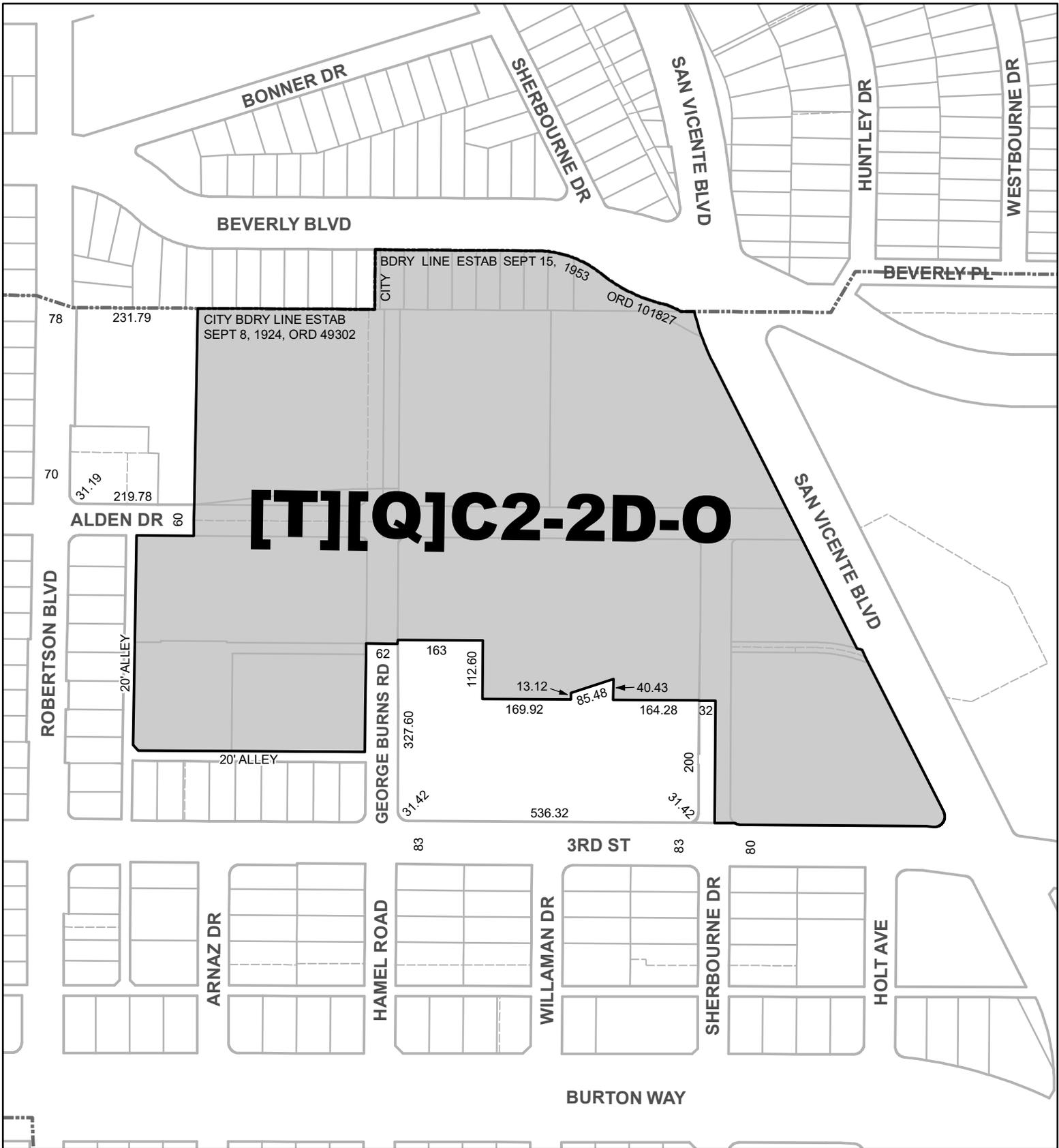


ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

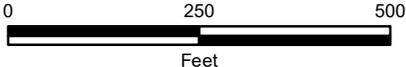
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



[T][Q]C2-2D-0



City of Los Angeles



CPC-2021-3512-VZC-VCU

[Q] QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification:

