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Date: May 22, 2018

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Los Angeles Department of Building
and Safety

Case No. DIR-2017-5308-SPR
CEQA: ENV-2017-5309-CE
Related Case: N/A
Location: 1401 South Grand Avenue
Council District: 14 - Huizar
Neighborhood Council: Downtown Los Angeles
Community Plan Area: Central City
Land Use Designation: Community Commercial
Zone: C2-2D-O
Legal Description: See Legal Description
Attachment B

Last Day to File an Appeal: June 6, 2018

DETERMINATION – SITE PLAN REVIEW

Pursuant to Los Angeles Municipal Code Section 16.05, as the designee of the Director of Planning, I hereby:

Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080 of the California Public Resources Code, and Article 19, Section 15302, Class 2a of the State CEQA Guidelines and Class 2 Category 1 of the City CEQA Guidelines; and

Conditionally Approve Site Plan Review for the construction, use and maintenance of a four story hospital building housing emergency department, NICU, antepartum, postpartum, labor and delivery services, and a six-story parking structure with 6,000 square feet of ground floor commercial floor area;

Adopt the attached findings.

CONDITIONS OF APPROVAL

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations labeled Exhibit "A" (dated 05/09/2018) attached to the subject case file. The location, type, and size of signage is not a part of this approval. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the conditions of approval.
2. **Floor Area.** Floor area for California Hospital Medical Center's new structures shall be limited to the following:
 - a. Emergency Department and Women's Services Building – 148,465 square feet
 - b. Parking Garage – 6,000 square feet for ground floor commercial
3. **Use.** The use of the subject site shall be limited to a hospital with a maximum of 345 licensed patient beds.
4. **Building Height.** The height of the Emergency Department and Women's Services building shall not exceed 84 feet from grade to the top of roof as defined by Section 12.21.1,B-3(a) of the Municipal Code. Any structures on the roof, such as air condition units and other equipment, shall be fully screened of view from any public right-of-way.
5. **Garage Height.** The height of the parking garage shall not exceed 64 feet from grade to the top of roof as defined by Section 12.21.1,B-3(a) of the Municipal Code. Any structures on the roof, such as air condition units and other equipment, shall be fully screened of view from any public right-of-way.
6. **Parking.** Off-street parking shall be provided in accordance with Section 12.21,A-4 of the Municipal Code.
7. **Bicycle Parking.** Bicycle parking shall be provided in accordance with the provisions of LAMC Section 12.21-A,4 and 12.21-A,16.
8. **Above-Grade Parking.** Above-grade parking levels shall have an external screen integrated into the architecture and be designed to improve the building's appearance and minimize light pollution while meeting code requirements for ventilation.
9. **Landscaping.** Landscaping. All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect. Additionally, street trees shall be selected and installed per City of Los Angeles Department of Urban Forestry requirements.
10. **Trash Collection.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
11. **Landscape Plaza.**
 - a. The project shall provide a publicly accessible ground floor plaza between the new hospital building and the parking garage and along the northerly façade of the parking garage in front of the retail spaces in substantial conformance with Exhibit A. All ground floor public open space shall be open to the public and unlocked during hospital operating hours.
 - b. Permanent and/or temporary seating shall be provided within the landscape plaza to activate the area and encourage passive recreation.

12. **Downtown Design Guidelines.** The project as depicted in Exhibit A shall comply with the following Downtown Design Standards:
- a. Lighting. Exterior lighting for the building and landscaping shall comply with Downtown Design Guide Section 8.F.
 - b. Signage. Prior to the issuance of a Certificate of Occupancy or a signage permit, whichever is first, a detailed master signage plan shall be submitted to the Department of City Planning, Central Project Planning Division, for review with compliance with the Downtown Design Guidelines. An approved master signage plan shall be maintained in the administrative file.
 - c. On-Site Open Space.
 - i. Plazas shall be designed to include flexible public amenity spaces that can support a range of uses including seating, lounging, conversing, dining, or special events programming.
 - d. Architectural Detail.
 - i. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building or use through compatible architectural or graphic treatment. Main building entrances should read differently from retail storefronts, restaurants, and commercial entrances.
 - ii. Ground-floor window and door glazing shall be transparent and non-reflective.
 - e. Parking and Access
 - i. Except for the minimum ground-level frontage required for access to parking and loading, no parking or loading shall be visible on the ground floor of any building façade that faces a street.
 - ii. No vehicular entrance along Grand Avenue is permitted. One vehicular exit along Grand Avenue is permitted.

