

## Communication from Public

**Name:** Sheppard Mullin (Applicant's Representative)

**Date Submitted:** 11/29/2021 01:28 PM

**Council File No:** 21-1154

**Comments for Public Posting:** Dear Chairman Harris-Dawson and Honorable Councilmembers: Our firm represents 6000 SV Holdings, LLC (“Applicant”) regarding the proposed hospital development at 6000-6032 West San Vicente Boulevard (“Project”) in the City of Los Angeles (“City”). As you know, the City Planning Commission unanimously approved the Project on May 27, 2021. Nevertheless, we have continued our discussions with the neighboring stakeholders to address and find solutions to their concerns about the Project. We have drafted additional voluntary conditions in order to address the neighbors’ concerns about the Project’s design, parking, loading, and circulation, and we respectfully request the following language be added to the Conditions of Approval: 1. The Project shall provide light and heat-reflective concrete pavement in the adjacent alley to the south, not paver stones or asphalt. The materials shall be indicated in the final plan set and approved by the Department of Building and Safety. 2. Two-way vehicular ingress and egress to and from the Project site shall be provided on San Vicente Boulevard. 3. The applicant shall restrict all loading in the alley and along residential streets. All commercial loading shall occur on San Vicente Boulevard along the frontage of the Project. 4. No vehicles associated with the construction or operation of the hospital shall be permitted to block vehicular or pedestrian access to and within the alley, through any means, including parking, idling, or general vehicle queuing. 5. The applicant shall provide signage and striping in the alley stating that the parking, idling, or general queuing of vehicles is prohibited. We are happy to answer any questions regarding our request at the upcoming PLUM hearing for the Project on November 30, 2021.

November 29, 2021

File Number: 70BL-304858

**VIA LACouncilComment.com**

Planning and Land Use Management Committee  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

Re: PLUM Agenda Item No. 3 - Request for Additional Conditions of Approval (CF- 21-1154; ENV-2020-252-ND)

Dear Chairman Harris-Dawson and Honorable Councilmembers:

Our firm represents 6000 SV Holdings, LLC ("Applicant") regarding the proposed hospital development at 6000-6032 West San Vicente Boulevard ("Project") in the City of Los Angeles ("City"). As you know, the City Planning Commission unanimously approved the Project on May 27, 2021. Nevertheless, we have continued our discussions with the neighboring stakeholders to address and find solutions to their concerns about the Project. We have drafted additional voluntary conditions in order to address the neighbors' concerns about the Project's design, parking, loading, and circulation, and we respectfully request the following language be added to the Conditions of Approval:

1. The Project shall provide light and heat-reflective concrete pavement in the adjacent alley to the south, not paver stones or asphalt. The materials shall be indicated in the final plan set and approved by the Department of Building and Safety.
2. Two-way vehicular ingress and egress to and from the Project site shall be provided on San Vicente Boulevard.
3. The applicant shall restrict all loading in the alley and along residential streets. All commercial loading shall occur on San Vicente Boulevard along the frontage of the Project.
4. No vehicles associated with the construction or operation of the hospital shall be permitted to block vehicular or pedestrian access to and within the alley, through any means, including parking, idling, or general vehicle queuing.
5. The applicant shall provide signage and striping in the alley stating that the parking, idling, or general queuing of vehicles is prohibited.

Planning and Land Use Management Committee  
November 29, 2021  
Page 2

We are happy to answer any questions regarding our request at the upcoming PLUM hearing for the Project on November 30, 2021.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alfred Fraijo Jr.', with a stylized flourish at the end.

Alfred Fraijo Jr.  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4853-7881-0116.2

cc: Hakeem Parke-Davis ([hakeem.parke-davis@lacity.org](mailto:hakeem.parke-davis@lacity.org))  
More Song ([more.song@lacity.org](mailto:more.song@lacity.org))

## Communication from Public

**Name:** Karly Katona, Care Taker CD10

**Date Submitted:** 11/29/2021 04:50 PM

**Council File No:** 21-1154

**Comments for Public Posting:** Dear Chair Harris-Dawson: Item 3 on the November 30, 2021 Planning and Land Use Management Committee agenda pertains to a General Plan Amendment, Zone Change and Height District Change to authorize the demolition of an existing specialty medical hospital and surface parking lot, and the construction, use, and maintenance of a new specialty medical hospital and surface parking lot (Project). Over the proceedings of this case, the 10th Council District team has worked with the surrounding community and the Applicant to resolve critical issues related to the proposed construction and operation to ensure that the envisioned medical hospital will operate synergistically with the surrounding community. Our team has specifically focused on identifying strategies to prevent potential traffic and circulation conflicts as they relate to the use of the adjacent alley. Please find below voluntary conditions that the Applicant has agreed to in order to address the concerns of neighboring stakeholders. The Applicant extensively discussed these solutions with surrounding stakeholders during a series of private meetings as well as at multiple P.I.C.O Neighborhood Council (Neighborhood Council) meetings. These meetings resulted in a vote in support of the Project at the Neighborhood Council. I respectfully request that the following voluntary conditions be included in the final Conditions of Approval: 5e. The Project shall provide light and heat-reflective concrete pavement in the adjacent alley to the south, and not paver stones or asphalt. The materials shall be indicated in the final plan set and approved to the satisfaction of the Department of Building and Safety. 6.b. The Applicant shall encourage, to the best of their ability and to the satisfaction of LADOT, vehicular ingress and egress off of San Vicente Boulevard only by using signage, traffic cones, and/or other measures to minimize vehicle traffic along the alley. 6.c. The Applicant shall restrict all loading in the alley and along residential streets. All commercial loading shall occur on San Vicente Boulevard along the Project frontage, to the satisfaction of LADOT. The Applicant shall inform vendors and deliveries of this requirement. 6d. No vehicles associated with the construction or operation of the hospital shall be permitted to block vehicular or pedestrian access to the alley, through any means, including by parking, idling, or generally queuing vehicles in, adjacent to, or

along the alley. 6e. The Applicant shall install signage in the alley and striping along the alley pavement stating that parking, idling, or general queuing of vehicles is prohibited. Thank you very much for your consideration. Sincerely, KARLY KATONA  
Caretaker, 10th Council District