A. Entitlement Conditions

1. **Use.** Use of the subject property shall be limited to the use and area provisions of the C2-2D-O zone as defined in Section 12.14 of the Municipal Code.
2. **Prior Case.** The [Q] Permanent Qualified condition restricting use of the subject property (Subareas 750-790 inclusive) imposed through Ordinance No. 165,331 shall remain in full force and effect, except as specifically waived or further limited by these conditions.
3. **Prior Case.** The [Q] Permanent Qualified conditions imposed through Section 2 of Ordinance No. 163,952 (and rendered permanent by Ordinance No. 165,331) as clarified by City Council on June 12, 1992 (CF No. 88-0046) shall remain in full force and effect except as specifically waived or further limited by these conditions.
4. **Prior Case.** The [Q] Permanent Qualified Conditions imposed through Section 2 of Ordinance No. 168,847 (and rendered permanent by Ordinance No. 165,331) shall remain in full force and effect except as specifically waived or further limited by these conditions.
5. **Prior Case.** The [Q] Permanent Qualified Conditions imposed through Section 2 of Ordinance No. 180,709 (and rendered permanent by Ordinance No. 165,331) shall remain in full force and effect except as specifically waived or further limited by these conditions.
6. **Authorized Development.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
 - a. The chart below describes the development amounts and uses permitted under existing Ordinance Nos. 168,847 and 180,709 and authorized through this approval, as well as the development and equivalent uses that have occurred, and the remaining development rights.

| Cedars-Sinai Master Plan Authorized Development Uses and Approved Equivalents | | | | | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------|-------------------------------|--------------------------------------|---------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|------------------------------------|
| Permitted Development Rights under Master Plan | Computer Room Development 1993 | Pediatric Balcony Enclosure 1994 | Emergency Rm. Exp. 1995 | Imaging Bldg. Development 2000 | 8723 Alden Drive Elevator Installation 1999 | Saperstein Critical Care Tower 2003 | Advanced Health Sciences Pavilion 2009 | Remaining Development Rights |
| Medical Suites (209,000 sq.ft.) | | | | | | | 118,420 | 90,580 |
| Diagnostic (90,000 sq.ft.) | | | | 12,000 | | | 44,500 | 33,500 |

| | | | | | | | | |
|------------------------------------------------|---------------|--------------|--------------|---------------|------------|---------------|----------------|----------------|
| Support (41,000 sq.ft.) | | | | 14,378 | | | 15,600 | 11,022 |
| Organ Transplant (170,000 sq.ft.) | | | | | | 59,849 | 110,151 | 0 |
| Rehabilitation (127,500 sq.ft.) | | | | | | | 94,500 | 33,000 |
| Imaging (21,000 sq.ft.) | | | | 21,000 | | | | 0 |
| Administrative (23,300 sq.ft.) | | 1,000 | 6,405 | | 628 | | 10,149 | 5,118 |
| Emergency Room (3,700 sq.ft.) | | | 3,590 | | | | | 110 |
| Computer Service (14,500 sq.ft.) | 14,500 | | | | | | | 0 |
| West Tower (200,000 sq.ft./100 beds) | | | | | | | | 200,000 |
| Seismic Upgrade Wing (405,000 sq.ft./203 beds) | | | | | | | | 405,000 |
| Total | 14,500 | 1,000 | 9,995 | 47,378 | 628 | 59,849 | 393,320 | 778,330 |

- b. The following additional uses/structures are authorized through this approval:

Seismic Upgrade Wing Maximum 405,000 square feet
Gross Floor Area ("GFA") including
Maximum 203 hospital beds

Gross floor area shall be calculated utilizing the definition of floor area included in LAMC section 12.03.

- c. Future development on the property will utilize both authorized development rights previously approved under Ordinance 168,847 and Ordinance No. 180,709, including those development rights credited by demolition of any existing building, as well as additional development rights hereby authorized by this approval.

7. Parking.

- a. Parking shall be provided pursuant to the Los Angeles Municipal Code Sections 12.21-A.4, and as follows:

- i. The property owner shall provide free on-site parking for car poolers.
- ii. A plan or procedure shall be prepared and implemented for use of parking facilities by employees that prohibits employee parking on any local residential street within 500 feet of the site. The plan procedures shall be provided to the Department of City Planning prior to issuance of any Certificate of Occupancy and placed in the administrative case file.

- b. Parking. Development authorized through this zone change approval shall provide off-street parking for constructed facilities on-site at the following ratios:

(1) Outpatient Treatment and Diagnostic Center

| | |
|-------------------------------------------------------------------------|----------------------------------|
| Medical Suites | 5 spaces/1,000 square feet GFA |
| Diagnostic/Support Space | 3.3 spaces/1,000 square feet GFA |
| (2) Rehabilitation Center | 2.5 spaces/bed |
| (3) Computer Center/ Emergency Room/ MRI / Administrative Expansions | 3.3 spaces/1,000 square feet GFA |
| (4) Organ Transplant Wing | 2.5 spaces/bed |
| (5) Advanced Health Sciences Pavilion | |
| Centers of Excellence | 5 spaces/1,000 square feet GFA |
| Diagnostic/Support/ Procedure/Research / Administrative | 3.3 spaces/1,000 square feet GFA |
| (6) West Tower | |
| Inpatient | 2.5 spaces/bed |
| Medical Suites | 5 spaces/1,000 square feet GFA |
| Diagnostic/Support/ ER/Rehabilitation / Administrative | 3.3 spaces/1,000 square feet GFA |
| (7) Seismic Upgrade Wing | 2 spaces/bed |

Gross floor area shall be calculated as defined in Municipal Code Section 12.03. Parking shall be provided per these minimum standards prior to issuance of any certificate of occupancy. A minimum of 33% of the parking spaces to be provided shall be reserved for short term (e.g., visitor, outpatient and guest) parking.

