

I. INTRODUCTION

A. PROPOSED PROJECT

The Cedars-Sinai Medical Center (CSMC or the “Applicant”) proposes to develop a new inpatient/medical support facility on the approximately 24.1-acre CSMC Campus located at 8720 Beverly Boulevard. The new inpatient facility would be located on approximately 2.65 net acres at the northwest corner of Gracie Allen Drive and George Burns Road (the “Project Site”), that is currently occupied by a two-story building (the “Existing Building”) and visitor parking lot. The Project is intended to serve the growing demand for medical services as the area’s population increases, as well as to accommodate updated medical technologies and increase efficiency within the CSMC Campus.

Implementation of the Project would require 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.

The Project would add 100 new inpatient beds (equivalent to 200,000 square feet of floor area of new medical center uses) within a proposed 460,650 square-foot building (the “West Tower”) located at the Project Site. The West Tower would comprise 200,000 square feet of floor area pursuant to this application, 170,650 square feet of previously approved and vested development remaining (but not yet built) under the previous Master Plan entitlement, and 90,000 square feet of floor area offset from the Existing Building at 8723 Alden Drive to be demolished for the West Tower. The additional 200,000 square feet of floor area proposed under the application is the proposed project analyzed in this Final SEIR.

The West Tower is anticipated to be 11 stories and 185 feet high. An attached seven-level parking structure (three subterranean levels, one level at grade and three levels above grade) that will provide approximately 700 parking spaces will also be constructed. The parking garage will be approximately 35 feet high.

In compliance with California Public Resource Code, Section 21080.4, a Notice of Preparation (NOP) was prepared by the Department of City Planning and distributed to the State Clearinghouse, Office of Planning and Research, responsible agencies and other interested parties on March 7, 2008 for a 45-day circulation period. Appendix A to the Draft SEIR contains a copy of the NOP and comments received by the City in response to the NOP.

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B. CEQA REQUIREMENTS

Before approving a project, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a Final Environmental Impact Report (Final EIR). The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines as follows:

The Final EIR shall consist of:

- (a) The Draft EIR or a revision of the Draft;
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary;
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- (e) Any other information added by the Lead Agency.

Pursuant to Section 15089 of the CEQA Guidelines, the Lead Agency must provide each agency that commented on the Draft EIR with a copy of the Lead Agency's proposed response at least ten days prior to certifying the Final EIR.

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C. ORGANIZATION OF THE FINAL SEIR

This document, together with the Draft SEIR for the Project and the Technical Appendices to the Draft SEIR, constitute the “Final EIR” for the Project. The Draft SEIR consisted of the following:

- The Original EIR, certified in 1993, which included the environmental analysis for the Master Plan;
- The Draft SEIR, which included the environmental analysis for the “net additional floor area” comprising the Project;
- The Technical Appendices, which included relevant background documents and supporting technical studies.

The Draft SEIR included the following analyses:

Aesthetics	Section IV.A
Air Quality	Section IV.B
Noise	Section IV.C
Transportation and Circulation	Section IV.D
Cumulative Effects	Section IV.E
Alternatives	Section V

This Final SEIR is organized into the following sections:

Section I: Introduction: The Introduction provides a brief overview of the CEQA requirements associated with the Final SEIR.

Section II: Summary: This section includes a brief overview of the Project, including its description, environmental impacts, and mitigations for each environmental issue covered within the scope of the EIR. This is derived from the Executive Summary of the Draft SEIR and includes any revisions necessary to make the Summary current due to corrections and/or additions made in the Final SEIR.

Section III: Corrections and Additions to the Draft SEIR: This section provides any corrections and/or additions to the Draft SEIR needed to address responses to comments or reflect any revisions to the Project.

Section IV: Comment Letters and Responses to Comments: This section includes detailed responses to the comment letters submitted to the City of Los Angeles Planning Department during the 45-day Draft SEIR public review period. Copies of the complete original comment letters are included in this section. Brackets and comment reference numbers have been added to the margin of each letter and correspond to the related

response on the pages immediately following that comment letter. “Comment letters” include all written comments received, including letters, e-mails, and comment forms.

Section V: Mitigation Monitoring Program: This section includes a list of the required mitigation measures and details tied to the intended implementation of those measures. The Mitigation Monitoring Program (“MMP”) identifies the monitoring phase, the enforcement phase, and the applicable department or agency that is responsible for ensuring that each recommended mitigation measure is implemented.