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**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT NO.  
ENV-2009-2519-EIR  
STATE CLEARINGHOUSE NO. 2009081080**

**To:** Owners of Property and Occupants and Other Interested Parties

**Project Name:** Barlow Hospital Replacement and Master Plan Project

**SITE LOCATION:** 2000 Stadium Way, Los Angeles, California 90026

**PROJECT DESCRIPTION:** The Project site is the campus of Barlow Respiratory Hospital, located at 2000 Stadium Way in the Silver Lake-Echo Park-Elysian Heights Community Plan Area of the City of Los Angeles. The Project site occupies two parcels bisected by Stadium Way and totaling 25 acres, and is developed with 39 buildings and structures built between 1915 and 1972; surface parking; and landscaped areas as well as undeveloped open space. The total square footage of the existing on-site buildings is approximately 138,380 square feet. Barlow Hospital has operated medical facilities in this location since 1902.

The Project proposed replacement of the existing 49-bed hospital facility with a new 56-bed acute care hospital in compliance with SB 1953, the State's Hospital Facilities Seismic Safety Act, as well as a 24-bed subacute care skilled nursing facility, and administration and support facility. Proposed hospital facilities would total approximately 131,000 square feet and would be located on a 3.25-acre portion of the Project site. Eleven existing buildings on the Project site would be retained and adaptively reused by the hospital and for community use. The remainder of the Project site would be subdivided into 13 parcels and redeveloped with 888 multi-family residential dwelling units including at least a 10 percent set-aside for low-income households and totaling approximately 1,065,600 square feet; approximately 15,000 square feet of neighborhood-serving commercial uses; and 1,552 parking spaces. Development on-site following Project buildout would total approximately 1,211,115 square feet. The Project site is listed on the California Register of Historical Resources, designated as City of Los Angeles Historic-Cultural Monument No. 504, and has been determined eligible for listing in the National Register of Historic Places as an Historic

District. Project implementation would demolish 28 buildings on-site, including 21 contributing buildings and landscape features to the Historic District.

**REQUESTED ENTITLEMENTS:** Approvals required for the Project may include, but are not limited to the following: For the entire Project site, Site Plan Review (LAMC § 16.05); Development Agreement (Government Code §§ 65864-65969.5); Vesting Tentative Tract Map (LAMC § 17.15); Zoning Administrator Approval of retaining walls in excess of the height and number permitted under LAMC 12.21.C.8(a) (Retaining Walls in Hillside Areas); and action by the Cultural Heritage Commission regarding demolition of buildings listed on the California Register of Historical Resources, designated as City of Los Angeles Historic-Cultural Monument No. 504, and determined eligible for listing in the National Register of Historic Places as an Historic District. For the proposed Hospital Parcel and Historical Parcel, a General Plan amendment to the Silver Lake-Echo Park-Elysian Valley Community Plan from Open Space to Neighborhood Commercial (LAMC § 11.5.6); Zone Change from A1 to [Q]C-1 (LAMC § 12.32); Height District Change from 1-VL to 1-L (LAMC § 12.32); and Transitional Height Variance (LAMC § 12.24.X.22). For proposed Parcels 1 through 12, a General Plan amendment to the Silver Lake-Echo Park-Elysian Valley Community Plan from Open Space to High Medium Residential (LAMC § 11.5.6); Zone Change from A1 to [Q]RAS4 (LAMC § 12.32); Height District Change from 1-VL to 1-L (LAMC § 12.32); and Density Bonus/Reduced Parking (LAMC § 12.22.A.25(d)(1)). For proposed Parcel 13, a General Plan amendment to the Silver Lake-Echo Park-Elysian Valley Community Plan from Open Space to Low Density Residential (LAMC § 11.5.6); and Zone Change from A1 to RD1.5 (LAMC § 12.32).

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis contained in this Draft EIR, the proposed project would result in significant and unavoidable environmental impacts with regard to aesthetics, construction air quality, cumulative greenhouse gas emissions, historical resources, land use, construction noise, and transportation. Issues addressed in the EIR include: aesthetics, air quality, greenhouse gases, biological resources, geology, cultural resources, hazards and hazardous materials, hydrology, land use, noise, fire protection, police protection, schools, recreation and parks, libraries, transportation, water supply, wastewater, solid waste, and energy.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00am and 4:00pm, at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles CA 90012. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5th Street, Los Angeles
- 2) Arroyo Seco Branch Library - 6145 N. Figueroa St., Los Angeles
- 3) Echo Park Branch Library- 1410 W. Temple Street, Los Angeles
- 4) Edendale Branch Library - 2011 W. Sunset Boulevard, Los Angeles

The Draft EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact Diana Kitching

of the City of Los Angeles at (213) 978-1342 to purchase one.