- c. Parking for any buildings authorized under this approval and Ordinance Nos. 168,847 and 180,709 which are built and occupied shall be provided at the rates established in Condition No. 7.b.
- d. Following issuance of a Certificate of Occupancy for the Advanced Health Sciences Pavilion ("Pavilion") and upon achieving 80 percent occupancy of the Pavilion, a parking utilization study shall be submitted for review by the Director or Planning. The Director of Planning shall determine whether parking demand is being met by the parking provided upon completion of the Pavilion and implementation of a Transportation Demand Management (TDM) Plan. This determination shall be based upon the recommendations of the Departments of Transportation and Planning with respect to a parking study to be conducted by the Cedars-Sinai Medical Center. The parking study shall include quarterly surveys conducted over a one-year period following issuance of a Certificate of Occupancy for the completed Pavilion facility and achievement of 80 percent occupancy of the Pavilion. A final parking study based thereon shall be submitted to the Director of Planning within 30 days of the final survey date. The Director of Planning shall determine whether additional parking spaces, up to the maximum number required in paragraph 7.e. below, shall be required based upon the study within 90 days of its submission to the Director of Planning for review.
- e. Notwithstanding the parking ratios required in paragraph 7.b. above, if the Director of Planning determines, based on the parking utilization study, that the parking provided upon occupancy of 80 percent of the Pavilion, together with the TDM Plan required by

- Condition No. 7.d. herein, is adequate for that facility, parking for the remaining facilities shall be as provided for in Condition 7.b., less 20 percent, as a result of reduced parking demand due to implementation of the TDM Plan. If the Director of Planning determines that the parking demand is not being met by the parking provided upon completion of the Pavilion and implementation of the TDM Plan, parking for the remaining facilities shall be provided at the ratios required by paragraph 7.b. above. In no event shall the number of parking spaces required be less than that required by the parking provisions of the Los Angeles Municipal Code in effect at the time of this approval nor shall the number of parking spaces required be greater than the parking requirements pursuant to Condition No. 7.b. herein.
- f. Employee parking provided at the Cedars-Sinai Medical Center ("CSMC" or "Medical Center") may be provided up to a ratio of 60% compact spaces and 40% standard spaces. Non-employee parking may be provided at a ratio of up to 50% compact spaces.
8. **Seismic Upgrade Wing Regulatory Compliance Measures (RCMs)** – the following RCMs shall apply to the development of the Seismic Upgrade Wing:

RCM-1: Prior to obtaining a demolition and/or grading permit, the Project Applicant shall prepare a Construction Staging and Traffic Management Plan (CSTMP) for review and approval by LADOT, pursuant to the August 30, 2021 LADOT Inter-Departmental Correspondence (DOT Case No. CEN 21-51860).

RCM-2: In accordance with Los Angeles Municipal Code Section 91.7006.7, hauling of construction materials shall be restricted to a haul route approved by the City. The City of Los Angeles will approve specific haul routes for the transport of materials to and from the Project Site during demolition and construction.

RCM-3: The project shall comply with LAMC Section 91.106.4.8 which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

RCM-4: Appropriate dust control measures shall be implemented as part of the proposed project during each phase of development, as required by South Coast Air Quality Management District (SCAQMD) Rule 403 - Fugitive Dust, including the following:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high wind conditions (i.e., greater than 25 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- Trucks having no current hauling activity shall not idle for periods longer than five minutes.

RCM-5: In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

RCM-6: The Project shall use materials consistent with SCAQMD Rule 1113 - Architectural Coatings, which limits the volatile organic content (VOC) of paint and architectural coatings.

RCM-7: The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

RCM-8: In compliance with LAMC Section 112.05, Noise-generating equipment operated at the project site shall be equipped with the most effective and technologically feasible noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

RCM-9: In compliance with LAMC Section 112.05, Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

RCM-10: The operation of any on-site stationary sources of noise shall comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, and heating equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels.

RCM-11: Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

RCM-12: If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2018-0125, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

RCM-13: Low Impact Development Plan. Prior to issuance of grading permits, the applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or

Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

RCM-14: New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by SCAQMD Regulation XIII, New Source Review.

RCM-15: The site shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.

