

### C. PROJECT CHARACTERISTICS

Under the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan the northern portion of the site is designated for Medium Density Residential, with a special designation for a health center. The southern portion of the site is designated for Low Density Residential, with a strip of open space crossing the site at the approximate location of Dry Canyon Creek. An equestrian trail is designated to run along the eastern length of the property.

The Proposed Project involves the modification of the Approved Project for the existing Motion Picture Television Fund (MPTF) healthcare facility. The revised Master Plan proposes the construction of new buildings, the renovation of some existing structures, and the removal of some existing buildings. The project includes medical, residential, service/administration, and activity/recreational components. Parking for the entire campus would be provided as required by Municipal Code.

The northern 18 acres of the existing MPTF site is developed with 177,200 square feet of medical space, 56,095 square feet of residential space, 23,110 square feet of service/administration space, and 21,371 square feet of activity/recreational space, as shown on **Table 1, Project Site Land Area Breakdown**, page 7. Immediately to the south of the developed portion of the campus is a 5 acre area where the Stark Villas are currently under construction. Of the remaining 21.8 acres, 15.8 acres are used for agricultural crops, and the southernmost 6 acres are undeveloped, as is shown in **Figure 3, Existing Site Plan**, page 8.

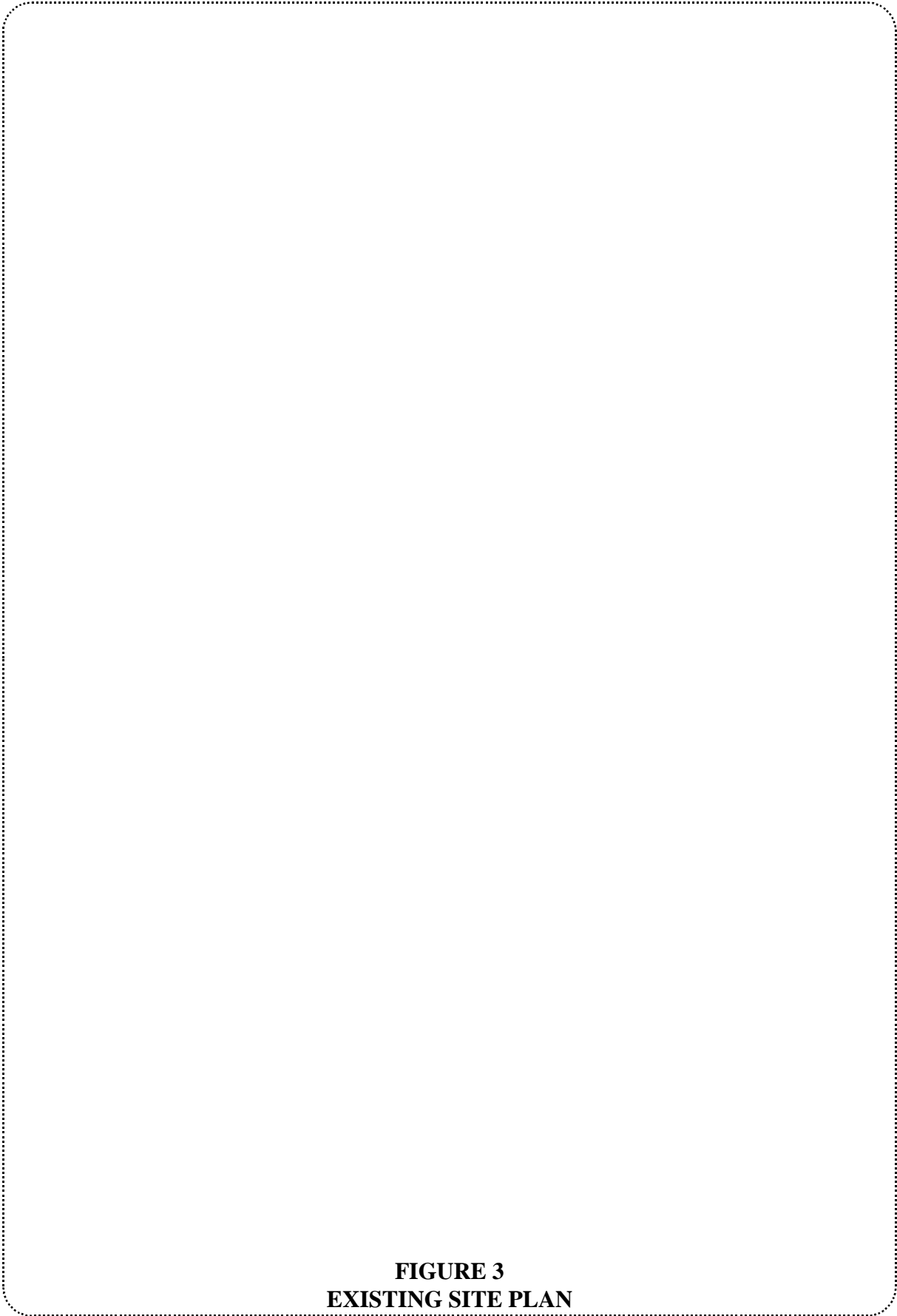
Also reflected on **Table 1** is the net increase of development under the proposed Master Plan in addition to what currently exists on the MPTF campus. This includes 139,500 square feet of medical use, 382,070 square feet of residential use, 42,240 square feet of service/administration use, and 23,000 square feet of activity/recreational use. This square footage includes the development of the 130,000 square foot Stark Villas and a 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Business Office. This development was conceptually approved under Case No. ZA 86-0653(CUZ)(ZV), dated September 12, 1986, as part of the assisted living residential and activity/recreational uses on the central portion of the site under a Master Plan. On October 2,

