Attachment B
Providence Tarzana Medical Center Reimagined
Project Description

Providence Tarzana Medical Center (“Medical Center” or “PTMC”) is a full-service hospital and medical center, located at 18321 Clark Street in the Tarzana neighborhood of the City of Los Angeles (“Property”).1 The Medical Center was founded in 1973 as part of the Encino-Tarzana Regional Medical Center. In 2008, Providence Health System–Southern California (“Providence”) purchased the facilities, which became part of the Providence Health System, a non-profit organization.

The Property is currently developed with a 249-bed Hospital and medical office buildings providing patient care in the San Fernando Valley. The Medical Center’s services include cancer, diabetes, emergency care, heart and vascular, home care, hospice, imaging, neonatal intensive care, obstetrics, orthopedics, pediatrics, surgery, women’s health, and wound care. The Medical Center houses the San Fernando Valley Heart Institute, the Women’s Pavilion, the Diabetes Care Center, and one of the largest neonatal intensive care units (“NICU”) in the San Fernando Valley. It also offers a pharmacy residency program. The Medical Center is fully accredited by the Joint Commission on the Accreditation of Healthcare Organizations. Providence Tarzana Medical Center has been recognized by Healthgrades as a Distinguished Hospital for Clinical Excellence three consecutive years. In addition to providing world class health care services for over four decades, PTMC serves the surrounding community by allowing community and group meetings to take place at the Medical Center.

The Medical Center’s current patient care units and clinical service departments must be upgraded for PTMC to continue providing high-quality medical care to the San Fernando Valley community. Many of the patient rooms, clinical treatment areas, and support spaces are outdated, not appropriately sized, and must be modernized. In addition, the Medical Center’s infrastructure and central utility plant are aging. As a result, Providence seeks to redevelop the Property by expanding existing facilities and building a new patient wing and parking structure (the “Project”).2 The Project will allow PTMC to continue to provide the high-quality standard of care that has been provided to the San Fernando Valley for over four decades.

1 The Property also includes a medical office building referred to as the “Cube MOB.” The Cube MOB is not operated by PTMC and is subject to a ground lease to a third party until 2050.

2 While not part of the Project, to continue providing high-quality medical care to the San Fernando Valley community and to ensure compliance with State regulations, PTMC is currently in process with the Office of Statewide Health Planning and Development (“OSHPD”) to retrofit certain existing structures on the Property to comply with certain seismic safety requirements of the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1994 ("SB 1953"). Section VII discusses the OSHPD Seismic Retrofit.
I. EXISTING CONDITIONS

The Property consists of seven contiguous parcels comprising an approximately 13 acre site. The Property is located within the City of Los Angeles’s Encino-Tarzana Community Plan area. The Property is designated Community Commercial by the Community Plan. The Property is also located within the Ventura/Cahuenga Boulevard Corridor Specific Plan (“Specific Plan”). The Property is primarily zoned [Q]C2-1L, with portions of the Property zoned C2-1 and P-1.

The Property is bounded by Burbank Boulevard and the eastbound on-ramp to the Ventura Freeway (US-101) on the north and Clark Street to the south. Beyond intervening properties is Etiwanda Avenue to the east. Also beyond intervening properties, Reseda Boulevard is to the west. Access to the Property is along Burbank Boulevard and Clark Street.

Uses abutting the Property to the east (west of Etiwanda Avenue) consist of medical and dental offices known as the Tarzana Medical Plaza. On the east of Etiwanda Avenue, east of an intervening flood control channel, are multi-family and single-family residential properties. Uses south of the Property, across Clark Street from east to west, consist of surface parking,3 multi-family residential, a medical and dental office building known as Tarzana Medical Square, a neighborhood shopping center, and a CVS pharmacy. The abutting uses to the west of the Property (on the east side of Reseda Boulevard) include a supermarket, retail, and a storage company.

The Property is currently comprised of several facilities consisting of approximately 322,942 square feet of floor area of medical facilities. The height of existing buildings at the Medical Center range from approximately 16 feet to approximately 100 feet.