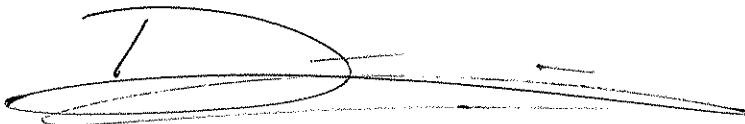
If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by 4:00 PM on June 11, 2012.

Please direct your comments to:

Diana Kitching  
Los Angeles Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
(213) 978-1343 (fax)  
diana.kitching@lacity.org (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact Diana Kitching at the location above.

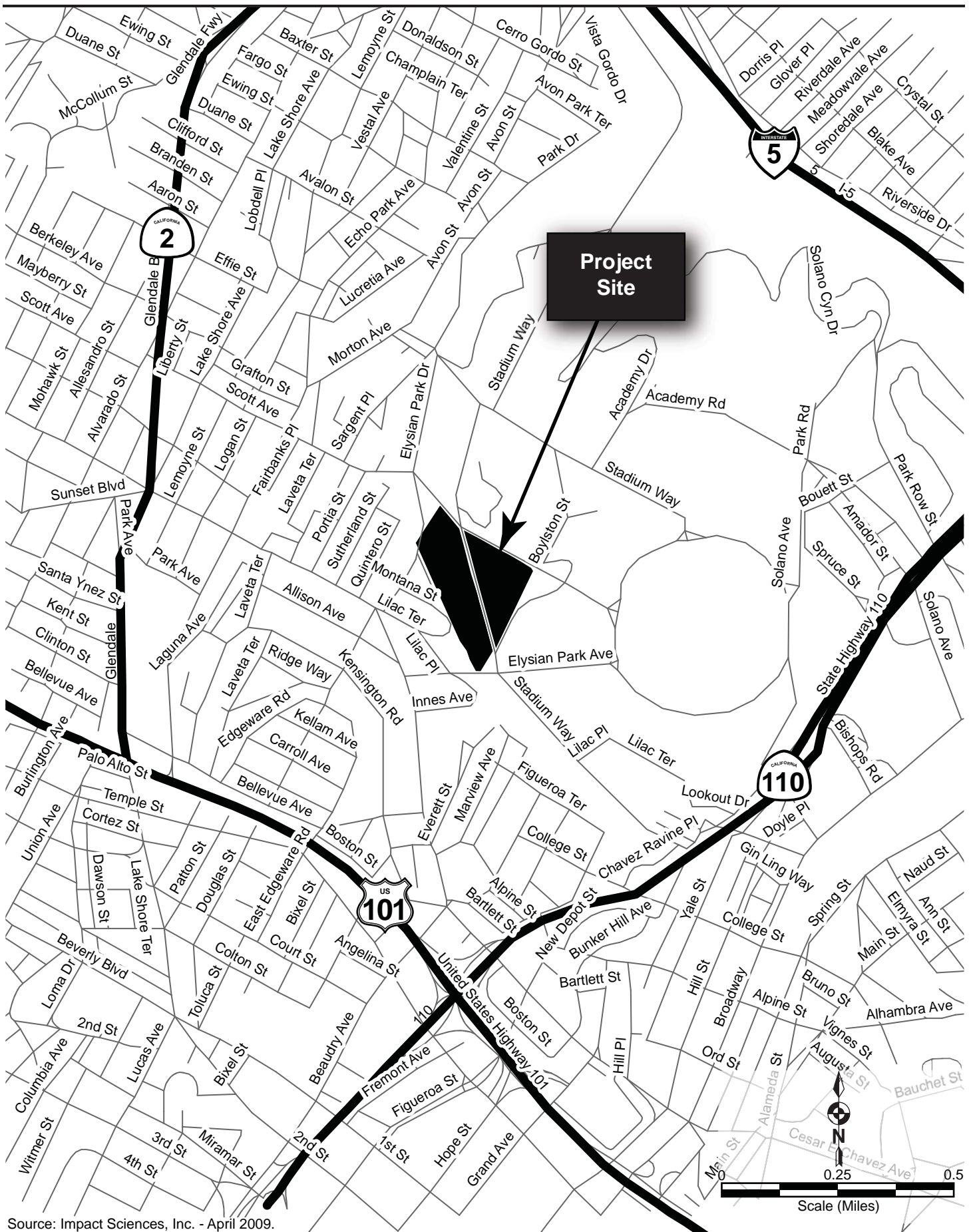
Michael J. LoGrande  
Director of Planning

A handwritten signature in black ink, appearing to read 'Diana Kitching', with a long horizontal flourish extending to the right.