1998 a Clarification/Confirmation of Right to Construct under ZA 86-0653(CUZ)(ZV) was issued by the Chief Zoning Administrator, fully approving the construction of the Stark Villas and an Activity Pavilion, the relocation of a warehouse, and the demolition of the Modular Office Building.

<b>TABLE 1 PROJECT SITE LAND AREA BREAKDOWN</b>		
Type of Use	Total Existing Development	Proposed Net Increase over Existing Development
Medical	177,200 gsf	139,500 gsf
Licensed Beds	256	34
Residential	56,095 gsf	382,070 gsf <sup>1</sup>
Units	113	417 <sup>1</sup>
Residents	165	508
Service/Administration	23,110 gsf	42,240 gsf <sup>1</sup>
Activity/Recreation	21,371 gsf	23,000 gsf <sup>1</sup>
<sup>1</sup> Includes the fully approved construction of the 130,000 square foot Stark Villas, with 148 units, and 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Office Building.		

As is shown on **Table 2, Proposed Master Plan Breakdown**, page 9, the Proposed Project would construct approximately 191,500 square feet of medical use, 285,070 square feet for residential use, 60,800 square feet for service/administration related use, and 21,000 square feet for activity/recreational related use. **Table 2** also breaks down the proposed demolition of a total of 100,760 square feet of the existing structures on the MPTF campus. The square footage on **Table 2** does not reflect the development of the 130,000 square foot Stark Villas and a 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Business Office, as these have been approved separately and are considered to be a related project (see **Section III.B, Related Projects**, page 25).

The net increase of development under the proposed Master Plan from what currently exists on the MPTF campus is reflected on **Table 2**. This includes 139,500 square feet of medical use, 252,070 square feet of residential use, 45,040 square feet of service/administration use, and 21,000 square feet of activity/recreational use.