- B. **Environmental Conditions (MM).** The following environmental mitigation measures in [Q] Conditions 9 through 13 apply only to development authorized under Ordinance Nos. 168,847 and 180,709:

9. Aesthetics

- a. REGULATORY REQUIREMENTS, STANDARD CONDITIONS, AND PROJECT DESIGN FEATURES.

MM AES-1: As required by LAMC Section 12.40, the site will be required to prepare a Landscape Plan which will address replacement of removed trees.

MM AES-2: The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to LAMC Section 91.8104.

MM AES-3: The Project is subject to the City of Los Angeles Zoning Code, Lighting Regulations, Chapter 9, Article 3, Section 93.0117, which limits reflective surface areas and the reflectivity of architectural materials used.

MM AES-4: Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

- b. 1993 MITIGATION MEASURES (CARRIED FORWARD)

MM AES-5: All open areas not used for the building, driveways, walls, or similar features shall be attractively landscaped in accordance with a landscape plan prepared by a licensed landscape architect and approved by the appropriate agencies. All landscaped areas shall be maintained in a first class condition at all times.

MM AES-6: The landscaped area along the property borders shall include trees spaced a minimum of 15 feet apart, measured from the center of each tree. Trees should be no less than 24-inch-boxes in size.

MM AES-7: Rooftop structures should be screened from view and utilities should be installed underground, where feasible.

MM AES-8: The project should avoid the inclusion of large, blank walls.

MM AES-9: Connection between the parking structures and the medical facilities should be physically integrated to provide a non-hazardous and aesthetically pleasing pedestrian entry into the main building.

MM AES-10: After obtaining project permit approval, the Applicant shall submit final site plans and elevations to the Department of City Planning prior to the issuance of a Building Permit. The Department of City Planning shall compare the final plans with those approved by the City Planning Commission. If the Department of City Planning determines that the final site plans or elevations contain substantial changes, the applicant shall submit the final plans to the City Planning Commission for review and approval.

MM AES-11: All lighting shall be designed and placed in accordance with applicable Bureau of Engineering and Department of Public Works requirements.

MM AES-12: Provision shall be made to include exterior parking structure walls to shield direct glare from automobile headlights into residential areas.

MM AES-13: All outdoor lighting, other than signs, should be limited to that required for safety, securing, highlighting, and landscaping.

MM AES-14: Low level security lighting should be used in outdoor areas.

MM AES-15: Security lighting, as well as both outdoor lighting and indoor parking structure lighting, should be shielded such that the light source will not be visible from off-site locations.

MM AES-16: Lighting should be directed on site and light sources shall be shielded so as to minimize visibility from surrounding properties.

MM AES-17: Exterior windows should be tinted or contain an interior light-reflective film to reduce visible illumination levels from the building.

MM AES-18: Per the 1993 Development Agreement (Section 3.2.g), CSMC must contribute up to \$40,000 towards an Urban Design Program for the area generally bounded by Robertson Boulevard, Beverly Boulevard, Third Street, and San Vicente Boulevard. The purpose of the Urban Design Program is to create a more pedestrian-oriented environment in the area and provide a program of unifying themes and implementation program.

10. Air Quality

a. REGULATORY REQUIREMENT, STANDARD CONDITIONS, AND PROJECT DESIGN FEATURES

MM AQ-1: The Project will comply with applicable California Air Resources Board ("CARB") regulations and standards. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB oversees the functions of local air pollution control districts and air quality management districts, which in turn administer air quality activities at the regional and county levels.

MM AQ-2: The Project will comply with applicable SCAQMD regulations and standards. The SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain State and federal ambient air quality standards in the District. Programs that were developed include air quality rules and regulations that regulate stationary sources, area sources,

point sources, and certain mobile source emissions. SCAQMD is also responsible for establishing stationary source permitting requirements and for ensuring that new, modified, or relocated stationary sources do not create net emission increases.

MM AQ-3: The Project will be designed to reduce exposure of sensitive receptors to excessive levels of degraded air quality. Also, the Project will incorporate many "sustainable" or "green" strategies that target sustainable site development, water savings, energy efficiency, green-oriented materials selection, and improved indoor environmental quality, which in turn serve to directly and proactively reduce GHG and other air pollutant emissions. Project Design Features to be incorporated by the Project shall include, but are not limited to, the following or their equivalent:

- The CSMC Campus, including the Project Site, is conveniently located with respect to public transit opportunities. Given the Project Site's location within an established urban area, access to a number of existing Los Angeles Metro bus lines is available, and a potential Metro Rail station at the northeast corner of the CSMC Campus may be available in the future, thereby reducing traffic, air quality, noise, and energy effects.
- Storm water within the Property, including at the Project Site, is collected, filtered, and re-used for landscaping irrigation within the CSMC Campus, thereby reducing water and energy consumption.
- The West Tower design incorporates light-colored roofing and paving materials which serve to reduce unwanted heat absorption and minimize energy consumption.
- Building materials and new equipment associated with the West Tower are selected to avoid materials that might incorporate atmosphere-damaging chemicals.
- The West Tower energy performance is designed to be 14% more effective than required by California Title 24 Energy Design Standards, thereby reducing energy use, air pollutant emissions and greenhouse gas emissions.
- The West Tower will generate 2.5% of the building's total energy use through on-site renewable energy sources. On-site renewable energy sources can include a combination of photovoltaic, wind, hydro, wave, tidal and bio-fuel based electrical production systems, as well as solar thermal and geothermal energy systems.
- The West Tower will use materials with recycled content such that the sum of post-consumer content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the Project.
- Lighting systems within the West Tower will be controllable to achieve maximum efficiency (e.g., uniform general ambient lighting, augmented with individually controlled task lighting that accommodates user-adjustable lighting levels and automatic shutoff switching).
- The West Tower will be designed to provide occupant thermal comfort satisfaction levels above 85%.

1993 MITIGATION MEASURES (CARRIED FORWARD)

Construction

MM AQ-4: Haul trucks shall be staged in non-residential areas and called to the site by a radio dispatcher. A Haul Route Permit shall be required before haul truck operations are conducted.

MM AQ-5: Diesel-powered equipment shall be located as far as possible from sensitive receptors.

MM AQ-6: A temporary wall of sufficient height to reduce windblown dust shall be erected on the perimeter of the construction site.

MM AQ-7: Ground wetting shall be required during grading and construction, pursuant to SCAQMD Rule 403. This measure can reduce windblown dust a maximum of 50 percent.

MM AQ-8: Contractors shall cover stockpiles of soil, sand, and similar materials to reduce wind pick-up.

MM AQ-9: Construction equipment shall be shut off to reduce idling for extended periods of time when not in use.

MM AQ-10: Low sulfur fuel should be used to power construction equipment.

MM AQ-11: Construction activities shall be discontinued during second stage smog alerts.

Long Term Operational

MM AQ-12: The proposed project shall implement a Transportation Demand Management program consistent with the provisions of SCAQMD Regulation XV.

MM AQ-13: The Medical Center should reduce, to the extent possible, its reliance on hazardous materials.

MM AQ-14: The Medical Center should analyze the effect of stack design and exhaust velocity on the dispersion of air toxics.

MM AQ-15: New exhaust systems should be designed to place vents at or above the roof level of nearby buildings.

Energy Conservation Measures that Reduce Air Pollution Emissions.

MM AQ-16: Conservation with the Los Angeles Department of Water and Power and [The Gas Company] to determine feasible energy conservation features that could be incorporated into the design of the proposed project.

MM AQ-17: Compliance with Title 24, established by the California Energy Commission regarding energy conservation standards. Those standards relate to insulation requirements and the use of caulking, double-glazed windows, and weather stripping.

MM AQ-18: Thermal insulation which meets or exceeds standards established by the State of California and the Department of Building and Safety should be installed in walls and ceilings.

MM AQ-19: Tinted or solar reflected glass would be used on appropriate exposures.

MM AQ-20: Heat-reflecting glass on the exterior-facing, most solar-exposed sides of the building, should be used to reduce cooling loads.

MM AQ-21: Interior and exterior fluorescent [halogen, or other energy efficient type] lighting should be used in place of less efficient incandescent lighting.

MM AQ-22: A variable air volume system which reduces energy consumption for air cooling and heating for water heating should be used where permitted.

MM AQ-23: Air conditioning which will have a 100 percent outdoor air economizer cycle to obtain free cooling during dry outdoor climatic periods should be used.

MM AQ-24: Lighting switches should be equipped with multi-switch provisions for control by occupants and building personnel to permit optimum energy use.

MM AQ-25: Public area lighting, both interior and exterior, should be used, time controlled, and limited to that necessary for safety.

MM AQ-26: Department of Water and Power recommendations on the energy efficiency ratios of all air conditioning equipment installed should be followed.

MM AQ-27: A carefully established and closely monitored construction schedule should be used to coordinate construction equipment movements, thus minimizing the total number of pieces of equipment and their daily movements. This would reduce fuel consumption to a minimum.

RECOMMENDED ADDITIONAL MITIGATION MEASURES

Construction

MM AQ-28: Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.

MM AQ-29: Track-out shall not extend 25 feet or more from an active operation, and track-out shall be removed at the conclusion of each workday.

MM AQ-30: A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site.

MM AQ-31: All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.

MM AQ-32: All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

MM AQ-33: Traffic speeds on unpaved roads shall be limited to 15 miles per hour.

MM AQ-34: Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.

MM AQ-35: Heavy equipment operations shall be suspended during first and second stage smog alerts.

MM AQ-36: On-site stockpiles of debris, dirt, or rusty materials shall be covered or watered at least twice per day.