## **COUNCIL DISTRICT 10**

### **CITY OF LOS ANGELES**

**SENT VIA EMAIL**

November 29, 2021

Honorable Marqueece Harris-Dawson  
Chair, Planning and Land Use Committee  
City of Los Angeles  
200 N. Spring Street, Room 450  
Los Angeles, CA 90012

**RE: ENTITLEMENT OF MEDICAL HOSPITAL AT 6000 W. SAN VICENTE BLVD  
(ENV-2020-252-ND and CPC-2020-251-GPA-ZC-HD)**

Dear Chair Harris-Dawson:

Item 3 on the November 30, 2021 Planning and Land Use Management Committee agenda pertains to a General Plan Amendment, Zone Change and Height District Change to authorize the demolition of an existing specialty medical hospital and surface parking lot, and the construction, use, and maintenance of a new specialty medical hospital and surface parking lot (Project).

Over the proceedings of this case, the 10th Council District team has worked with the surrounding community and the Applicant to resolve critical issues related to the proposed construction and operation to ensure that the envisioned medical hospital will operate synergistically with the surrounding community. Our team has specifically focused on identifying strategies to prevent potential traffic and circulation conflicts as they relate to the use of the adjacent alley.

Please find below voluntary conditions that the Applicant has agreed to in order to address the concerns of neighboring stakeholders. The Applicant extensively discussed these solutions with surrounding stakeholders during a series of private meetings as well as at multiple P.I.C.O Neighborhood Council (Neighborhood Council) meetings. These meetings resulted in a vote in support of the Project at the Neighborhood Council.

I respectfully request that the following voluntary conditions be included in the final Conditions of Approval:

- 5e. The Project shall provide light and heat-reflective concrete pavement in the adjacent alley to the south, and not paver stones or asphalt. The materials shall be indicated in the final plan set and approved to the satisfaction of the Department of Building and Safety.

- 6.b. The Applicant shall encourage, to the best of their ability and to the satisfaction of LADOT, vehicular ingress and egress off of San Vicente Boulevard only by using signage, traffic cones, and/or other measures to minimize vehicle traffic along the alley.
- 6.c. The Applicant shall restrict all loading in the alley and along residential streets. All commercial loading shall occur on San Vicente Boulevard along the Project frontage, to the satisfaction of LADOT. The Applicant shall inform vendors and deliveries of this requirement.
- 6d. No vehicles associated with the construction or operation of the hospital shall be permitted to block vehicular or pedestrian access to the alley, through any means, including by parking, idling, or generally queuing vehicles in, adjacent to, or along the alley.
- 6e. The Applicant shall install signage in the alley and striping along the alley pavement stating that parking, idling, or general queuing of vehicles is prohibited.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Karly Katona", with a stylized, cursive script.

**KARLY KATONA**

Caretaker, 10th Council District

c: Members of the Planning and Land Use Committee  
Mr. Vince Bertoni, Director of City Planning

Enclosure

## Communication from Public

**Name:** Sheppard Mullin (Applicant's Representative)  
**Date Submitted:** 11/29/2021 01:30 PM  
**Council File No:** 21-1154  
**Comments for Public Posting:** Our firm represents 6000 SV Holdings, LLC (“Applicant”) regarding the proposed hospital development at 6000-6032 West San Vicente Boulevard (“Project”) in the City of Los Angeles (“City”). We are submitting a PowerPoint presentation for the PLUM Committee members to reference, if needed, during our comments and the discussion of the Project at the upcoming hearing on November 30, 2021. Thank you.