ADMINISTRATIVE CONDITIONS

13. **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 for placement in the subject file.
14. **Code Compliance.** Use, area, height, and area regulations of the zone classification(s) of the subject property shall be complied with, except where granted conditions differ herein.
15. **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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

16. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendments to any legislation.
17. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
18. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
19. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.
20. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers' opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Expedited Processing Section Fee Agreement.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **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 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 \$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).

- 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 (ii).
- 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.

BACKGROUND

The subject property is a flat, irregular-shaped, 276,467 square-foot (6.37 acre) site with a frontage of 756 feet on the easterly side of Hope Street, a frontage of 227 feet on the north side of Venice Boulevard, and a frontage of 700 feet on the westerly side of Grand Avenue. The property is developed with the California Hospital Medical Center (CHMC), a 318 bed, acute care, non-profit hospital operated by Dignity Health. The CHMC campus currently contains 579,891 square feet of floor area and includes 536 parking spaces spread throughout surface lots and parking structures. The project will demolish approximately 54,822 square feet of floor area, retain 444,668 square feet of floor area, and add 154,465 square feet floor area (148,465 square feet

of hospital floor area and 6,000 square feet of retail floor area) to the site, resulting in a new campus floor area total of 679,534 square feet.

Existing Improvements

Building	Stories	Floor Area (SF)	Status
Tibbitts Tower A	9	63,010	Minor demolition to accommodate connection to new building at Level 1 and a new connection between the 3 rd Level of the new building and the 4 th level of Tibbitts Tower A
Tibbitts Tower B	8	174,313	Retain
1964 Tower	9	73,760	Partial Demolish
D & T Building	4	83,316	Minor demolition to connect Level 2 of D & T to Level 2 of Tibbets Tower A
Lobby Building	1	1,566	Minor demolition to accommodate connection to new building
Admitting Building	1	2,307	Demolish
Central Plant Building	1	7,615	Retain
Leavey Hall Medical Office Building	4	56,522	Retain
Pacific Health Resources Medical Office Building (PHR)	5	51,889	Demolish
TOTAL		579,891	

The CHMC is an acute care facility with acute services currently located within the 1964 Building and the D&T building. The Applicant has determined that it is infeasible to bring the existing acute services into compliance with state mandated seismic regulations through retrofitting (Hospital Facilities Seismic Safety Act – SB 1953, 1661, 499, 90 and AB 523). The applicant has further stated that the existing facilities are outdated and in need of replacement. In addition to providing for seismically safer facilities, the proposed project will also reorganize functions within CHMC to provide for vertical and horizontal efficiencies in location of hospital departments to better respond to operational requirements, improve staff efficiency, and patient processes.

Demolition

To accommodate the new structures, the project proposes to demolish the Pacific Health Resources medical office building (PHR), two surface parking lots, the internal access way (formerly vacated 15th Street), the one-story Admitting Building, and minor portions of the 1964 Building. Overall, the Project proposes 154,465 square feet of new development with 99,643 square feet of net new floor area after demolition.

Proposed Improvements

The applicant proposes to demolish approximately 54,822 square feet of floor area and to construct a new four-story, 84 feet in height hospital building with 148,465 square feet of floor area at the California Hospital Medical Center (CHMC) campus. The services proposed in the new hospital building will include an Emergency Department (acute services) that would replace the existing functions located in both D&T Building and the 1964 Building, neo-natal intensive care unit (NICU), Antepartum, Postpartum, Labor and Delivery, and medical surgical beds, the Psychiatric Emergency holding area, admitting department, Obstetrical facilities, and Medical / Surgical inpatient unit. Upon completion, CHMC would provide 345 licensed patient beds, which is a 27-bed increase from the previous 318 bed capacity. In addition, the Project proposes to construct a new six-story parking structure which would include 6,000 square feet of ground floor neighborhood serving retail and 462 parking spaces for CHMC patients, staff, and visitors. The completed project will result in a new campus floor area total of 679,534 square feet.

