs are already incorporated into the Project, they do not constitute mitigation measures, but nonetheless are credited toward reducing potential impacts. Typical examples of PDFs include urban stormwater runoff source controls, low impact development concepts, and treatment control best management practices (“BMPs”) that reduce urban runoff and associated pollutants. In addition to the standard BMPs, the Project incorporates many “sustainable” or “green” strategies that target sustainable site development, water savings, energy efficiency, green-oriented materials selection, and improved indoor environmental quality. Project sustainable strategies include the following:

- The CSMC Campus, including the Project Site, is conveniently located with respect to public transit opportunities. Given the Project Site’s location within an established urban area, access to a number of existing Los Angeles Metro bus lines is available, and a potential Metro Rail station at the northeast corner of the CSMC Campus may be available in the future, thereby reducing traffic, air quality, noise, and energy effects.
- Storm water within the Property, including at the Project Site, is collected, filtered and re-used for landscaping irrigation within the CSMC Campus, thereby reducing water and energy consumption.

⁵ Project design features (PDFs) are specific design and/or operational characteristics proposed by the Project Applicant that are incorporated into the Project to avoid or reduce its potential environmental effects. The role of PDFs in the analysis for this SEIR is discussed in *Section IV: Environmental Impact Analysis* of this Draft SEIR.

- The West Tower design incorporates light-colored roofing and paving materials which serve to reduce unwanted heat absorption and minimize energy consumption.
- Exterior lighting associated with the West Tower is designed to reduce unwanted light spill, thereby minimizing nighttime illumination.
- Building materials and new equipment associated with the West Tower are selected to avoid materials that might incorporate atmosphere-damaging chemicals.
- The West Tower energy performance is designed to be 14% more effective than required by California Title 24 Energy Design Standards, thereby reducing energy use, air pollutant emissions and greenhouse gas emissions.
- The West Tower will generate 2.5% of the building's total energy use through on-site renewable energy sources. On-site renewable energy sources can include a combination of photovoltaic, wind, hydro, wave, tidal and bio-fuel based electrical production systems, as well as solar thermal and geothermal energy systems.
- At least 75% of all non-hazardous construction and demolition debris will be recycled and/or salvaged.
- The West Tower will use materials with recycled content such that the sum of post-consumer content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the Project.
- Lighting systems within the West Tower will be controllable to achieve maximum efficiency (e.g., uniform general ambient lighting, augmented with individually controlled task lighting that accommodates user-adjustable lighting levels and automatic shutoff switching).
- The West Tower will be designed to provide occupant thermal comfort satisfaction levels above 85%.
- A Sustainable Building Education Program will be established in the West Tower, which will include a kiosk in the lobby and special tours of facilities focusing on the sustainable and green components.

Grading, Construction and Phasing

Although an exact construction schedule is not known at this time, pursuant to the existing Development Agreement and Master Plan, as proposed for amendment, the West Tower is anticipated to be operational by year 2023. Demolition and construction of the West Tower is anticipated to take approximately 36 months.

Three primary construction phases are anticipated: 1) demolition of existing development (i.e., Existing Building and Existing Parking Lot) at the Project Site; 2) excavation, grading and

preparation of the Project Site; and 3) construction of the West Tower and parking structure at the Project Site.

Demolition of the Existing Building and Existing Parking Lot will generate construction waste. During construction activities, the Applicant will recycle a considerable portion of demolition and construction materials, therefore reducing waste materials being transported to landfills serving the Project area. In order to minimize construction waste to be taken to landfills, the Applicant will require primary construction contractors to provide separate receptacles for materials that can be recycled such as wood scraps, metal scraps, and cardboard. Individual contractors will be required to emphasize diversion planning to ensure that the maximum amount of recyclable materials are separated and placed in the appropriate bins. Some of these materials may be temporarily stockpiled at the Project Site until they are either incorporated into the new construction and/or removed for off-site recycling.

Grading of the Project Site is expected to entail minor cuts and fills from the existing grades to establish the building pads and to provide surface drainage for the site. Soils are not expected to be imported to the Project Site; however, an estimated 64,000 cubic yards of earth materials excavation will be required.

Construction activities generating noise are limited to the hours between 7 A.M. and 6 P.M. from Monday through Friday and between 8 A.M. and 6 P.M. on Saturday. The City of Los Angeles Noise Control Ordinance (No. 144,331), which applies to construction activities being undertaken within 500 feet of a residential zone, prohibits noise that is "loud, unnecessary, and unusual, and substantially exceeds the noise customarily and necessarily attendant to the reasonable and efficient performance of work." Construction activities will be scheduled in compliance with City regulations.

Project Assumptions

The Project Description, and hence the analysis in this SEIR, assumes that, unless otherwise stated, the Project will be designed, constructed and operated following all applicable laws, regulations, ordinances and formally adopted City standards (e.g., *Los Angeles Municipal Code* and Bureau of Engineering *Standard Plans*). Because the Project will include inpatient uses, the Office of Statewide Health Planning and Development ("OSHDP") will issue building and related permits. The Project will comply with all applicable statewide regulations. Also, this analysis assumes that construction will follow the uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., *Standard Specifications for Public Works Construction* and the *Work Area Traffic Control Handbook*) as specifically adapted by the City of Los Angeles (e.g., The City of Los Angeles Department of Public Works *Additions and Amendments to the Standard Specifications For Public Works Construction* (AKA "The Brown Book," formerly Standard Plan S-610)).

Further, it is assumed that all of the adopted mitigation measures from the Original EIR (see *Appendix B: 1993 CSMC Master Plan EIR Summary Chart*) and required conditions of the Development Agreement (see *Appendix C: 1993 CSMC Development Agreement*) would be carried forward under the current Project, unless noted otherwise.

Other Project assumptions related to the analysis “baseline” and other Related (cumulative) Projects are discussed in *Section III: General Overview and Environmental Setting* of this Draft SEIR, and Project “net” and “credit” assumptions are discussed in *Section IV: Environmental Impact Analysis*.

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 its programs, services, and activities.

II. PROJECT DESCRIPTION

G. INTENDED USES OF THIS SEIR

This Draft SEIR will be used by the City during its determination to grant permits and approvals as described in the preceding section. This Draft SEIR may also be used by Responsible Agencies during their determination to grant any necessary permits.