# **6000 – 6032 W. San Vicente Blvd.**

Council File: 21-1154

CPC-2020-251-GPA-ZC-HD

ENV-2020-252-ND

**Planning and Land Use Management Committee of  
the Los Angeles City Council Hearing**

**November 30, 2021**

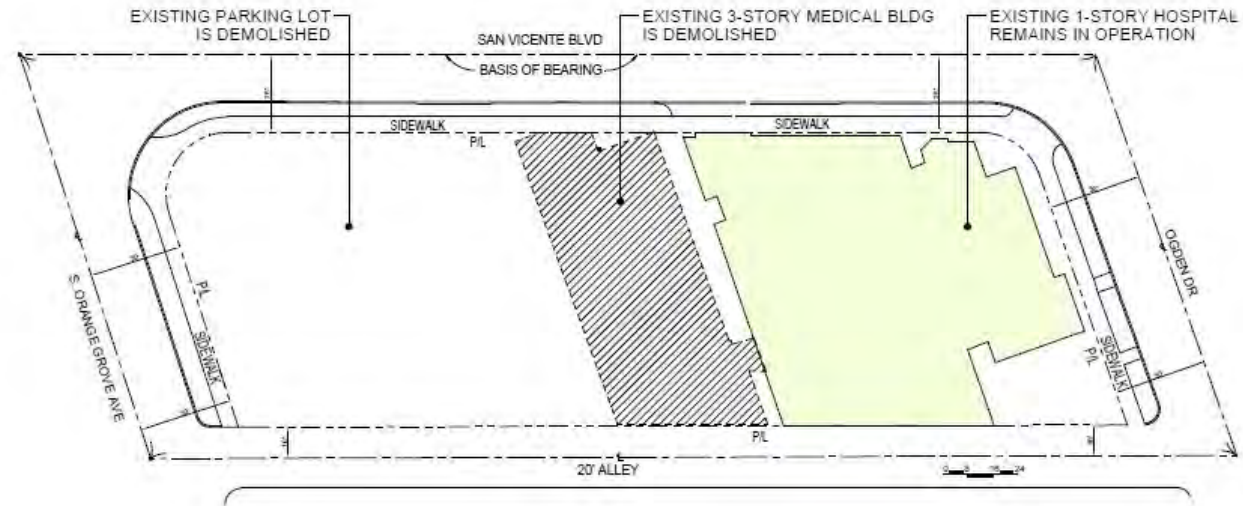
# Proposed Project

- Applicant is 6000 SV Holdings LLC, the owner of the Property located at 6000-6032 W. San Vicente Boulevard (“Project Site”).
- The Project Site is currently developed with an existing orthopedic and spinal medical hospital.
- Applicant is proposing the demolition of the existing hospital and the development of a new 48,282 square feet (“SF”) five-story with roof deck medical hospital (the “Project”).

# License and OSHPD Requirements

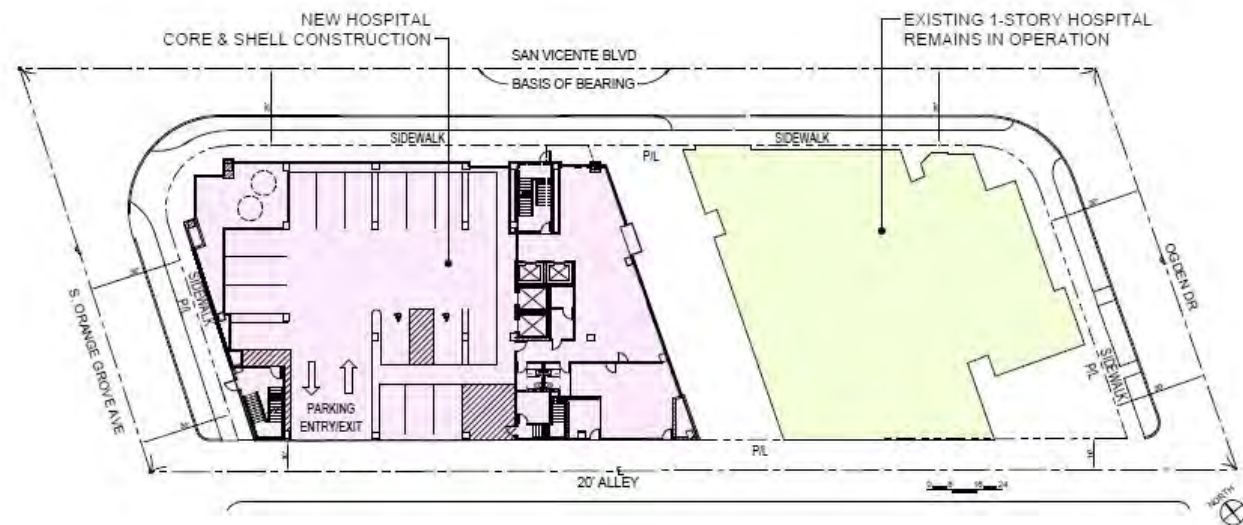
- AB 2190 mandates that all hospitals in the State of California must meet the regulation and standards for “substantial compliance” with seismic safety as set forth in Section 130065.
- This Project’s 2024 deadline provides enough time to ensure that construction will be completed without further concerns about the hospital licensure status.
- Per CA Code of Regulations Section 70131, a license can only be suspended for 12 months after which it expires automatically and is not subject to reinstatement. Given the timing required for construction, this is not feasible.
- Reapplying and obtaining a new license is impossible as the Affordable Care Act eliminates the ownership of physician owned hospitals.

# Phasing Plan



## PHASE 1

- EXISTING 1-STORY HOSPITAL REMAINS IN OPERATION
- EXISTING 3-STORY MEDICAL BLDG IS DEMOLISHED
- EXISTING PARKING LOT IS DEMOLISHED