The Hospital building originally opened in 1973 and was expanded in 1975, 1981, 1989, and 1992. The Hospital contains approximately 204,097 square feet of floor area and is approximately 82 feet-three inches in height. The Hospital consists of several connected areas, which are at times referred to as the Main Building, the Ancillary Wing, the Existing Patient Building, and the Women’s Pavilion. The Hospital also includes the Emergency Department. The Main Building contains 21 acute care beds in the NICU. The Main Building also contains operating room suites, the Imaging Department, and the Clinical Laboratory and is 43 feet-five inches in height. The Existing Patient Building contains 195 acute care beds. The Existing Patient Building is 82 feet-three inches in height. The Ancillary Wing contains diagnostic and treatment areas, the Pediatric Intense Care Unit, and the Hospital’s pharmacy. The Hospital’s Women’s Pavilion has 33 acute care beds and contains Women’s Perinatal Services made up of Labor, Delivery, Recovery, Postpartum, and Well-Baby Nursery.

3 This surface parking is entitled for development of the Tarzana Medical Atrium (“TMA”), a new, four-story 93,376 square foot of floor area medical office building and parking structure located at 5411 Etiwanda Avenue. The new medical office building and parking structure will have an approximate maximum height of 49 feet-six inches.
The Hospital’s Magnetic Resonance Imaging (“MRI”) Center is a freestanding building containing approximately 2,560 square feet of floor area and is approximately 15 feet-eight inches in height. The MRI Center serves both hospital inpatients as well as outpatients.

The Medical Center also includes eight modular buildings (referred to as “Buildings A – G” and the Foundation Building). The buildings are occupied by uses that would generally be housed in the Hospital, but due to space constraints, are in the modular buildings. Building A houses the Case Management Department and is approximately 1,349 square feet of floor area. Building B consists of meetings rooms and restrooms and is approximately 2,698 square feet of floor area. Building C houses the Performance Improvement and Quality Departments and is approximately 1,349 square feet of floor area. Building D consists of office space for medical staff and is approximately 675 square feet of floor area. Building E houses volunteers and the Compliance and Service Excellence Departments and is approximately 570 square feet of floor area. Building F houses the Medical Records and Pathology Departments and is approximately 2,360 square feet of floor area. Building G houses the Spiritual Care Department and is approximately 584 square feet of floor area. The final modular building on the Property is the Foundation Building, which houses the Providence Tarzana Foundation offices and is approximately 1,803 square feet of floor area. The modular buildings are approximately 15 feet-six inches in height.

The Property also includes the Tarzana Garden Plaza, a medical office building operated by PTMC. The Tarzana Garden Plaza contains medical and dentist offices and a pharmacy. It contains approximately 39,019 square feet of floor area and is approximately 44 feet-five inches in height. The Property is also developed with a building referred to as the Cube Medical Office Building (“Cube MOB”), which is not operated by PTMC and is subject to a ground lease to a third party until 2050. The Cube MOB contains approximately 65,878 square feet of floor area and is approximately 100 feet-eight inches in height. It contains medical offices and a retail pharmacy and shares parking with the Medical Center.

There are also several service buildings located on the Property that contain electrical switch gear, mechanical equipment, oxygen tank storage, trash enclosures, and emergency generators. A Los Angeles Department of Water and Power electrical sub-station is located in a secure enclosure in the southeastern corner of the Property.

There are currently 1,259 parking spaces on the Property. Parking is provided in an existing parking structure with 596 spaces (“Existing Parking Structure”) and 663 spaces of surface parking. The Existing Parking Structure is approximately 37 feet in height.

II. PROJECT COMPONENTS

The Project proposes upgrades and enhancements to the Hospital, including to enhance the Hospital’s lobby (“Lobby Enhancement”), expand the diagnostic and treatment areas, (“D&T Expansion”), construct a new central utility plant in the basement of the D&T Expansion, and construct a new patient wing (the “New Patient Wing”). The Project also will include removal of Buildings A – G, the Foundation Building, the pharmacy, and the MRI Center; these uses, including the pharmacy, will be relocated to the Hospital, including the Existing Patient
Building, which will be repurposed as “Ancillary & Support Space.” As described in more detail below, the Project will remove and/or demolish approximately 17,948 existing square feet of floor area and construct approximately 292,000 new square feet of floor area. The net new construction is estimated at approximately 274,052 square feet of floor area. At buildout, the Property will include approximately 596,994 square feet of floor area.