MM AQ-37: Contractors shall utilize electricity from power poles rather than temporary diesel or gasoline generators, as feasible.

MM AQ-38: Architectural coating shall have a low VOC content, per SCAQMD guidance.

MM AQ-39: Prior to issuance of demolition permits, an asbestos and lead-based paint survey shall be conducted. If ACMs are detected, these materials shall be removed by a licensed abatement contractor and in accordance with all applicable federal, State, and local regulations, including SCAQMD Rule 1403 prior to demolition. If lead-based paint is identified, federal and State construction worker health and safety regulations (including applicable California Division of Occupational Safety and Health ("Cal/OSHA") and United States Environmental Protection Agency ("USEPA") regulations) shall be followed during demolition activities. Lead-based paint shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. If lead-based paint is identified on the building structure to be demolished, near-surface soil samples shall be collected around the structure to determine the potential for residual soil lead contamination, and appropriate remediation shall be completed prior to building construction.

11. Noise

1993 MITIGATION MEASURES (CARRIED FORWARD)

Construction Noise

MM NOI-2: Specify the use of quieted equipment in compliance with the applicable provisions of the City of Los Angeles Noise Ordinance No. 156,363.

MM NOI-3: Route trucks hauling debris through non-residential areas by approval of the Department of Building and Safety.

MM NOI-4: The use of quieted equipment would reduce noise levels by an additional 3 to 6 dBA.

MM NOI-5: Limit demolition activities to the hours of 7:00 A.M. to 6:00 P.M., Monday through Friday and from 8:00 A.M. to 6:00 P.M. on Saturday.

MM NOI-6: Construct a temporary noise barrier wall along the property line, where feasible, as determined by the Department of Building and Safety.

MM NOI-7: Specify that all sound-reducing devices and restrictions be properly maintained throughout the construction period.

MM NOI-8: Where temporary noise barriers are infeasible, portable noise panels to contain noise from powered tools shall be used.

MM NOI-9: Use rubber-tired equipment rather than track equipment.

MM NOI-10: Limit the hours of construction to between 7:00 A.M. and 6:00 P.M., Monday through Friday and between 8:00 A.M. and 6:00 P.M. on Saturday.

MM NOI-11: Keep loading and staging areas on site within the perimeter protected by the recommended temporary noise barrier and away from the noise-sensitive sides of the site.

MM NOI-12: If feasible, use alternate pile placement methods other than impact pile driving (See MM NOI-22 for a detailed discussion of the feasibility of alternate pile placement methods).

Operational Noise

MM NOI-13: Installation of sound attenuating devices on exhaust fans, enclosing mechanical equipment, and providing sound absorbing and shielding provisions into the design.

RECOMMENDED ADDITIONAL MITIGATION MEASURES

Construction Noise

MM NOI-14: Construction contracts shall specify that all construction equipment be equipped with mufflers and other suitable noise attenuation devices.

MM NOI-15: Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment).

MM NOI-16: Barriers such as plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of the Project Site to the extent feasible, to minimize the construction noise.

MM NOI-17: Flexible sound control curtains shall be placed around drilling apparatus and drill rigs used within the Project Site, to the extent feasible.

MM NOI-18: The construction contractor shall establish designated haul truck routes. The haul truck routes shall avoid noises sensitive receptors, including, but are not limited to residential uses and schools.

MM NOI-19: All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the Project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

MM NOI-20: The construction contractor shall establish a "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

Operational Noise

MM NOI-21: The applicant shall conduct an acoustical analysis to confirm that the materials to be used for the proposed Project would reduce interior noise levels by to dBA. If the analysis determines that additional noise insulation features are required, the acoustical analysis shall identify the type of noise insulation features that would be required to reduce the interior noise levels by to dBA, and the applicant shall incorporate these features into the proposed Project.

Vibration

MM NOI-22: Pile driving activity shall be limited based on the distance of vibration sensitive buildings to the Project Site. For buildings within 35 feet of pile driving activity, contractors shall use caisson drilling to drive piles. For buildings 35 to 55 feet from pile driving activity, contractors shall use sonic or vibratory pile drivers to drive piles. For buildings 55 feet and beyond pile driving activity, contractors may use impact pile drivers.

12. Transportation and Circulation

REGULATORY REQUIREMENTS, STANDARD CONDITIONS AND PROJECT FEATURES

MM TRF-1: In accordance with Los Angeles Municipal Code Section 91.7006.7, hauling of construction materials shall be restricted to a haul route approved by the City. The City of Los Angeles will approve specific haul routes for the transport of materials to and from the Project Site during demolition and construction.

1993 MITIGATION MEASURES (CARRIED FORWARD)

Traffic

MM TRF-2: The Applicant shall submit site plans to the Los Angeles Department of Transportation and the Bureau of Engineering for approval prior to the issuance of any foundation permit. The site plans shall include highway easements, access locations, and adjacent street improvements.