**FIGURE 3**  
**EXISTING SITE PLAN**

<b>TABLE 2 PROPOSED MASTER PLAN BREAKDOWN</b>			
Building Type	Proposed Construction	Proposed Demolition/Reduction	Proposed Net Increase from Existing Development
Medical	191,500 gsf	52,000 gsf	139,500 gsf
Licensed Beds	180	146	34
Residential	285,070 gsf <sup>1</sup>	33,000 gsf	252,070 gsf <sup>1</sup>
Units	328 <sup>1</sup>	59	269 <sup>1</sup>
Residents	316 <sup>1</sup>	8	308 <sup>1</sup>
Service/Administration	60,800 gsf	15,760 gsf <sup>1</sup>	45,040 gsf <sup>1</sup>
Activity/Recreation	21,000 gsf <sup>1</sup>	0 gsf <sup>2</sup>	21,000 gsf <sup>1</sup>
<p><sup>1</sup> Does not reflect square footage that was conceptually approved under Case No. ZA 86-0653(CUZ)(ZV), dated September 12, 1986, for assisted living residential and activity/recreational uses on the central portion of the site. On October 2, 1998 a Clarification/Confirmation of Right to Construct under ZA 86-0653(CUZ)(ZV) was issued by the Chief Zoning Administrator, fully approving the construction of the 130,000 square foot Stark Villas, with 148 units, and the 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Office Building. A portion of this development is currently under construction and will be completed independently of the approval of the proposed Master Plan. As a result, the impacts associated with this development will be assessed under the cumulative impact sections of the document (see related project No. 11), unless otherwise noted.</p> <p><sup>2</sup> Does not reflect the demolition of the approximately 200 square foot temporary strawberry sales stand that will be removed during Phase Two of the proposed Master Plan.</p>			

The additional medical use square footage proposed under the Master Plan reflects an increase in the necessary square footage of nursing stations, bathrooms, patient rooms, and exiting space in order to meet current Code and functional requirements for hospitals. This is the result of the passage of the ADA, space requirements for new types of equipment, and new SB1953 seismic requirements.

Upon build-out of the proposed Master Plan, site development would total 316,700 square feet of medical use, 438,165 square feet of residential use, 65,350 square feet of service/administration use, and 44,371 square feet of activity/recreational use, as is shown on **Table 3, Proposed Master Plan Development**, page 10.

<b>TABLE 3 PROPOSED MASTER PLAN DEVELOPMENT</b>		
Building Type	Proposed Net Increase from Existing Development	Total Site Development Upon Completion of Master Plan
Medical	139,500 gsf	316,700 gsf
Licensed Beds	34	290
Residential	252,070 gsf <sup>1</sup>	438,165 gsf <sup>2</sup>
Units	269 <sup>1</sup>	530 <sup>2</sup>
Residents	308 <sup>1</sup>	673 <sup>2</sup>
Service/Administration	45,040 gsf <sup>1</sup>	65,350 gsf <sup>2</sup>
Activity/Recreation	21,000 gsf <sup>1</sup>	44,371 gsf <sup>2</sup>
<sup>1</sup> Does not include the fully approved construction of the 130,000 square foot Stark Villas, with 148 units, and 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Office Building. <sup>2</sup> Includes the fully approved construction of the 130,000 square foot Stark Villas, with 148 units, and 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Office Building.		

**Building Program**

Upon completion of the proposed Master Plan, the MPTF campus would be made up of three general zones of use: the Medical Care zone, the Active Health and Wellness zone, and the Residential Care zone. These zones would generally correspond to the uses adjacent to the campus in order to minimize conflicts between the campus and its neighbors. The Medical Care zone would be located towards the northern third of the campus, adjacent to the commercial activity that fronts Calabasas Road. The Active Health and Wellness zone would be located at the center of the campus, thus centralizing automotive activity on the campus in one area. The southern third of the campus would be developed with residential buildings, corresponding to the existing residential uses adjacent to the west, south, and east of this portion of the campus.

Within these three zones there would be eight main areas of development: the Care Village, the Specialty Care Village, the Central Plaza, the Cottages, the Assisted Living Clusters, the Hospice and Guest House, the Nature Center, and the activity pavilions located along a central pedestrian walkway that would connect these villages. The proposed configuration of these areas is shown in **Figure 4, Proposed Site Plan**, page 12.