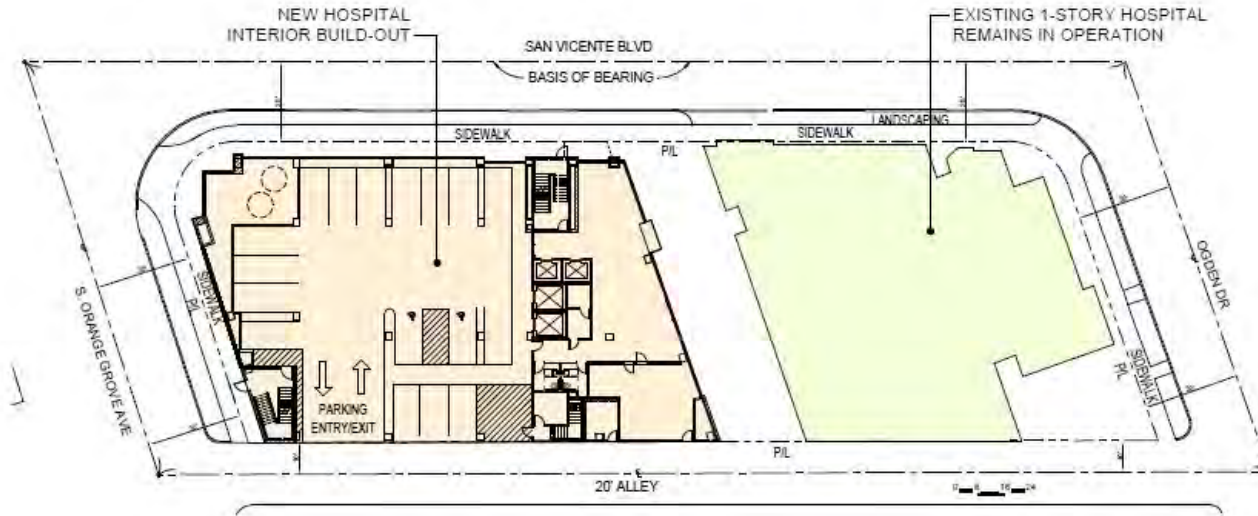


## PHASE 2

- EXISTING 1-STORY HOSPITAL REMAINS IN OPERATION
- NEW HOSPITAL CORE & SHELL CONSTRUCTION

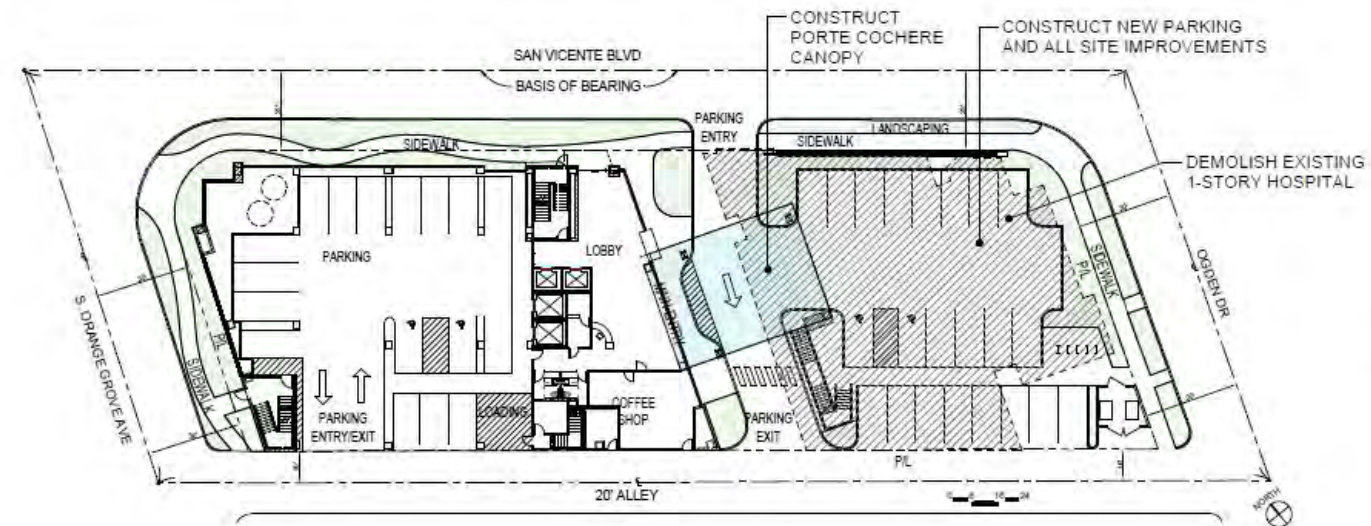


# Phasing Plan



## PHASE 3

- EXISTING 1-STORY HOSPITAL REMAINS IN OPERATION
- NEW HOSPITAL INTERIOR BUILD-OUT



## PHASE 4

- DEMOLISH EXISTING 1-STORY HOSPITAL
- CONSTRUCT PORTE COCHERE CANOPY
- CONSTRUCT NEW PARKING AND ALL SITE IMPROVEMENTS

# First Floor





# Second Floor



# Roof Plan





# Northeast View



# Northwest View





# Southeast View



# Roof Renderings



## Communication from Public

**Name:**

**Date Submitted:** 11/30/2021 12:54 PM

**Council File No:** 21-1154

**Comments for Public Posting:** My name is Conzella McCurdy residing on S. Ogden Drive. I am Opposed to the DOCS Surgical Center construction Project as well as the request for a Zone Change and Height District Change. Location: 6000- 6003 San Vicente Blvd. Thank you

