



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

July 29th, 2021

ENVIRONMENTAL CASE NO.:	ENV-2015-4476-EIR
STATE CLEARINGHOUSE NO.:	2017091061
PROJECT NAME:	Kaiser Permanente Los Angeles Medical Center Project
PROJECT APPLICANT:	Kaiser Foundation Hospitals (also known as Kaiser Permanente or Kaiser)
PROJECT ADDRESS:	1317, 1321, 1329, & 1345 North Vermont Avenue; 1328 North New Hampshire Avenue; 4760 Sunset Boulevard; 1505 North Edgemont Street; 1526 North Edgemont Street; 1517 North Vermont Avenue; 1430 & 1424 North Alexandria Avenue Los Angeles, California 90027
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	#13 – O’Farrell
PUBLIC COMMENT PERIOD:	July 29, 2021 – September 13, 2021

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Kaiser Permanente Los Angeles Medical Center Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The Project would be located on the following sites:

- Site 1: 1345 North Vermont Avenue; 1326/1328 North New Hampshire Avenue; 1317, 1321, and 1325 North Vermont Avenue; 1329/1331 North Vermont Avenue and 1337/1339 North Vermont Avenue
- Site 2: 4760 Sunset Boulevard
- Site 3: 1505 North Edgemont Street
- Site 4: 1526 North Edgemont Street
- Site 5: 1517 North Vermont Avenue
- Site 6: 4950 West Sunset Boulevard

The Project proposes to expand the existing Kaiser Permanente Los Angeles Medical Center (Medical Center) campus by replacing facilities and adding new buildings. The Project would proceed under a Master Plan/Development Plan Permit for the Medical Center. The Project would be developed in three consecutive phases. Phase 1 of the Project would include demolition of existing commercial and residential structures and surface parking lots on Sites 1 and 2, and two medical office buildings (MOBs) on Sites 3 and 4. Phase 1 would also include construction of a parking structure and MOB on Site 1 and a procedure center addition to the existing MOB on Site 2. Phase 2 of the Project would include the demolition of an existing parking structure and MOB space on Site 5 and construction of a new, larger parking structure with ground floor commercial retail space. Phase 2 would also include construction on Site 4 of either an MOB (Option A) or a hospital addition (Option B). Phase 3 of the Project would include construction of a new MOB on Site 3 and a parking structure on the south side of the existing parking structure on Site 6. If Option A is selected for Phase 2, the MOB constructed at Site 3 would be smaller (41,500 square feet). If Option B is selected for Phase 2, the MOB at Site 3 would be larger (73,500 square feet). As such, the smaller MOB is also considered part of Option A, while the larger MOB is considered part of Option B.

The proposed buildings for all three phases would total 401,100 square feet under Option A or 433,100 square feet under Option B, with an additional 533,400 square feet of parking structure area.

The Project Site includes the following site(s) listed on the Cortese List compiled pursuant to California Code Section 65962.5: Site 1 was identified in the following environmental databases: CA HAZNET - Moncada's Dental Office, 1321 North Vermont Avenue (inorganic solid waste disposal); and EDR - Historical Auto Stations, formerly located at 1331 North Vermont Avenue. Site 2 is on record as containing a permitted UST. However, the lead Kaiser Permanente engineer for the Medical Center confirmed that there is no UST located beneath Site 2. The property at 4950 Sunset Boulevard is listed in database sources as containing a permitted UST. However, LAFD records state that there are no USTs located beneath the property; only an aboveground diesel storage tank for the emergency generator exists. No other project sites were listed on a Cortese List. More detailed information is found in Chapter IV.G of the DEIR.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to construction noise and construction vibration with respect to human annoyance. The Project would also result in cumulative construction noise and vibration impacts related to human annoyance.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment. The Draft EIR is available online at the Department of City Planning's website at Planning4la.org/development-services/eir and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 W. Fifth St., Los Angeles, CA 90071
- 2) Frances Howard Goldwyn – Hollywood Regional Library, 1623 N. Ivar Ave., Los Angeles, CA 90028
- 3) Cahuenga Branch Library, 4591 Santa Monica Blvd., Los Angeles, CA 90029
- 4) Los Feliz Branch Library, 1874 Hillhurst Ave., Los Angeles, CA 90027

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies. As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries may no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments. The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Erin Strelch at (213) 847-3626 to purchase copies.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, September 13th no later than 4:00 p.m.**

Please direct your comments to:

Mail: Erin Strelch
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: erin.strelch@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Erin Strelch
Major Projects Section
Department of City Planning
213-847-3626

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.