Building	Stories	Floor Area (SF)	Status
Emergency Department and Women's Services Building	4	148,465	New Construction
Parking Garage	6	6,000	New Construction

Connections

According to the applicant, the new hospital building will be connected at the following locations to the existing hospital:

- Connection 1 will be a public only connection that connects directly to the existing main lobby and require the demolition of a portion of the existing main lobby structure.
- Connection 2 is a staff/patient transport only connection at level one that connects the new building to existing Tibbitts Tower A. Minor demolition of spiritual care office is required at this connection.
- Connection 3 a staff/patient transport only connection from the 3rd level of the new building to the 4th level of the Tibbitts Tower A which results in the loss of one semi private patient room. This connection will allow a better connection to the exiting surgery department located in Tibbitts Toper B.
- Connection 4 this is a required connection to maintain a connection to acute care services in the D&T building that will remain when the 1964 building is delicensed for acute care. This connection will connect the Level 2 of D&T to Level 2 of Tibbets Tower A.

Access

The new hospital building is oriented to have its main entrance along the existing Grand Avenue turnaround. The building will also include a public connection to the lobby of the existing main lobby. Emergency walk-in traffic will be accessible from Hope Street along a reconstructed vehicular access way to a new public drop off dedicated for emergency traffic. The drop off will further lead to an entrance for the new parking structure. A new ambulance entrance and associated parking spaces to service the hospital will be provided off of Hope Street.

Parking

The project includes a six-story parking structure with 462 parking spaces and 6,000 square feet of ground floor retail oriented towards the Grand Avenue roundabout. CHMC is located in the

Downtown Parking District which requires one parking space per 1,000 square feet for hospital and commercial uses. Upon completion of the Project, the CHMC would require a total of 635 parking spaces and provide a total of 749 parking spaces.

Surrounding Properties

Surrounding properties are generally zoned for multi-family residential and commercial uses. Northern adjoining properties are zoned C2-2D-O and are developed with multi-family residential and a vacant commercial building. The eastern adjoining properties (across Grand Avenue) are zoned C2-2D and are developed with office buildings, surface parking lots, and single-story commercial buildings. The southern adjoining properties are zoned C2-2D-O and are developed with multi-family residential, Hope Street Family Center, offices, and a jewelry store. The western adjoining properties (across Hope Street) are zoned [Q]R5-2D-O and are developed with Grand Hope Park, multi-family residential, hospital employee parking structure, and a textile manufacturing store.

General Plan Land Use

The Central City Community Plan designates the subject property for Community Commercial land uses, corresponding to the CR, C2, C4, RAS3, and RAS4 Zones. The property is zoned C2-2D-O. The property is not located within any Specific Plans or Supplement Use District. The property is within the boundaries and is subject to the Downtown Design Guide.

Streets

Grand Avenue, adjoining the subject property to the east, is a designated Avenue II, dedicated to a variable width of between 80 and 90 feet and is improved with asphalt roadway, Class II bike lane, concrete curb, gutter, and sidewalk.

Venice Boulevard, adjoining the subject property to the south, is a designated Modified Avenue II, dedicated to a variable width of between 80 and 90 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Hope Street, adjoining the subject property to the west, is a designated Avenue II, dedicated to a width of 80 feet and is improved with asphalt roadway, diagonal parking, concrete curb, gutter, and sidewalk.

SITE PLAN REVIEW FINDINGS

I have reviewed the subject development project and hereby find the following findings based on the information contained in the application, the report of the Site Plan Review staff, reports received from other departments, supplemental written documents submitted and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code:

- 1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. The

project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Central City Community Plan designates the subject property for Community Commercial land uses, corresponding to the CR, C2, C4, RAS3 and RAS4 Zones. The property is zoned C2-2D-O. The property is not located within any Specific Plans or Supplement Use District. The property is within the boundaries of and is subject to the Downtown Design Guideline. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, as reflected in the adopted Framework Element and Community Plan.