## Communication from Public

**Name:** Pamela Chen

**Date Submitted:** 11/26/2021 02:56 PM

**Council File No:** 21-1154

**Comments for Public Posting:** My name is Pamela Chen, I own property within 500 feet of DOCs surgical hospital. I share the same concerns with more than 200 residents who live within 500 feet of DOCs and have signed a petition opposing the DOCs project (see attached petition), which is before the LA Department of City Planning for discretionary review. I, along with these more than 200 residents, oppose the DOCs project unless the following action is taken: 1. We urge the PLUM Committee to adopt the modification and implementation measures that DOCs has agreed to add into the record during the PLUM meeting (see attached summary of modifications to the project). 2. We urge the PLUM Committee to adopt the implementation measures addressing “no commercial loading in the alley or residential streets” and “how will trucks be prevented from blocking the alley” as mandatory conditions of approval. 3. We urge the PLUM Committee to require DOCs to make needed project plan changes if city agency approval cannot be secured for those conditions subject to city agency approval – specifically, the implementation measures for “providing two-way ingress and egress onto San Vicente” and “no commercial loading in the alley or residential streets” and “confirm noise reduction methods for the generator”. Each of these modification and implementation measures address health and safety concerns that will occur during the proposed three-year construction and then operational phases of the DOCs project. Because we live so close to DOCs, I, along with fellow petition signers, are very familiar with the shared alleyway configuration and the traffic circulation patterns at issue. Without the modification and implementation measures, there will be accidents in the alleyway and the surrounding residential streets. It is only a matter of when an accident resulting in grievous bodily injury or fatality and/or extensive property damage will occur. More than 50 households who share the alleyway running from South Orange Grove and South Genesee are at risk. As an active community member, I will closely monitor the impact of DOCs on our surrounding residential neighborhood. In the event of an accident certain to occur, I will attest (whether at deposition and/or trial) that we informed DOCS and the City of Los Angeles of these health and safety concerns. Rather than address these concerns, DOCS and the City of Los Angeles recklessly disregarded the warnings from community

members, and proceeded to create a hazardous and dangerous zone within our residential neighborhood. DOCS and the City of Los Angeles will pay a steep price for creating this hazardous and dangerous zone. Further, these modifications and implementation measures ensure that long-term residents (many with children) living less than 50 feet from DOCs can carry out necessary tasks such as accessing their garages to drive to work and/or school during the proposed three-year construction and then operation of DOCs. Without the modification and implementation measures, long-term residents will be driven out of their homes and their close knit community. They do not have the support of their corporate landlords because they live in rent controlled units. With so much at stake, I, along with fellow petition signers, were outraged to learn that we were left out of three Pico Neighborhood Council (NC) meetings between July and September 2020 when DOCs presented their plans for discussion and possible action. On September 9, 2020, the General Board of Pico NC voted to support the DOCs project. However, during a community townhall meeting with DOCs on May 24, 2021, a problem with notice to the community was revealed. Because of this notice issue, we were not able to contribute to earlier Pico NC meetings when it was the time and venue to voice community concerns and to make plan changes to address these concerns. During the City Planning Commission (CPC) Meeting on May 27, 2021, I, along with fellow petition signers, each had two minutes to present, at best, a fragmented picture of our health and safety concerns. On several occasions, the LA City Planning Assistant informed us that no appeal could be filed if the CPC made a recommendation, not a decision. On July 26, 2021, the CPC “recommended” approval of the DOCs project without conditions so we lost our opportunity to appeal. In a frantic effort in June 2021, we entered discussions with the well-funded DOCs development team. Since October 20, 2021, we do not have a Council District 10 representative as he was suspended. In mid-November 2021, DOCs presented the modification and implementation measures to add into the record during the PLUM meeting. To date, we have been shut out of each stage of the planning process purportedly set aside to facilitate community discussion and input. As a last resort, we urge the PLUM Committee to adopt the modification and implementation measures so that our community’s health and safety concerns can finally be addressed



Hi all,

Below is a summary of modifications to the project and how they are integrated into the Project. These revisions represent a culmination of the various conversations with the community to date. Please let me know if you have any questions or require any revisions. Happy to discuss further if more detail is needed.

Modification	Implementation
Provide two-way ingress and egress onto San Vicente. Do not allow automobiles to circulate through the alley and back onto San Vicente	<p>The approved plan set in Exhibit A and City's Q condition No. 1 will include the requested two-way access. Docs Surgical supports this plan and will request this modification be installed as a formal condition of approval.</p> <p>Final approval of the plan set is made during the plan check process with DWP and BOE (Condition No. 6 – Driveway and Circulation Plan).</p>
Provide offsite parking during construction and operations.	<p>Docs surgical has secured a 3-year lease extension at the Olympia Parking structure (now owned by UCLA). This lease will provide 70 spaces during the length of construction to accommodate all employees, patients, and visitors. The lease provides for extensions to support hospital parking during operations and will include approximately 20 spaces to supplement onsite parking. This is required by City condition of approval 4.c.</p> <p>Docs will also maintain valet services during operation to ensure that visitors, patients, employees do not need circulate vehicles through the alley and onto residential streets. This is required by the City's condition of approval number 4.</p> <p>The hospital will also provide discounts on rideshare services to incentivize anyone visiting the site to not utilize their personal automobiles. This is required via a private agreement.</p>



Modification	Implementation
No parking of employees, staff, patients, or visitors on residential streets.	Applicant agrees that all parking will occur onsite or at an offsite lot both during construction and operation. No cars associated with the hospital will ever be parked on residential streets. This is formally required by Q condition No. 4.
No commercial loading in the alley or residential streets.	<p>The applicant agrees to restrict all loading in the alley or along residential streets. All commercial loading of vehicles larger than a van will be required to load off of San Vicente (in place of 2-3 existing meters). Van sized deliveries will be made in the designated loading dock under the structure. At no point will any vehicles associated with the operations of the hospital block access to the alley. This includes parking, blocking, idling, or generally queuing in and along the alley.</p> <p>This currently isn't required by the City's conditions of approval. The applicant will request this as a voluntary condition of approval. If it isn't accepted by the City Council, the applicant is willing to include such a term in a third-party agreement with the community.</p>
How will trucks be prevented from blocking the alley?	<p>Beyond the requirements of LADOT, Docs Surgical has agreed to provide signage to the alley to prevent idling vehicles. To the extent permitted by DOT, the pavement in the alley would be striped to indicate the same.</p> <p>This currently isn't required by the City's conditions of approval. The applicant will request this as a voluntary condition of approval. If it isn't accepted by the City Council, the applicant is willing to include</p>