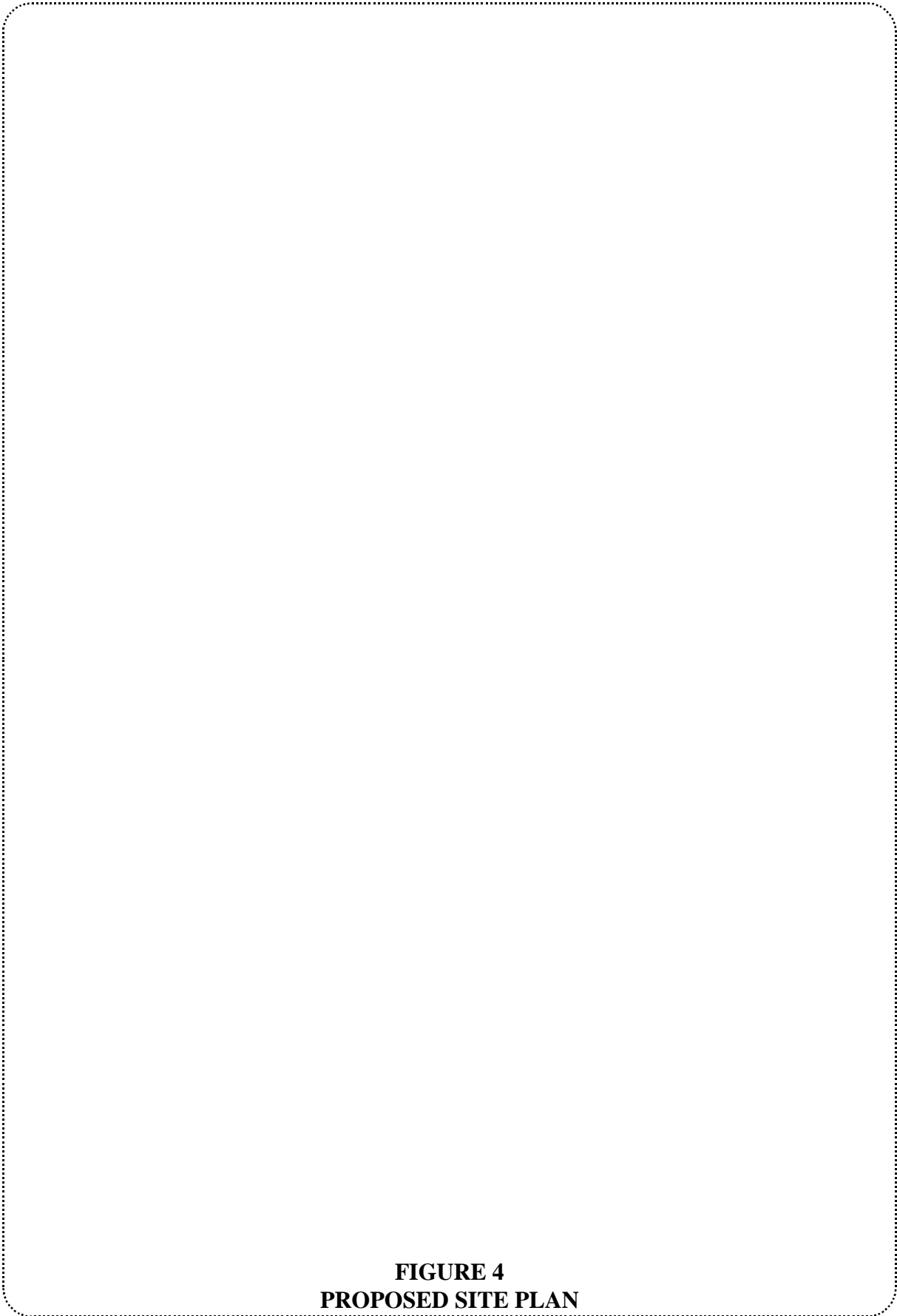
### *The Care Village*

The Care Village, located on the northwestern portion of the site, would consolidate all acute, skilled nursing, long term and short term rehabilitation care. It would house twenty-four hour nursing services to provide all levels of care found in regular hospitals. Development would include the existing 23,000 square foot Hospital Administration Building, the existing 83,000 square foot Skilled Nursing Facility (SNF), and the proposed 98,500 square foot Universal Bed Hospital Building.