MM TRF-3: Applicant shall prepare and submit a Transportation Demand Management ("TDM") plan to LADOT which will contain measures to achieve a 19 percent reduction in overall P.M. peak hour trips for the entire Cedars-Sinai Medical Center. This plan shall be submitted to and must be approved by LADOT prior to the issuance of any building permits. The TDM Plan shall include, but not be limited to, the following features: transportation allowance, provision of preferential parking for carpools/vanpools, additional financial incentives, purchase of bicycles and related equipment for employees,

increased employee participation in Compressed Work Week schedules, expanded employee benefits, visitor transit incentives, and a Guaranteed Ride Home program for ridesharers. Prior to the issuance of any building permit, the applicant shall execute and record a covenant to the satisfaction of DOT guaranteeing implementation of the DOT approved TDM Plan.

Vehicular Access

MM TRF-4: Driveway plans shall be prepared for approval by the appropriate District Office of the Bureau of Engineering and the Department of Transportation.

MM TRF-5: Access for the handicapped shall be located in accordance with the requirements of the Handicapped Access Division of the Department of Building and Safety.

MM TRF-6: Adequate access to site for police shall be provided. A diagram of the site shall be sent to the Police Department for their review, and their recommendations and requirements shall be incorporated into the final design.

MM TRF-7: Adequate access to site for fire protection service vehicles and personnel shall be provided. A diagram of the site shall be sent to the Fire Department for their review. Emergency access and exit plans shall comply with the recommendation and requirements of the Fire Department.

MM TRF-8: The applicant should provide safe pedestrian/auto junctures to the satisfaction of the Department of Transportation and the Bureau of Engineering at key intersections, driveway locations, entry points, and within parking areas of the Medical Center.

MM TRF-9: Sheltered waiting areas shall be provided by the applicant at bus stops adjacent to the perimeter of the Cedars-Sinai Medical Center campus where no shelter currently exists.

MM TRF-10: Applicant shall coordinate with DOT to identify sidewalks and pedestrian access points for improvement of access from transit stops.

Parking

MM TRF-11: Parking/driveway plan. A parking area and driveway plan shall be prepared for approval by the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.

MM TRF-12: The design of the on-site parking shall integrate safety features, such as, signs, lights, and striping pursuant to Section 12.21.A5 of the Municipal Code.

MM TRF-13: The Driveway and Parking Plan review for the project should be coordinated with the Citywide Planning Coordination Section.

MM TRF-14: Off-street parking should be provided for all construction-related employees generated by the proposed Project. No employees or sub-contractors should be allowed to park on the surrounding residential streets for the duration of all construction activities.

MM TRF-15: Off-street parking shall be provided free of charge for all construction-related personnel and employees, including without limitation independent contractors, consultants and agents, during the construction phases of the project.

Public Transit

MM TRF-16: Coordinate temporary location for bus stops on Third Street and Alden Drive with SCRTD [now Metro] during project construction.

MM TRF-17: Maps of surrounding bus services should be posted at bus stops and other locations where people are likely to view the information, particularly near the Outpatient Diagnostic and Treatment Center [now referred to as the Advanced Health Sciences Pavilion], where over 75 percent of the daily new trips are assigned. Information shown should include the location of the closest bus stops, hours of operation, frequency of service, fares, and SCRTD [now Metro] telephone information numbers.

MM TRF-18: Sheltered waiting areas should be provided at major bus stops where no shelter currently exists.

MM TRF-19: The Medical Center shall coordinate with LADOT to identify sidewalks which should be widened within the campus to encourage pedestrian activity and improve access to transit stops.

MM TRF-20: Any planned retail sites such as pharmacies, newspaper stands, or food and beverage stands should be located adjacent to major bus stops in order to improve the convenience of using transit.

Easements

MM TRF-21: Coordinate relocation of underground utility lines in the event of encroachment upon same by construction related to proposed Project.

ADDITIONAL MITIGATION MEASURES

Construction

MM TRF-22: The Project Applicant will prepare and implement an Interim Traffic Control Plan ("TCP") during construction to the satisfaction of the Department of Transportation (DOT).

MM TRF-23: Prior to obtaining a demolition and/or grading permit, the Project Applicant shall prepare a Construction Traffic Control Plan ("Construction TCP") for review and approval by the LADOT. The Construction TCP shall include the designated haul route and staging area, traffic control procedures, emergency access provisions, and construction crew parking to mitigate the traffic impact during construction. The Construction TCP will identify a designated off-site parking lot at which construction workers will be required to park.

13. CUMULATIVE EFFECTS

MM CUM-1: Unless otherwise required and to the satisfaction of the Department of Building and Safety, the Applicant shall install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered

through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.

