



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☒ Interested Parties/Others

And:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 18321 West Clark Street; 18365 W. Clark Street; 18411 W. Clark Street; 18370 W. Clark Street; 18410 W. Burbank Boulevard; 18420 W. Burbank Boulevard; APNs 2160010035 and 2160011029

Case Nos.: CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI
VTT-74314

Council No: 3 – Blumenfield

Related Case(s): None

CEQA No.: ENV-2016-1662-EIR (SCH No. 2016071041)

Plan Area: Encino-Tarzana

Hearing Held By: Hearing Officer and Deputy Advisory Agency

Date: November 14, 2017

Existing Zones: [Q]C2-1L, C2, and P1

Time: 9:30 a.m.

Proposed Zone: [T][Q]C2-1

Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Plan Overlay: Ventura-Cahuenga Boulevard
Corridor Specific Plan

Existing Land Use: Community Commercial

Proposed Land Use: Community Commercial

Staff Contact: Elva Nuño-O'Donnell, City Planner
6262 Van Nuys Blvd. Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org
818-374-5066

Applicant: Providence Health System-
Southern California
Jeremy Stremme

Representative: Latham & Watkins LLP
Cindy Starrett/ Beth Gordie

PROPOSED PROJECT:

Providence Health System-Southern California, the Project Applicant, proposes to renovate and construct new facilities at the Providence Tarzana Medical Center as part of the Providence Tarzana Medical Center Project (Project). The Project will be implemented on the existing Providence Tarzana Medical Center (Project Site) located in the Encino-Tarzana community of the City of Los Angeles. The Project Site comprises approximately 13 acres and 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 Replacement), expanding the diagnostic and treatment areas (D&T Expansion), constructing a new central utility plant in the basement of the New Patient Wing, and constructing a new patient wing (New Patient Wing). The Project would also include the construction of a new above-grade, six-level parking structure that would provide approximately 565 parking spaces. To provide for the proposed improvements, the Project would include removal of the existing pharmacy within the Hospital, eight modular buildings, and the MRI Building. The uses in these existing buildings, including the pharmacy, would be relocated within the Hospital. Overall, the Project would remove approximately 37,198 square feet of existing floor area and construct approximately 294,000 square feet of new floor area, resulting in a net increase of approximately 256,802 square feet of net new floor area within the Project Site. The Project would remove 115 existing trees on the Property.

REQUESTED ACTION(S):

The Deputy Advisory Agency shall consider:

ENV-2016-1662-EIR

1. Pursuant to Sections 21082.1(c) of the California Public Resources Code, the Certification and Adoption of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-1662-EIR (2016071041); and

VTT-74314

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, **Vesting Tentative Tract Map No. 74314** to permit the merger and re-subdivision of a 13-acre project site to create three ground lots. Approval of a haul route is also requested.

On behalf of the City Planning Commission, the Hearing Officer will consider:

ENV-2016-1662-EIR

1. Pursuant to Sections 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-1662-EIR (SCH No. 2016071041);

CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI

2. Pursuant to LAMC Section 11.5.6, a **General Plan Amendment** to amend the General Plan Land Use Map, Encino-Tarzana Community Plan to add a new Footnote 19 to Community Commercial Land Use to allow Height District No. 1, to permit the New Patient Wing height of six stories and 120 feet, with cooling towers on the New Patient Wing that would reach 125 feet in height, in lieu of the maximum height of 45 feet;
3. Pursuant to LAMC Section 11.5.7 G, a **Specific Plan Amendment** to the Ventura/Cahuenga Boulevard Corridor Specific Plan to amend the Specific Plan boundary Designations, Map 5—Tarzana Section and Pedestrian Oriented Areas, Exhibit B—Tarzana Section to exclude the Project Site;
4. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a **Vesting Zone and Height District Change** from [Q]C2-1L, C2-1, and P-1 to [T][Q]C2-1, subject to the conditions established in the ordinance implementing the Project approvals, CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI, to permit the New Patient Wing height of six stories and 120 feet, with cooling towers on the New Patient Wing that would reach 125 feet in height, and the New Parking Structure, which would have a height of six levels and approximately 60 feet;
5. Pursuant to LAMC Section 12.24.U.14, a **Major Development Project Conditional Use Permit** for a development that creates 100,000 square feet of floor area or more in the C2 zone;
6. Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a **Zone Variance** from LAMC Section 14.4.2 and Section 14.4.8.B for a monument sign with a vertical dimension greater than its horizontal dimension and with a height of more than eight feet above grade, and LAMC Sec. 14.4.10.A. 1 and 2 for a wall sign which exceeds its permitted sign area; and
7. Pursuant to LAMC Section 12.37.I.3., a **Wavier of Street Improvements and Dedications** on Burbank Boulevard and Etiwanda Avenue adjacent to the project site.

Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND – Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings." Staff Reports are hyperlinked to the cases numbers on the hearing schedule.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

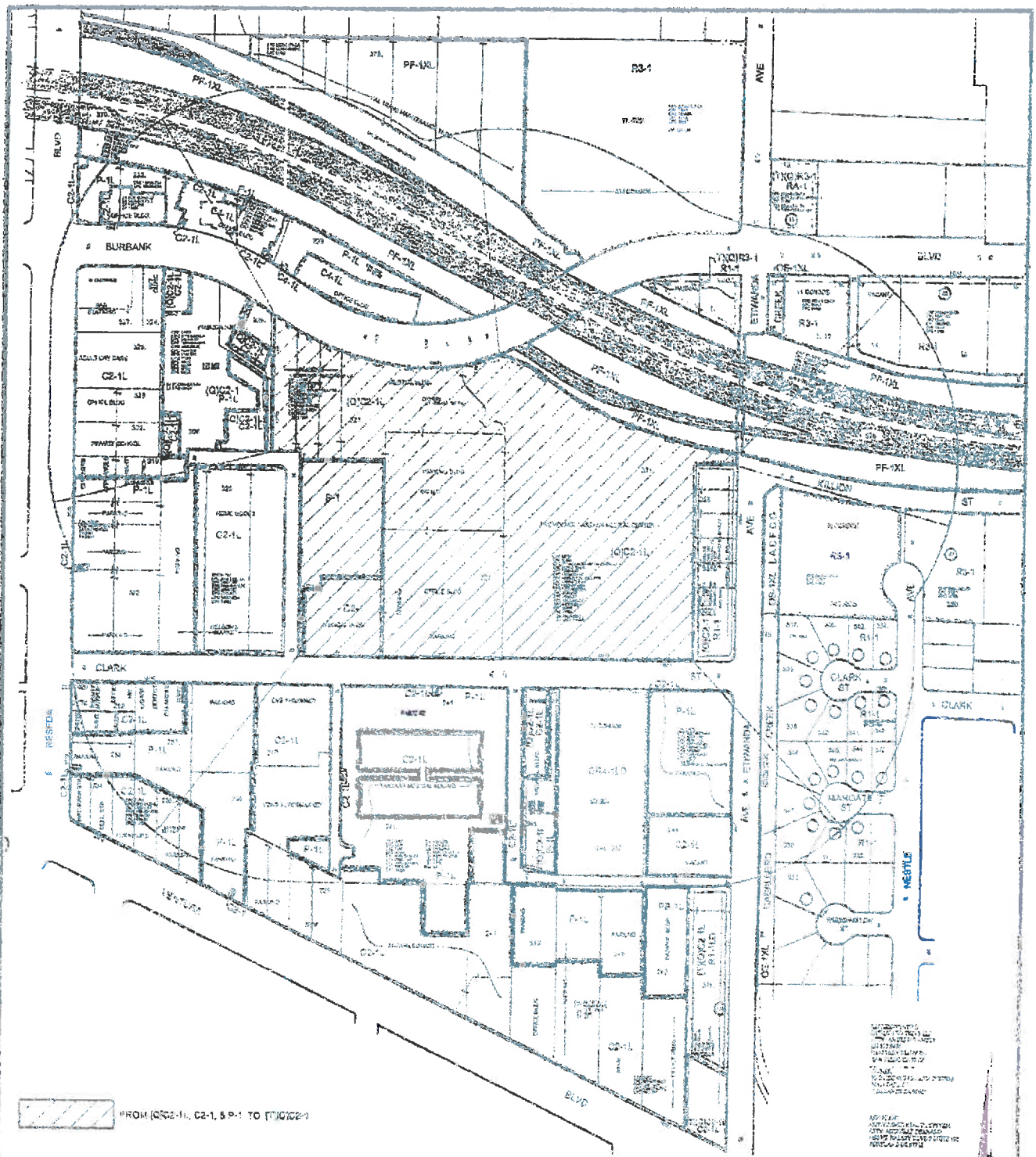
Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge this agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

ACCOMMODATIONS: 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



LEGAL: LOTS 53 & 64, TRACT NO. 5692, LOT A, PARCEL MAP NO. 3157, LOTS 1-3, TRACT NO. 37471

C.D. 5
C.T. 1994-01
P.A. ENCINO-TARZANA

GC Mapping Service, Inc.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 447-1090 (856) 441-6850

GENERAL PLAN AMENDMENT
SPECIFIC PLAN AMENDMENT
VESTING ZONE CHANGE
HEIGHT DISTRICT CHANGE
MAJOR DEVELOPMENT PROJECT CONDITIONAL USE PERMIT
VESTING TENTATIVE TRACT MAP 76814
SIGN VARIANCE
FINAL E.I.R.

SITE: 16321 CLARK ST.

CASE NO.
DATE: 10-04-2017
SCALE: 1" = 100'
4825 FIELD
D.M.: 474 B 125,
471 B 126
T.S. PAGE 583 GRID J-2

12.00 NPT AG