

2. Parking

Environmental Setting

The northern 18 acres of the existing MPTF site is currently 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. The central 15.8 acres are used for agricultural crops, and the southernmost 6 acres are undeveloped. The latest Certificate of Occupancy for the existing MPTF campus required a total of 334 parking spaces. The existing MPTF campus adequately meets the parking requirements with 496 parking spaces. The existing parking plan for the MPTF campus is illustrated in **Figure 3, Existing Site Plan**, page 8.

Significance Criteria

A project would normally have a significant impact on parking if the project provides less parking than needed as determined through an analysis of demand from the project.

Environmental Impact

The proposed Master Plan calls for a net increase of 90,500 square feet of hospital use¹, 26,000 square feet of medical office use, 30 Alzheimer's care retirement units, 269 retirement community units, 42,240 square feet of service/administration use², and 23,000 square feet of activity/recreational use³ on the project site. Parking rates from the City of Los Angeles Code applicable to the proposed Master Plan project⁴ is as follows:

- Hospital: 1 space per 500 square feet (SF) (Institutional parking rate)
- Medical Office: 1 space per 200 SF

¹ This does not reflect the proposed 23,000 square foot Alzheimer's care use, which is assessed as retirement units in this section.

² Includes demolition of the 2,800 square foot Modular Office Building, which was fully approved on October 2, 1998 by Chief Zoning Administrator Bob Janovici, and which is analyzed as part of Related Project No. 11 elsewhere in this document.

³ Includes construction of a 2,000 square foot Activity Pavilion, which was fully approved on October 2, 1998 by Chief Zoning Administrator Bob Janovici, and which is analyzed as part of Related Project No. 11 elsewhere in this document.

⁴ Based on meeting with Kevin MacDonald and Bob Janovici of the City Planning Department on August 26, 1998, and follow-up letter to Bob Janovici from Planning Associates, Inc. on September 16, 1998.

- Retirement Community:
 - 1 space per unit the first 30 dwelling units
 - 1 space per every two units for the second 30 dwelling units
 - 0.33 spaces per unit over 60 dwelling units
 - Less 60 percent of the above Retirement Community total
- Service/Administration: 1 space per 500 SF
- Activity/Recreation: 1 space per 500 SF

Based on City Code parking rates, a net increase of 420 spaces are required for the site under the proposed Master Plan. The number of required parking spaces was determined by utilizing the above Code parking requirements, and subtracting 10 percent of the gross square footage for the hospital, medical office, service/administration and activities facilities uses to obtain the usable square footage. In addition, the 6,000 GSF pool and fitness space located in the Health Village was subtracted from the Medical Office space. The parking calculations are as follows:

- Hospital
 $(90,500 \text{ GSF} \times 0.90) = 81,450 \text{ SF} \div 500 = 163 \text{ Spaces}$
- Medical Office
 $(26,000 \text{ GSF} - 6,000 \text{ GSF}) = 20,000 \text{ GSF} \times 0.90 = 18,000 \text{ SF} \div 200 = 90 \text{ Spaces}$
- Retirement Community (Including 30 Bed Alzheimer Addition)
 $[(30 \text{ DU} \times 1 = 30 \text{ Sp.}] + [30 \text{ DU} \div 2 = 15] + [239 \text{ DU} \times 0.33 = 79] = 124 \times 0.4 = 50 \text{ Spaces}$
- Service/Administration
 $(42,240 \text{ GSF} \times 0.90) = 38,016 \text{ SF} \div 500 = 76 \text{ Spaces}$
- Activity/Recreation
 $(23,000 \text{ GSF} \times 0.90) = 20,700 \text{ SF} \div 500 = 41 \text{ Spaces}$
- **Master Plan Project Total:** $163 + 90 + 50 + 76 + 41 = \mathbf{420 \text{ Spaces}}$

Thus, a total of 754 parking spaces (334 existing required spaces plus 420 Master Plan project required spaces) would be required for the future MPTF campus upon build-out of the proposed Master Plan project. A total of 975 on-site parking spaces are proposed for the MPTF campus as part of the Master Plan project. All of the parking spaces would be provided in surface 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. The Proposed Project parking for the MPTF Master Plan project is illustrated in **Figure 4, Proposed Site Plan**, page 12.

The project must provide a minimum of 20 handicap accessible spaces, two of which must be van accessible. This complies with current American with Disabilities Act (ADA) requirements of a minimum of two percent handicap accessible spaces for parking facilities with a total of 501 to 1,000 spaces, with one in every eight handicap spaces being van accessible.

Cumulative Impact

Related Project No. 11 is included in the discussion above. No other Related Project would share, or have parking in the vicinity of the Proposed Project. Therefore there would be no significant cumulative parking impact.

Mitigation Measures

None are required.

Impacts after Mitigation

No significant parking impact is anticipated under the Proposed Project.

3. Site Access

Environmental Setting

Access to the project site is currently provided via three site driveways. The main campus driveway is via Spielberg Drive at its intersection with Mulholland Drive. A second driveway is on Mulholland Drive, just south of the Calabasas Road-Avenue San Luis intersection. Site access to Calabasas Road is provided at the terminus of the El Cañon Avenue, which is vacated just south of Calabasas Road.