The existing 16,500 square foot Long Term Care Pavilion building and 21,500 square foot Acute Care/Outpatient/ICU wings would be removed. Renovations to the SNF would remove current outpatient services and replace them with beds at the garden level. This would allow a total bed count of 190 in the Care Village. The beds in the new Universal Bed Hospital Building would be designed for the flexibility to move from one level of care to another as needs change over time. The kitchen and service docks would be relocated to the Universal Beds Hospital Building from the northeast corner. The service docks would be accessed from the west along El Cañon Road. A central “sunken garden” patio space would be shared by patients, families and staff. The bed count has been increased to accommodate patients from the additional assisted living units proposed under the Master Plan, and patients coming in from the off-campus community.

### *Specialty Care Village*

The Specialty Care Village, located at the northeast portion of the site, is designed to promote the specific environments that can provide a higher quality of life for those living with Alzheimer’s disease. The existing Specialty Care Village facilities would receive necessary renovations, and 23,000 square feet of new Alzheimer’s residences would be constructed to provide a residential setting for these long-term patients. A significant amount of new research has been completed to better understand the affects of the physical space on those afflicted with Alzheimer’s. This research is put in use to design the very detailed and supportive dementia environment. Protected outdoor spaces also are dedicated to this community within a community. Certain units would be maintained at higher levels of skilled nursing licensure. Over time patients with new or advancing diseases may also take their place in this dedicated area.



**FIGURE 4  
PROPOSED SITE PLAN**

### *Central Plaza*

The Central Plaza, proposed to be the future center of the campus and main visitor entrance, is proposed to be developed in the general location of the existing Lodge, at the southern limit of the developed site. The Central Plaza would consist of a plaza surrounded by the Health Village, the Outreach Center, and the Campus Services buildings.

The Health Village would be an outpatient care facility with state-of-the-art clinic space, alternative medicine programs and education center. An element of the Health Village would be a fitness center, with a pool and spa area to serve the on-site residents and staff. The Outreach Center would provide a children's daycare center for children of the campus staff, an elder day care, and office space for a Home Health program. Easy access would be provided from the Central Plaza to the existing Louis B. Mayer Theatre and the Country House, providing food and entertainment near the site's activity core.

### *Cottages*

Located to the south of the Care Village and Specialty Care Village, the existing "Cottages" provide Independent Living with daily assistance as needed. The cottages contain licensed residential care beds. Under the proposed Master Plan two cottages, totaling 3,500 square feet, would be removed, and 23,095 square feet of the cottage facilities would remain as a key element of the campus. The cottages would maintain an important legacy for the campus. The development of a central promenade would link the cottages to the rest of the campus.

### *Assisted Living Clusters*

The Assisted Living clusters would be developed on the southern third of the site. The 410,000 square foot Assisted Living residential component, which includes the 130,000 square foot Stark Villas<sup>1</sup>, provides individuals and couples with a home-like atmosphere in an independent and private unit. These units are designed under one roof in ideal clusters of 60 to 80 to take advantage of "in-house" services for dining, medical assistance and personal care service. These clusters would be designed to personify the concept of "aging in place," whereby the environment can be modified over time (through built-in adaptations) to assist more frail or infirm individuals. Each unit would have private and direct outdoor spaces, and each cluster of units would have its own garden space.