Modification	Implementation
	such a term in a third-party agreement with the community.
Limit impact to garages along alley during the construction period.	<p>The applicant's construction plan includes the installation of cantilevered construction fencing that can be assembled at the property line along the alley and not require any encroachment into the alley during the construction period. This will occur for the duration of construction after the foundation work is completed.</p> <p>The foundation work includes an approximate 2.5 ft. subterranean encroachment into the alley. During this period some of the garages might have impacted access. The applicant's construction plan will include certain systems, such as steel plates, that will limit the overall time of disruption. However, should access to any garages be impaired, the applicant and the third-party impacted would determine any additional needed accommodations through private agreement.</p>
Provide light/heat reflective concrete pavement in the alley, and not paver stones.	The owners have agreed to this design change and have included it in the update plan set that will be a part of the project approvals. Required by approved plan set.
Confirm noise reduction methods for the generator?	<p>DWP has confirmed that the specs for the generator does not require fans for cooling. The generator will include baffles for cooling and will be required to be installed for the project.</p> <p>Final approval of the plan set is made during the plan check process with DWP and BOE (Condition No. 6 – Driveway and Circulation Plan).</p>



## Communication from Public

**Name:** Conzella McCurdy

**Date Submitted:** 11/30/2021 01:07 PM

**Council File No:** 21-1154

**Comments for Public Posting:** My name is Conzella McCurdy, residing at S. Ogden Drive I am Opposed to the proposed construction of the Docs Surgery Center at 6000- 6003 San Vicente Blvd as well as the Zone Change and Height District Change. Thank you

## Communication from Public

**Name:** Robin Alper

**Date Submitted:** 11/28/2021 11:08 PM

**Council File No:** 21-1154

**Comments for Public Posting:** My name is Robin Alper, and I have rented an apartment adjacent to and just south of the DOCs Surgical Hospital for 25 years (our apartment complex shares an alley with the Hospital). I share the same concerns with more than 200 residents who live within 500 feet of DOCs and have signed the May 2021 petition opposing the DOCs project which is before the LA Department of City Planning for discretionary review. I, along with these 200 residents, oppose the DOCs project unless the following action is taken: 1. We urge the PLUM Committee to adopt the modification and implementation measures that DOCs has agreed to add into the record during the PLUM meeting (see attached summary of project modifications). 2. We urge the PLUM Committee to make the implementation measures addressing “no commercial loading in the alley or residential streets” and “how will trucks be prevented from blocking the alley” mandatory conditions of approval. 3. We urge the PLUM Committee to require DOCs to make needed project plan changes if city agency approval cannot be secured for those conditions subject to city agency approval – specifically, the implementation measures for “providing two-way ingress and egress onto San Vicente” and “no commercial loading in the alley or residential streets” and “confirm noise reduction methods for the generator”. Each of these modification and implementation measures address health and safety concerns that will occur during the proposed three-year construction and then operational phases of the DOCs project. Because we live so close to DOCs, I, along with fellow petition signers, are very familiar with the shared alleyway configuration and the traffic circulation patterns at issue. Without the modification and implementation measures, there is high risk of accidents in the alleyway and surrounding residential streets, potentially resulting in grievous bodily injury or fatality and/or extensive property damage. More than 50 households who share the alleyway running from South Orange Grove to South Genesee are at risk. By this notice, I am officially informing DOCS and the City of Los Angeles of these health and safety concerns which have been seemingly disregarded. Further, these modifications and implementation measures ensure that residents living less than 50 feet from DOCs can carry out necessary tasks such as accessing their garages along the alleyway during the proposed three-year construction

and then operation of DOCs. Without the modification and implementation measures and without the support of their corporate landlords, long-term residents may be driven out of their rent-controlled apartments and close-knit community. Despite so much at stake, we nearby residents were not informed of the DOCs construction project until late in the process. I, along with the 200 residents who signed the petition, were outraged to learn that we were left out of three Pico Neighborhood Council (NC) meetings between July and September 2020 when DOCs presented their plans for discussion and possible action. On September 9, 2020, the General Board of Pico NC voted to support the DOCs project. However, during a community townhall meeting with DOCs on May 24, 2021, a problem with notice to the community was revealed. Because of this notice issue, we were not able to contribute to earlier Pico NC meetings when it was the time and venue to voice community concerns and make plan changes to address these concerns. During the City Planning Commission (CPC) Meeting on May 27, 2021, I, along with a number of residents living less than 50 feet from DOCs, each had two minutes to present, at best, a fragmented picture of our health and safety concerns. On several occasions thereafter, the Los Angeles City Planning Assistant informed us that no appeal could be filed if the CPC made a recommendation, not a decision. On July 26, 2021, the CPC “recommended” approval of the DOCs project without conditions. In a frantic effort beginning June 2021, we neighbors (as novices) entered discussions with the well-funded DOCs development and legal team. Since October 20, 2021, we cannot turn to our Council District 10 representative as he was suspended. Finally in mid-November 2021, DOCs presented the modification and implementation measures to add into the record during the PLUM meeting. We neighbors have been shut out of each stage of the planning process purportedly set aside to facilitate community discussion and input. As a last resort, we urge the PLUM Committee to adopt the modification and implementation measures. Thank you.

Hi all,

Below is a summary of modifications to the project and how they are integrated into the Project. These revisions represent a culmination of the various conversations with the community to date. Please let me know if you have any questions or require any revisions. Happy to discuss further if more detail is needed.