The Framework Element for the General Plan (Framework Element)

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

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

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics).

The project will result in the modernization and expansion of an existing hospital facility in the South Park neighborhood of Downtown Los Angeles. The newly expanded hospital facility will result in a new modernized emergency room featuring the Central City's only Level II Trauma Center and 24/7 emergency department. The project site is zoned C2-2D-O. The C2 Zone permits hospital uses by right. The site's D limitation restricts F.A.R. to 3 to 1. The campus has an overall F.A.R. of 2.17 to 1. Therefore, the site can accommodate new development in accordance with the land use and density provisions of the General Plan.

Central City Community Plan

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.

Policy 3.9.3: Determine the appropriateness of centralized and shared parking structures, and where suitable and feasible, encourage their development.

Policy 3.9.8 Support the development of public and private recreation and small parks by incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

The project will reinforce the existing hospital and bring it into compliance with the Hospital Facilities Seismic Safety Act. The Seismic Safety Act requires that California acute care hospitals be designed and constructed to withstand a major earthquake, and remain operational immediately after the earthquake, providing uninterrupted operation of medical services currently provided and maintaining continuity of care. The new facility will allow the hospital to continue to serve its role of providing invaluable medical services to the surrounding community and allow the hospital to operate during natural disasters.

The project will also provide a new 462 stall, six-story centralized parking structure that will accommodate parking for visitors and guests of the hospital. The parking structure will include 6,000 square feet of ground floor retail that will provide neighborhood serving commercial uses. The garage's ground floor commercial spaces will be oriented towards the roundabout and include a new landscape plaza allowing pedestrian access between the new building's main entrance and the medical office buildings to the south. The plaza will be outfitted with landscaping, lighting, and street furniture to activate the space.

Downtown Design Guide

The Downtown Design Guide was adopted by City Council on April 24, 2009 as a General Plan Amendment to the Central City Community Plan to revise Chapter V of the Central City Community Plan text to incorporate the Downtown Design Guide, Urban Design Standards and Guidelines. The Downtown Design Guide supplements Municipal Code provisions and applies to all projects within its boundaries of the Hollywood Freeway (Interstate 101) on the north, the Santa Monica Freeway (Interstate 10) on the south, Harbor Freeway (Interstate 110) on the west and Alameda Street and San Pedro Street on the east. The Downtown Design Guide contains standards and guidelines for sustainable design, sidewalks and setbacks, ground floor treatment, parking and access, massing and street wall, on-site open space, architectural detail, streetscape improvements and signage prepared at a finer grain specifically for the Downtown Neighborhood Districts. As conditioned, the project complies with the requirements of the Downtown Design Guide. Such conditions relative ground floor treatment; parking and access; massing and street wall; on-site open space; and architectural details to encourage a more livable downtown have been incorporated into this grant as conditions of approval.

2. **That 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 neighboring properties.**

Building Arrangement (height, bulk, setbacks)

The project includes the demolition of an existing four-story medical office building and surface parking lots to construct a new four-story hospital building (Emergency Department and Women's Services Building) and a six-story parking structure. The proposed improvements are compatible with existing and future development in the area. The project is located within the campus of the California Hospital Medical Center (CMHC), which includes structures up to nine stories in height with varying setbacks. The overall hospital campus will have an F.A.R. of 2.36 to 1, which is below the 3 to 1 F.A.R. established by the D limitation. The new Emergency Department and Women's Services Building is set back from Grand Avenue, utilizing an existing turnaround area for access. The project includes a pedestrian walkway from the transit stop directly to the building's main entrance. In keeping with the Downtown Design Guideline, the project will provide pedestrian-oriented scaled building entrances servicing the existing lobby, new Emergency Department and Women Service's Building and retail spaces, creating a new entry forecourt around the existing turnaround area.