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<sup>1</sup> The square footage for this development was conceptually approved under Case No. ZA 86-0653(CUZ)(ZV), dated September 12, 1986, for assisted living residential use on the central portion of the site. On October 2, 1998 a Clarification/Confirmation of Right to Construct under ZA 86-0653(CUZ)(ZV) was issued by the Chief Zoning Administrator, fully approving the construction of the 130,000 square foot Stark Villas. A portion of this development is currently under construction and will be completed independent of the approval of the proposed Master Plan. As a result, the impacts associated with this development will be assessed under the cumulative impact sections of the document (see related project No. 11) unless otherwise noted.



Each Assisted Living cluster would take on its own architectural character, while in harmony with overall campus materials, colors and scale. The Stark Villas are the first Assisted Living project. They will be located just to the south of the current business center facilities, with pedestrian connections and visual ties to the existing community.

### *Hospice and Guest House*

An 8 unit guest house would be developed south of the Assisted Living Clusters to provide a place for visiting family members to stay for short periods of time. A 10 unit hospice facility would also be constructed in the vicinity of the guest house, to provide hospice care to campus residents who temporarily require more focused care.

### *Nature Center*

The Nature Center is reserved open space located at the southern-most portion of the site, overlooking a stream. Evidence of severe bank erosion and flooding can be found along this stream, which has undermined the root structure of some of the nearby oaks. In order to minimize potential flooding, the stream may require significant clearing of its bed of willows and other materials that could restrict water flow. To reduce future erosion of the banks, the sides of the stream may need to be stabilized using a concrete wall, cribwall or other geotechnic material that meets City and California Department of Fish and Game approval, if necessary.

A landscaped water feature is proposed along the north-south axis of the campus, from south of the Central Plaza to the natural stream. This feature would roughly parallel a central promenade, which would stretch from the north end of the site to the Nature Center. This water feature would not physically connect with, or affect the flow of the natural stream..

In accordance with the City of Los Angeles General Plan, pedestrian and equestrian trails would be developed on the southern portion of the site, and would meet up with the trail that currently exists along the western boundary of the site. These trails would be open to the public during daylight hours.

The natural stream, nature trail, and grove of trees would provide residents and visitors a “retreat to the country,” as the campus was originally used. The existing Chapel would be relocated within the vicinity of the Nature Center.

### *Activity/Recreation Pavilions*

A total of 23,000 square feet of activity/recreational use, including the 2,000 square foot Activity Pavilion that is currently approved<sup>2</sup>, would be developed in a series of buildings along the central promenade. These pavilions would house a variety of activities for the on-site residential community. They would include services such as a postal station, banking center, beauty salon, art workshops, memorabilia galleries, specialty food centers, and other new activities as each new generation demands.

### *Circulation and Parking*

The Proposed Project would provide approximately 975 parking spaces. Approximately 130 of these spaces would be located within City rights-of-way. These spaces are not required for the Proposed Project to meet Municipal Code requirements. A perimeter access road, a portion of which would serve as a flood control device, would also be developed within City rights-of-way. The development of these elements would be accommodated with a Revocable Permit.

In addition, the Master Plan calls for the widening of the on-site access road adjacent to the existing Skilled Nursing Facility. This action would require a vacation of a portion of the east side of El Cañon Avenue.

### Phasing

The specific development of individual buildings is dependent upon demand and the success of fund raising. However the following generalized two phase development plan has been identified for the purposes of this environmental assessment.

#### *Phase One*

Phase One would commence upon the completion of the fully approved Stark Villa One and Activity Pavilion. The fully approved Stark Villa Two would be constructed in tandem with the activities proposed as part of Phase One. With Phase One, the Health Village would be developed, and the existing medical facilities would be upgraded to meet OSHPD and SB 1953 requirements. The construction of the medical facilities would be staggered to allow the continuous provision of hospital services on site. The construction of the Health Village and the redevelopment of the main campus entrance would be the first step in updating the medical facilities.