The Lobby Enhancement will add approximately 20,000 additional square feet of floor area to the Main Building of the Hospital. A new covered entry canopy and drop-off (“Lobby Canopy”) comprising approximately 5,000 square feet of floor area would also be added to the west of the Lobby Enhancement. A new landscaped and shaded paseo will provide a walkway to connect the New Parking Structure and Existing Parking Structure to the Lobby Enhancement and Hospital. The first floor of the Lobby Enhancement will include an entrance and lobby area for patients and visitors. The portion of the second floor above the Lobby Enhancement could accommodate an expansion of Hospital programs and operations. The Lobby Enhancement and the Lobby Canopy will improve the overall patient experience at the Medical Center by creating a central entrance for the Hospital and a meeting and gathering space for patients, visitors, and other guests. The Lobby Enhancement will be approximately 35 feet in height.

The D&T Expansion will expand the diagnostic and treatment areas located in the Hospital’s Ancillary Wing by approximately 30,000 square feet of floor area plus an approximately 3,000-square-foot D&T Canopy. The D&T Expansion will be approximately 45 feet in height. The new central utility plant will be constructed in the basement of the D&T Expansion and will total approximately 8,000 square feet and consist of new boilers, chillers, medical gases distribution, and electrical power distribution connected to the existing at grade switchgear. There will be an at grade location for oxygen tanks, emergency generators, and trash compactor near the D&T Expansion in a secure enclosure.

The New Patient Wing, which will extend northwesterly from the rear of the Hospital, will replace the Existing Patient Building as the location for the acute care inpatient beds. The Hospital currently has 249 acute care inpatient beds: 195 in the Existing Patient Building, 21 in the NICU located in the Main Building, and 33 in the Women’s Pavilion. The Existing Patient Building rooms are small and contain both double and triple occupancy rooms, in contrast to the proposed New Patient Wing rooms that will be state-of-the art and have all single occupancy rooms, which provides for privacy for patients and their families and other visitors. The New Patient Wing will have a total of 190 acute care inpatient beds. Together with the 33 beds in the Women’s Pavilion and 21 beds in the NICU located in the Main Building, the Project will result in a slight decrease in the number of acute care inpatient beds from 249 to 244 at the Hospital. The New Patient Wing will also contain a new, expanded Emergency Department, imaging and pediatrics facilities, and the inpatient pharmacy. The increase in square footage for the new buildings on the campus is due to modern standard of care and current code requirements for hospitals, including increased space and additional functions in nursing units, diagnostic and treatment areas, emergency room, and support services. The New Patient Wing will total approximately 225,000 square feet of floor area plus two canopy areas associated with the relocated and improved Emergency Department referred to herein as the Walk-In Canopy and the ED Canopy. The Walk-In Canopy comprises approximately 3,000 square feet, and the ED
Canopy comprises approximately 6,000 square feet. The New Patient Wing is proposed to be six stories and approximately 120 feet in height. This height includes a screened rooftop area housing mechanical equipment. In the 1970s, when the Hospital was originally constructed, hospital floor-to-floor heights were required to be approximately 12 feet. Modern code requirements include floor-to-floor heights of up to 17 feet. This floor-to-floor height increase is also required to accommodate advances in medical technology.

As part of the Project, Modular Buildings A – G, the Foundation Building, the pharmacy, and the MRI Center, will be removed. During construction of the New Patient Wing, it is anticipated that many of the uses and functions in these buildings will be temporarily relocated off-site as the buildings need to be removed to accommodate New Patient Wing construction.

Upon completion of the New Patient Wing and relocation of the patients from the Existing Patient Building to the New Patient Wing, the Existing Patient Building will be converted to Ancillary & Support Space. The Ancillary & Support Space will consist of other Medical Center uses, but will not be used to house acute care inpatient beds. The uses and functions in Modular Buildings A – G, the Foundation Building, the pharmacy, and the MRI Center are anticipated to be relocated to the Hospital.

As discussed in Section III below, the Project also includes construction of a new seven-level, 650-space parking structure within the western portion of the Property (“New Parking Structure”). The New Parking Structure will be approximately 70 feet in height and will be approximately 270,000 square feet. The New Parking Structure will allow visitors easy paths of travel to the lobby and other medical facilities on the Property. The walkway will feature new wayfinding signage, landscaping, and lighting. A new landscaped and shaded paseo will provide a walkway to connect the New Parking Structure and Existing Parking Structure to the Lobby Enhancement and Hospital.

As part of the Project, Providence would subdivide the Property into three legal lots to account for current and future use. Proposed Lot 1 would contain the Hospital, the Existing Parking Structure, the Proposed Parking Structure, and various surface parking spaces. Proposed Lot 2 would contain the Tarzana Garden Plaza and surrounding surface parking spaces. Proposed Lot 3 would contain the Cube MOB and surrounding surface parking spaces. The existing internal lot lines for seven lots on the Property are outdated, reflecting various subdivisions processed decades ago, but bearing no relation to the current and future use of the Property.