Modification	Implementation
Provide two-way ingress and egress onto San Vicente. Do not allow automobiles to circulate through the alley and back onto San Vicente	<p>The approved plan set in Exhibit A and City's Q condition No. 1 will include the requested two-way access. Docs Surgical supports this plan and will request this modification be installed as a formal condition of approval.</p> <p>Final approval of the plan set is made during the plan check process with DWP and BOE (Condition No. 6 – Driveway and Circulation Plan).</p>
Provide offsite parking during construction and operations.	<p>Docs surgical has secured a 3-year lease extension at the Olympia Parking structure (now owned by UCLA). This lease will provide 70 spaces during the length of construction to accommodate all employees, patients, and visitors. The lease provides for extensions to support hospital parking during operations and will include approximately 20 spaces to supplement onsite parking. This is required by City condition of approval 4.c.</p> <p>Docs will also maintain valet services during operation to ensure that visitors, patients, employees do not need circulate vehicles through the alley and onto residential streets. This is required by the City's condition of approval number 4.</p> <p>The hospital will also provide discounts on rideshare services to incentivize anyone visiting the site to not utilize their personal automobiles. This is required via a private agreement.</p>

Modification	Implementation
No parking of employees, staff, patients, or visitors on residential streets.	Applicant agrees that all parking will occur onsite or at an offsite lot both during construction and operation. No cars associated with the hospital will ever be parked on residential streets. This is formally required by Q condition No. 4.
No commercial loading in the alley or residential streets.	<p>The applicant agrees to restrict all loading in the alley or along residential streets. All commercial loading of vehicles larger than a van will be required to load off of San Vicente (in place of 2-3 existing meters). Van sized deliveries will be made in the designated loading dock under the structure. At no point will any vehicles associated with the operations of the hospital block access to the alley. This includes parking, blocking, idling, or generally queuing in and along the alley.</p> <p>This currently isn't required by the City's conditions of approval. The applicant will request this as a voluntary condition of approval. If it isn't accepted by the City Council, the applicant is willing to include such a term in a third-party agreement with the community.</p>
How will trucks be prevented from blocking the alley?	<p>Beyond the requirements of LADOT, Docs Surgical has agreed to provide signage to the alley to prevent idling vehicles. To the extent permitted by DOT, the pavement in the alley would be striped to indicate the same.</p> <p>This currently isn't required by the City's conditions of approval. The applicant will request this as a voluntary condition of approval. If it isn't accepted by the City Council, the applicant is willing to include</p>



Modification	Implementation
	such a term in a third-party agreement with the community.
Limit impact to garages along alley during the construction period.	<p>The applicant's construction plan includes the installation of cantilevered construction fencing that can be assembled at the property line along the alley and not require any encroachment into the alley during the construction period. This will occur for the duration of construction after the foundation work is completed.</p> <p>The foundation work includes an approximate 2.5 ft. subterranean encroachment into the alley. During this period some of the garages might have impacted access. The applicant's construction plan will include certain systems, such as steel plates, that will limit the overall time of disruption. However, should access to any garages be impaired, the applicant and the third-party impacted would determine any additional needed accommodations through private agreement.</p>
Provide light/heat reflective concrete pavement in the alley, and not paver stones.	The owners have agreed to this design change and have included it in the update plan set that will be a part of the project approvals. Required by approved plan set.
Confirm noise reduction methods for the generator?	<p>DWP has confirmed that the specs for the generator does not require fans for cooling. The generator will include baffles for cooling and will be required to be installed for the project.</p> <p>Final approval of the plan set is made during the plan check process with DWP and BOE (Condition No. 6 – Driveway and Circulation Plan).</p>



## Communication from Public

**Name:** Tina Black

**Date Submitted:** 11/29/2021 02:57 PM

**Council File No:** 21-1154

**Comments for Public Posting:** My name is Tina Black and I have rented an apartment within 500 feet of DOCs Surgical Hospital for 16 years. I share the same concerns with more than 200 residents who live within 500 feet of DOCs and have signed the May 2021 petition opposing the DOCs project which is before the LA Department of City Planning for discretionary review. I, along with these 200 residents, oppose the DOCs project unless the following action is taken: 1. We urge the PLUM Committee to adopt the modification and implementation measures that DOCs has agreed to add into the record during the PLUM meeting (see attached summary of project modifications). 2. We urge the PLUM Committee to make the implementation measures addressing “no commercial loading in the alley or residential streets” and “how will trucks be prevented from blocking the alley” mandatory conditions of approval. 3. We urge the PLUM Committee to require DOCs to make needed project plan changes if city agency approval cannot be secured for those conditions subject to city agency approval – specifically, the implementation measures for “providing two-way ingress and egress onto San Vicente” and “no commercial loading in the alley or residential streets” and “confirm noise reduction methods for the generator”. Each of these modification and implementation measures address health and safety concerns that will occur during the proposed three-year construction and then operational phases of the DOCs project. Because we live so close to DOCs, I, along with fellow petition signers, are very familiar with the shared alleyway configuration and the traffic circulation patterns at issue. Without the modification and implementation measures, there is high risk of accidents in the alleyway and surrounding residential streets, potentially resulting in grievous bodily injury or fatality and/or extensive property damage. More than 50 households who share the alleyway running from South Orange Grove to South Genesee are at risk. By this notice, I am officially informing DOCS and the City of Los Angeles of these health and safety concerns which have been seemingly disregarded. Further, these modifications and implementation measures ensure that residents living less than 50 feet from DOCs can carry out necessary tasks such as accessing their garages along the alleyway during the proposed three-year construction and then operation of DOCs. Without the modification and implementation measures and