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<sup>2</sup> The square footage for this development was conceptually approved under Case No. ZA 86-0653(CUZ)(ZV), dated September 12, 1986, activity/recreational uses on the central portion of the site. On October 2, 1998 a Clarification/Confirmation of Right to Construct under ZA 86-0653(CUZ)(ZV) was issued by the Chief Zoning Administrator, fully approving the construction of the 2,000 square foot Activity Pavilion.

Existing outpatient services would be moved out of the Skilled Nursing Facility (SNF), K wing, and Nursing Education building (in the C wing), and into the new Health Village. Portions of the C and D wings would be demolished, and the Administration Building and SNF would be upgraded to meet SB 1953 seismic requirements. Patients from the J wing would be relocated to the SNF. The J and K wings and the ICU would be demolished, and a new two level OSHPD compliant Universal Bed Hospital Building would be constructed on the site. Long Term Pavilion residents would be relocated to the new OSHPD compliant building, and the Pavilion would be demolished. State regulations under OSHPD require that the hospital kitchen be located in a seismically safe hospital building, rather than in a community style building, as is called for in the approved Master Plan. Finally, a new Alzheimers residential facility would be constructed to add 30 residents. As needed, temporary surface parking would be developed on the southern portion of the campus, until the ultimate location of the parking becomes available during Phase Two. Build-out of Phase One is anticipated by 2008. A summary of construction and demolition activities for Phase One is provided on **Table 4, Proposed Phase One**, page 16.

<b>TABLE 4 PROPOSED PHASE ONE</b>			
Building Type	Proposed Construction	Proposed Demolition	Proposed Net Increase from Existing Development
Medical	183,000 gsf	52,000 gsf	131,000 gsf
Licensed Beds	170	146	24
Residential	0 gsf <sup>1</sup>	3,500 gsf	(3,500) gsf <sup>1</sup>
Units	0 <sup>1</sup>	8	(8)
Residents	0	8	(8)
Service/Administration	1,800 gsf	860 gsf <sup>1</sup>	940 gsf <sup>1</sup>
Activity/Recreation	0 gsf <sup>1</sup>	0 gsf	0 gsf <sup>1</sup>
<sup>1</sup> Does not include the fully approved construction of the 130,000 square foot Stark Villas and the 2,000 square foot Activity Pavilion, and the demolition of the 2,800 square foot Modular Business Office. A portion of this development is currently under construction, and will be completed independently of the approval of the proposed Master Plan. As a result, the impacts associated with this development will be assessed under the cumulative impact sections of this document (see related project No. 11), unless otherwise noted.			

*Phase Two*

The focus of Phase Two would be the development of the southern portion of the campus, and the redevelopment of the central portion of the campus to create the Central Plaza. This would entail the construction of the remaining new Assisted Living Villas, the Guest House, the Hospice building,

and the new Activity/Recreation Pavilions on the southern portion of the campus. On the central portion of the campus the Lodge, Human Resources building, Motor Pool, and Financial Services/Facilities/IT building would all be demolished in order to construct the Outreach Center, and Campus Services Building, and to create the Central Plaza. Finally, the Chapel would be relocated to the southern portion of the campus, and the landscape and water features for the whole campus would be finalized. Build-out of Phase Two is anticipated by 2015. A summary of construction and demolition activities for Phase Two is provided on **Table 5, Proposed Phase Two**, page 17.

<b>TABLE 5 PROPOSED PHASE TWO</b>			
Building Type	Proposed Construction	Proposed Demolition	Proposed Net Increase from Existing Development
Medical	8,500 gsf	0 gsf	8,500 gsf
Licensed Beds	10	0	10
Residential	285,070 gsf	29,500 gsf	255,570 gsf
Units	328	51	277
Residents	400	84	316
Service/Administration	59,000 gsf	14,900 gsf	44,100 gsf
Activity/recreational	21,000 gsf	0 gsf	21,000 gsf

Under the proposed Master Plan, the main entrance to the MPTF campus would remain at Spielberg Drive at Mulholland Drive, just north of the Central Plaza. An existing secondary entrance would be maintained along Mulholland Drive, closer to the Specialty Care Village. The service entrance to the campus would be located at El Cañon, where the street has been vacated. Access to the Hospice and Guest Houses at the southern-most portion of the campus, would be from Mulholland Drive, to the north of Valmar Road.