III. PARKING

The Project includes the construction of a new seven-level, 650-space above grade parking structure within the western portion of the Property.

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4 The New Parking Structure consists of a ground level and six additional levels. The top level is not a “story” pursuant to LAMC Section 12.03, because it does not have a roof or ceiling.
Currently, the Property includes approximately 1,259 parking spaces in an Existing Parking Structure and surface parking. 663 of these spaces are surface parking and 596 of these spaces are located within the Existing Parking Structure. Until February 2016, PTMC had leased 200 parking spaces located at the site of the TMA; however, those parking spaces are no longer available due to the construction of the new medical office building and parking structure at that site. Some existing surface parking spaces will be removed to accommodate the new Project buildings. Once the Project is completed, approximately 1,611 parking spaces will be provided on the Property, including in the new seven-level, 650-space parking structure, which will meet the Project’s requirements under the LAMC.

The Project will also provide bicycle parking spaces in compliance with the LAMC. Short-term bicycle parking spaces will be located near the pedestrian entrances to the Lobby Enhancement and the Walk-In ED entrance of the New Patient Wing. Long term bicycle parking spaces will be located on the ground level of the New Parking Structure.

IV.  LANDSCAPING AND GREEN SPACE

PTMC will provide new landscaping and trees throughout the Property to buffer hospital uses, enhance the overall patient experience, and add greenery to the neighborhood. The Project is retaining the existing landscaped buffer along Clark Street. In addition, the Project would add a landscaped buffer along Burbank Boulevard with Coast Live Oak trees. Landscaping and open space areas will be sustainable and water-efficient and will include a plant palette containing a mixture of California native and Mediterranean low water use plants. In addition, PTMC will plant 89 new trees on the Property.

Landscaping on the Property will include new courtyards in order to provide additional gathering areas for employees and patients and their visitors. An outdoor garden, the Healing Garden, is planned between the Walk-In Canopy of the New Patient Wing and the existing Hospital, which would offer patients, visitors, and staff a landscaped area available for respite and meditation. The New Parking Structure will be designed to substantially screen automobiles in the garage from view by pedestrians and adjacent buildings. A new landscaped and shaded paseo will provide a walkway to connect the New Parking Structure and Existing Parking Structure to the Lobby Enhancement and Hospital.

V.  LIGHTING, SIGNAGE, AND FENCES

The Project will include additional lighting and signage to be installed on the Property to provide clear identification of the location of the various medical buildings and facilities, and parking facilities.

As part of the Project, low-level lighting to accent signage, architectural features, and landscaping elements will be installed throughout the Property. The proposed lighting sources would be similar to other lighting sources in the vicinity of the Property and would not generate artificial light levels that are out of character with the surrounding area, which is densely developed and characterized by a high degree of human activity during the day and night. The exterior lighting will consist of low-level lights adjacent to buildings and surface parking lots, as
well as along pathways. It is anticipated the exterior lighting will be shielded or directed toward the areas to be lit to limit light spillover onto off-site uses and would meet all applicable LAMC lighting standards.

Signage on the Property will be designed to be aesthetically compatible with the existing and proposed architecture of the Property, and will be illuminated by means of low-level external lighting, internal halo lighting, or ambient light. Signs will include monument signage, building, and general ground level and wayfinding pedestrian signage, and meet all applicable LAMC lighting and signage standards. New signage would be architecturally integrated into the design of the buildings and would establish appropriate identification for the medical uses.

Fencing on the Property includes existing concrete block walls. New fencing may be provided around the perimeter of the Project site, including along Clark Street and Burbank Boulevard.

VI. CONSTRUCTION

The Project includes construction of the New Patient Wing and the New Parking Structure. Construction activities also include the Lobby Enhancement, D&T Expansion, and a new central utility plant in the basement of the D&T Expansion.

The Project’s construction is anticipated to be completed as early as 2022 to 2025. The Project’s construction will include excavations up to 23 feet below ground surface. It is estimated that approximately 44,000 cubic yards of soil would be hauled from the Project site. In order to ensure timely completion of construction, construction hours will occur Monday through Saturday in accordance with the LAMC. Construction hours could extend beyond these hours if required and specifically permitted by the City. The haul route to and from the Project site is anticipated to be from the US-101 via Reseda Boulevard, Burbank Boulevard, and Clark Street. Inbound haul trucks would exit the US-101, head south on Reseda Boulevard, turn east on Burbank Boulevard, and enter the Property from the north. Outbound haul trucks would exit the Property to the south by turning west on Clark Street, then turn north on Reseda Boulevard, and either continue on Reseda Boulevard to enter the US-101 heading west or turn east on Burbank Boulevard to enter US-101 heading east.