Off-Street Parking Facilities and Loading Areas

The project will provide 749 off-street parking spaces, including 462 parking spaces within a new six-story parking structure. The parking structure will be built up to the property line, contributing to the street wall along Grand Avenue. In conformance with the Downtown Design Guidelines, the project will shield the parking structure by use of metal screens with inlayed images that depict images related to patient care. The structure will also include 6,000 square feet of ground floor neighborhood oriented retail space. Curb cuts at the site have been minimized by restricting vehicular access to the new garage to the 15th Street/Hope Street entrance that will be shared with the emergency room drop-off area. The garage will include one exit only curb cut along Grand Avenue. Access to the emergency room for ambulances will be from a dedicated roadway off of Hope Street. Passenger drop off and pick up will be restricted to the Grand Avenue and West 15th Street turnarounds to minimize impacts on adjacent streets.

Lighting

The plans submitted do not show the location or type(s) of lighting for the project. The Applicant is required in the Conditions of Approval to provide a plan illustrating the location of exterior lighting demonstrating compliance with Section 8.F., Lighting of the Downtown Design Guide. As conditioned, the project will not result in a substantial amount of light that would adversely affect the day or night time views in the project vicinity.

Landscaping

The project will also include ample landscaping in public spaces including the plaza and turnabouts. In keeping with the Downtown Design Guidelines, the project's public spaces have been designed to provide flexible public amenity spaces that can support a range of uses including seating, lounging, conversing, window-shopping and dining, playing, or special events programming.

By replacing an outdated medical office building and surface parking lots with a new modern medical facility and parking garage with ground floor commercial, the project will better utilize available hospital campus land. The modernized facility will better compliment surrounding land uses and will improve the quality of development in the neighborhood. The project represents a commitment from the hospital operator that the facility will be able to serve the Central City and surrounding areas well into the future. Therefore, the project consists of an arrangement of buildings and structures that will be compatible with existing and future development on neighboring properties.

Trash Collection

The project will utilize existing trash collection locations at the California Hospital Medical Center campus. The hospital trash area is on the north side of an existing building near the Central Plant. Trash collection/storage for the ground floor commercial uses will be designed into the garage building during the permitting process to the rear of the retail spaces so as to not be visible from the street. Thus, the project has been conditioned to ensure that all trash collection and storage areas are not visible from the public right-of-way.

3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

Residential uses are not proposed within the project. Nevertheless, the project does propose landscaped areas to improve the site's overall design. The project's landscaping is also designed to unify the existing hospital facilities and the expansion area. Landscaping will be provided in the following areas; an area between the existing hospital and the new Emergency Department and Women's Services (new) building and within a plaza between the new building and the new parking garage. In keeping with the Downtown Design Guidelines, the project's public spaces have been designed to provide flexible public amenity spaces that can support a range of uses including seating, lounging, conversing, window-shopping and dining, playing, or special events programming.

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
5. On April 3, 2018, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2017-5309-CE, for an Article 19, State Categorical Exemption, Class 15302a, City CEQA Exemption Class 2, Category 1, CEQA Guidelines (replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures, which do not increase capacity more than 50 percent). I hereby adopt that action.

Authorization - Time Limit and Transferability

The authorization granted herein shall be for a three year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three year period. Furthermore, this grant is not a permit or license and that permits and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed

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 if the same be 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.

The Determination in this matter will become effective after fifteen (15) days from the date of mailing of this determination unless an appeal there from is filed with the Department of City Planning. 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://cityplanning.lacity.org/>.** Planning Department public offices are located at:

Downtown	San Fernando Valley	West Los Angeles
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 Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598

The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise 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.

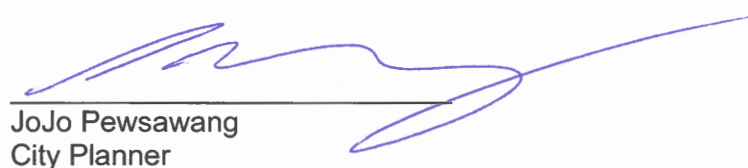
VINCENT P. BERTONI, AICP
 Director of Planning

APPROVED BY:



Nicholas Hendricks
 Senior City Planner

PREPARED BY:



JoJo Pewsawang
 City Planner

Attachments:

Exhibit A: Site Plan, Floor Plans, Elevations, Renderings, Sign Plan

Exhibit B: Legal Description