There would be two points of emergency access: at the southern portion of the campus along Park Sorrento, and at the corner of Calabasas Road and El Cañon Avenue.

It should be noted that during the implementation of the proposed Master Plan, it may be necessary to house some administrative service uses on-site, that are ultimately proposed to be located off-site. Currently, approximately 40,000 square feet of administrative space is leased at off-site locations.

In the event that any or all of this space is located onto the campus, an equivalency table has been developed to allow a calculation of equivalent impact for utilization of proposed non-administrative space for administrative purposes. **Table 6, Equivalency Table**, page 18 shows that the number of trips generated by 5,000 square feet of administrative space would be the equivalent of those generated by 6 hospital beds, or 2,000 square feet of medical office space, or 37 assisted living dwelling units. Therefore, if the MPTF developed an additional 5,000 square feet of administrative space on the campus, it would need to reduce its entitlement by 6 beds, or 2,000 square feet medical office space, or 37 assisted living dwelling units. With utilization of the equivalency table, the MPTF is provided the flexibility to accommodate intermediate administrative demands without creating an increased environmental impact.

<b>TABLE 6</b>	
<b>EQUIVALENCY TABLE</b>	
LAND USE	SIZE
Service/administration	5,000 Square Feet
Hospital	6 Beds
Medical Office	2,000 Square Feet
Assisted Living	37 Dwelling Units

1986 CUP Approval

As indicated earlier, the Proposed Project consists of a modification to an existing approved Master Plan, referred to as the Approved Project, which was approved under a 1986 Conditional Use Permit. The Approved Project calls for the renovation and expansion of an existing retirement and medical facility to contain 219,000 square feet of medical facility with 299 licensed beds, 337,100 square feet of residential buildings with 424 units, 77,000 square feet of administration and service buildings, and 64,371 square feet of activity/recreational buildings. The proposed Master Plan includes the construction of some structures that were approved under the 1986 Conditional Use Permit, but that have not yet been constructed. A comparison of total development under the proposed Master Plan and the Approved Project is provided on **Table 7, Master Plan Comparison**, page 19.

As is shown on **Table 7**, the proposed Master Plan would result in a net increase of 97,700 square feet of medical use over what is approved for in the existing Master Plan. However, the proposal also results in a net decrease of 9 licensed beds than are currently planned for. The additional square footage is the result of changes to the state building code for hospitals, the passage of the ADA, and

space requirements for new equipment. New SB1953 seismic requirements dictate that many of the existing hospital buildings on the campus be seismically strengthened or replaced, making the medical portion of the Approved Project obsolete.

<b>TABLE 7 MASTER PLAN COMPARISON</b>			
Type of Use	Total Development under 1986 Master Plan	Total Development under Proposed Master Plan	Proposed Net Change from Approved Project
Medical	219,000 gsf	316,700 gsf	97,700 gsf
Licensed Beds	299	290	(9)
Residential	337,100 gsf	438,165 gsf	101,065 gsf
Units	424	530	106
Residents	611	673	62
Service/Administration	77,000 gsf	65,350 gsf	(11,650)
Activity/recreational	64,371 gsf	44,371 gsf	(20,000)

The proposed Master Plan would result in a net increase of 101,065 square feet of residential use over what is approved for in the Approved Project. This would result in 106 additional units over what is currently planned for. The additional residents reflect a change in the nature of a large percentage of the residential units on the southern portion of the site from independent living dwelling units with garages to smaller assisted living dwelling units without garages, which serve a more frail population with less cars.

Ultimately, the proposed Master Plan would result in a net decrease of 11,650 square feet for service/administration buildings and 20,000 square feet for activity/recreational buildings from what the approved Master Plan calls for.