During construction, certain of the Medical Center’s operations may be temporarily moved to a nearby off-site location to be identified by PTMC.

VII. OSHPD SEISMIC RETROFIT

Providence is currently in process with the Office of Statewide Health Planning and Development (“OSHPD”) to retrofit some of the existing structures to comply with certain seismic safety requirements of the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1994 (SB 1953). While not part of the Project, because construction approvals for this component are issued by OSHPD rather than by the City, a summary is provided below as part of the environmental setting for the Project.
SB 1953 preempts local jurisdictions from the enforcement of all building standards published in the Title 24, California Building Standards Code relating to the regulation of hospital buildings. As codified in the California Health and Safety Code, local building jurisdiction plan review and construction inspection of hospital buildings is preempted and instead, OSHPD is authorized to review and inspect these facilities. OSHPD is designated as the enforcing agency for these hospital buildings, including the plan checking and inspection of the design and details of the architectural, structural, mechanical, plumbing, electrical, and fire and panic safety systems, and the observation of construction.

As noted above, PTMC is in process with OSHPD to seismically retrofit several existing buildings within the Hospital in order to comply with SB 1953. The Main Building, the Existing Patient Building, and the Ancillary Wing are required to comply with SB 1953’s seismic specifications by January 1, 2020. PTMC intends to complete seismic upgrades consisting of Structural Performance Category 4D (“SPC 4D”) and Nonstructural Performance Category 4 (“NPC 4”) upgrades in the Main Building and Ancillary Wing. This work, which will be implemented while keeping these buildings in service, allows hospitals to stay compliant with OSHPD requirements and to continue functioning through 2030 and beyond. Providence is also currently processing OSHPD permits for SPC 2 upgrades and exterior enhancements in the Existing Patient Building.

VIII. REQUESTED APPROVALS

PTMC requests the following approvals for the Project:

1) Pursuant to California Government Code Section 65356 and LAMC Section 11.5.6, a General Plan Amendment to permit the Project as proposed by amending the General Plan Land Use Map, Encino-Tarzana Community Plan to add footnote 14 to Community Commercial Land Use, because otherwise the New Patient Wing height of six stories and 120 feet would be inconsistent with the maximum height of six stories and 75 feet otherwise permitted;

2) Pursuant to California Government Code Sections 65453 and 65356 and LAMC Section 11.5.7 G, a Specific Plan Amendment to the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit the Project as proposed. This is most readily accomplished by amending the Specific Plan boundary in the Specific Plan at Plan Designations, Map 5—Tarzana Section and Pedestrian Oriented Areas, Exhibit B—Tarzana Section to exclude the Property, because otherwise the height, FAR, and other provisions of the Specific Plan would not allow for the Project.5

5 The Specific Plan was initially adopted in 1991, prior to construction of many buildings in the area which are inconsistent with the Specific Plan’s height, FAR, and other limitations.
3) Pursuant to LAMC Sections 12.32 Q and 12.32 F, a Vesting Zone and Height District Change of the P-1 zoned portion of the Property to C2-1 to permit the New Parking Structure;

4) Pursuant to LAMC Sections 12.32 Q and 12.32 F, a Vesting Zone and Height District Change of the [Q]C2-1L zoned portion of the Property to C2-1 to permit the following:

   A. Change Height District 1L to Height District 1 to permit the New Patient Wing height of six stories and 120 feet;

   B. Remove the existing [Q] conditions to permit the Project as proposed, including the New Patient Wing and other structures, the Project’s FAR, and other Project components that may be inconsistent with the [Q] conditions;

5) Pursuant to LAMC Section 12.24.U.14, a Major Development Project Conditional Use Permit for a development that creates 100,000 square feet of floor area or more in the C2 zone;

6) Pursuant to LAMC Section 17.15.A, a Vesting Tentative Tract Map, including a haul route approval;

7) Other discretionary and ministerial permits and approvals that will or may be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

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As described above, the Project would provide PTMC with modern facilities to continue providing high-quality patient care to meet the medical needs of the San Fernando Valley community now and in the future.