without the support of their corporate landlords, long-term residents may be driven out of their rent-controlled apartments and close-knit community. Despite so much at stake, we nearby residents were not informed of the DOCs construction project until late in the process. I, along with the 200 residents who signed the petition, was outraged to learn that we were left out of three Pico Neighborhood Council (NC) meetings between July and September 2020 when DOCs presented their plans for discussion and possible action. On September 9, 2020, the General Board of Pico NC voted to support the DOCs project. However, during a community town hall meeting with DOCs on May 24, 2021, a problem with the notice to the community was revealed. Because of this notice issue, we were not able to contribute to earlier Pico NC meetings when it was the time and venue to voice community concerns and make plan changes to address these concerns. During the City Planning Commission (CPC) Meeting on May 27, 2021, I, along with a number of residents living less than 50 feet from DOCs, each had two minutes to present, at best, a fragmented picture of our health and safety concerns. On several occasions thereafter, the Los Angeles City Planning Assistant informed us that no appeal could be filed if the CPC made a recommendation, not a decision. On July 26, 2021, the CPC “recommended” approval of the DOCs project without conditions. In a frantic effort beginning June 2021, we neighbors (as novices) entered discussions with the well-funded DOCs development and legal team. Since October 20, 2021, we cannot turn to our Council District 10 representative as he was suspended. Finally, in mid-November 2021, DOCs presented the modification and implementation measures to add to the record during the PLUM meeting. We neighbors have been shut out of each stage of the planning process purportedly set aside to facilitate community discussion and input. As a last resort, we urge the PLUM Committee to adopt the modification and implementation measures. Thank you.

Hi all,

Below is a summary of modifications to the project and how they are integrated into the Project. These revisions represent a culmination of the various conversations with the community to date. Please let me know if you have any questions or require any revisions. Happy to discuss further if more detail is needed.

Modification	Implementation
Provide two-way ingress and egress onto San Vicente. Do not allow automobiles to circulate through the alley and back onto San Vicente	<p>The approved plan set in Exhibit A and City's Q condition No. 1 will include the requested two-way access. Docs Surgical supports this plan and will request this modification be installed as a formal condition of approval.</p> <p>Final approval of the plan set is made during the plan check process with DWP and BOE (Condition No. 6 – Driveway and Circulation Plan).</p>
Provide offsite parking during construction and operations.	<p>Docs surgical has secured a 3-year lease extension at the Olympia Parking structure (now owned by UCLA). This lease will provide 70 spaces during the length of construction to accommodate all employees, patients, and visitors. The lease provides for extensions to support hospital parking during operations and will include approximately 20 spaces to supplement onsite parking. This is required by City condition of approval 4.c.</p> <p>Docs will also maintain valet services during operation to ensure that visitors, patients, employees do not need circulate vehicles through the alley and onto residential streets. This is required by the City's condition of approval number 4.</p> <p>The hospital will also provide discounts on rideshare services to incentivize anyone visiting the site to not utilize their personal automobiles. This is required via a private agreement.</p>

Modification	Implementation
No parking of employees, staff, patients, or visitors on residential streets.	Applicant agrees that all parking will occur onsite or at an offsite lot both during construction and operation. No cars associated with the hospital will ever be parked on residential streets. This is formally required by Q condition No. 4.
No commercial loading in the alley or residential streets.	<p>The applicant agrees to restrict all loading in the alley or along residential streets. All commercial loading of vehicles larger than a van will be required to load off of San Vicente (in place of 2-3 existing meters). Van sized deliveries will be made in the designated loading dock under the structure. At no point will any vehicles associated with the operations of the hospital block access to the alley. This includes parking, blocking, idling, or generally queuing in and along the alley.</p> <p>This currently isn't required by the City's conditions of approval. The applicant will request this as a voluntary condition of approval. If it isn't accepted by the City Council, the applicant is willing to include such a term in a third-party agreement with the community.</p>
How will trucks be prevented from blocking the alley?	<p>Beyond the requirements of LADOT, Docs Surgical has agreed to provide signage to the alley to prevent idling vehicles. To the extent permitted by DOT, the pavement in the alley would be striped to indicate the same.</p> <p>This currently isn't required by the City's conditions of approval. The applicant will request this as a voluntary condition of approval. If it isn't accepted by the City Council, the applicant is willing to include</p>

Modification	Implementation
	such a term in a third-party agreement with the community.
Limit impact to garages along alley during the construction period.	<p>The applicant's construction plan includes the installation of cantilevered construction fencing that can be assembled at the property line along the alley and not require any encroachment into the alley during the construction period. This will occur for the duration of construction after the foundation work is completed.</p> <p>The foundation work includes an approximate 2.5 ft. subterranean encroachment into the alley. During this period some of the garages might have impacted access. The applicant's construction plan will include certain systems, such as steel plates, that will limit the overall time of disruption. However, should access to any garages be impaired, the applicant and the third-party impacted would determine any additional needed accommodations through private agreement.</p>
Provide light/heat reflective concrete pavement in the alley, and not paver stones.	The owners have agreed to this design change and have included it in the update plan set that will be a part of the project approvals. Required by approved plan set.
Confirm noise reduction methods for the generator?	<p>DWP has confirmed that the specs for the generator does not require fans for cooling. The generator will include baffles for cooling and will be required to be installed for the project.</p> <p>Final approval of the plan set is made during the plan check process with DWP and BOE (Condition No. 6 – Driveway and Circulation Plan).</p>