MM CUM-2: Unless otherwise required and to the satisfaction of the Department of Building and Safety, the Applicant shall install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

MM CUM-3: As otherwise restricted by state or federal regulations, single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system).

MM CUM-4: Unless otherwise required, all restroom faucets shall be of a self-closing design, to the satisfaction of the Department of Building and Safety.

MM CUM-5: In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff;
- Matched precipitation (flow) rates for sprinkler heads;
- Drip/microspray/subsurface irrigation where appropriate;
- Minimum irrigation system distribution uniformity of 75 percent;
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf and greater. to the satisfaction of the Department of Building Safety.

14. **Explosion/Release (Asbestos Containing Materials)** – Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

15. **Increased Vehicle Trips/Congestion** – The project shall implement the measures detailed in the Department of Transportation (DOT) communications to the Planning Department dated June 5, 2008 to the satisfaction of DOT. This requirement applies only to the development authorized under Ordinance No. 180,709.

16. **Utilities (Solid Waste)** – Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

C. Other Conditions

17. **Parking Fees.** Parking rates for visitors, outpatients and guests (as defined in Condition 6.a) of CSMC shall be no greater than the prevailing parking rates in the surrounding area, excluding free, validated or discounted rates. The determination of prevailing rates in the surrounding area shall be based on an annual survey of parking rates (not including free, validated or discounted rates) conducted by CSMC in the area generally bounded by the

Beverly Connection on the east, Robertson Boulevard on the west, Burton Way on the south and the north side of Beverly Boulevard.

18. **Parking.** A minimum of ten (10) percent of the long-term parking spaces provided shall be designated and reserved exclusively for High Occupancy Vehicles (HOV) use.
19. **Bicycle/Moped/Motorcycle Parking.** Secure, convenient bicycle, moped and motorcycle parking areas shall be provided at a ratio of one space for twenty (20) automobile parking spaces provided for development authorized through this approval on the subject property.
20. **Transit Access.** Cedars-Sinai Medical Center shall prepare and execute a covenant and agreement to the satisfaction of the City Planning Department and the Metropolitan Transit Authority (MTA) agreeing to provide an easement within the Property for a portal to a Metro Rail station at the southwest corner of San Vicente Boulevard and Beverly Boulevard, provided that the easement does not adversely impact the operation or financing of the Medical Center as determined by the CSMC in its sole discretion.
21. **Plan (general).** Prior to the issuance of building permits, detailed development plans, including a complete landscape and irrigation plan, shall be submitted to the satisfaction of the Planning Department.
22. **Plan.** The subject property shall be developed substantially in conformance with the plot plan and exhibits of the subject case file, as to the subject conditions and as to location of structures, except as the City Council may subsequently approve a modification of the plan. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions and the intent of the subject permit authorization.
23. **Signs.** Cedars-Sinai Medical Center shall record a covenant and agreement agreeing to develop and implement a "wayfinding"/signage program to direct visitors to the various Medical Center facilities. All signs shall be of an identifying or directional nature only and shall be arranged and located so as not to be a distraction to vehicular traffic. Animated or flashing signs are prohibited. The sign program shall be submitted to the Department of City Planning for review. CSMC will consult with the Cities of Beverly Hills and West Hollywood with respect to the "wayfinding"/signage program.
24. **Green Building.** Prior to the issuance of any permits for West Tower and for the Seismic Upgrade Wing, the applicant shall register the project with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System for LEED certification. The project shall meet the prerequisites and performance benchmarks (credits) so that it meets the Silver level of certification per the most applicable LEED rating systems (NC, EB, C&S, CI, Home, ND).

A completed LEED checklist shall be submitted in conjunction with the Plan Check application. A final checklist, signed by the applicant and architect of record shall be submitted, prior to issuance of the Certificate of Occupancy.

A certificate from the US Green Building Council stating the project's level of certification shall be provided to the Planning Department, no more than 18 months after the date that the project receives certificate of occupancy.

[D] DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32-G.4 of the Los Angeles Municipal Code, the following restrictions are hereby imposed upon the use of the subject property, subject to the “D” Development Limitation classification:

1. **Floor Area.** The total gross floor area contained in all buildings on the subject property shall not exceed 3.025 million square feet. Gross floor area shall be calculated as defined in Municipal Code Section 12.03. In no event shall the overall floor area ratio of development of the subject property exceed 2.89:1.
2. **Height.** No building or structure located on the subject property shall exceed 185 (one hundred eighty five) feet in height above grade as defined by Municipal Code Sections 12.21.1-B.3.a and b.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 558 of the City Charter, the City Planning Commission on **October 21, 2021** recommends this ordinance **BE ADOPTED** by the City Council.

By *Cecilia Lamas* (Electronic Signature due to COVID-19)
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____