Diana Kitching  
Environmental Review Coordinator  
Environmental Analysis Unit

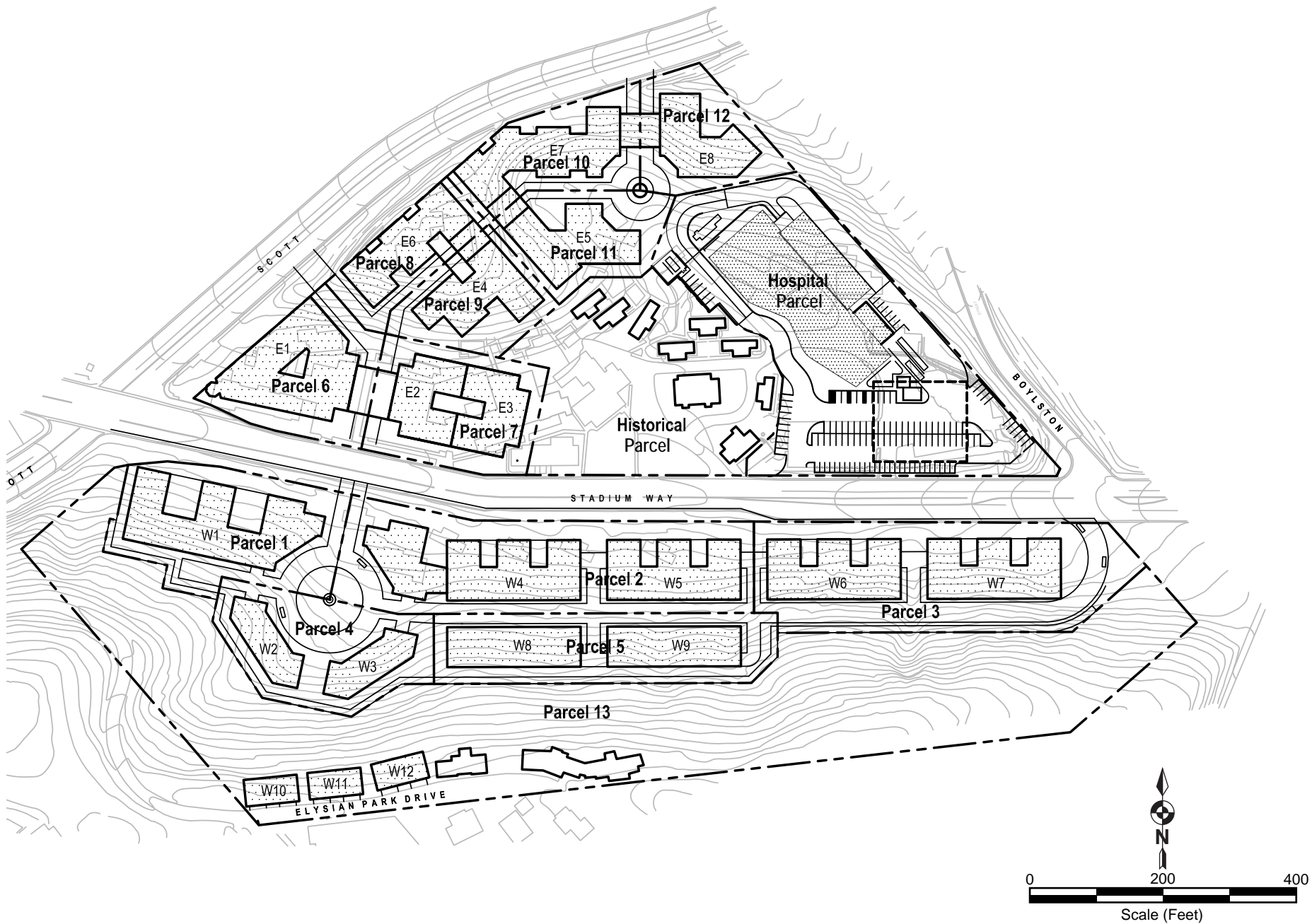
Enclosures

Figure 1  
Figure 2  
Figure 3



**ARROYO**  
ENVIRONMENTAL, LLC

Figure 1  
Project Vicinity Map



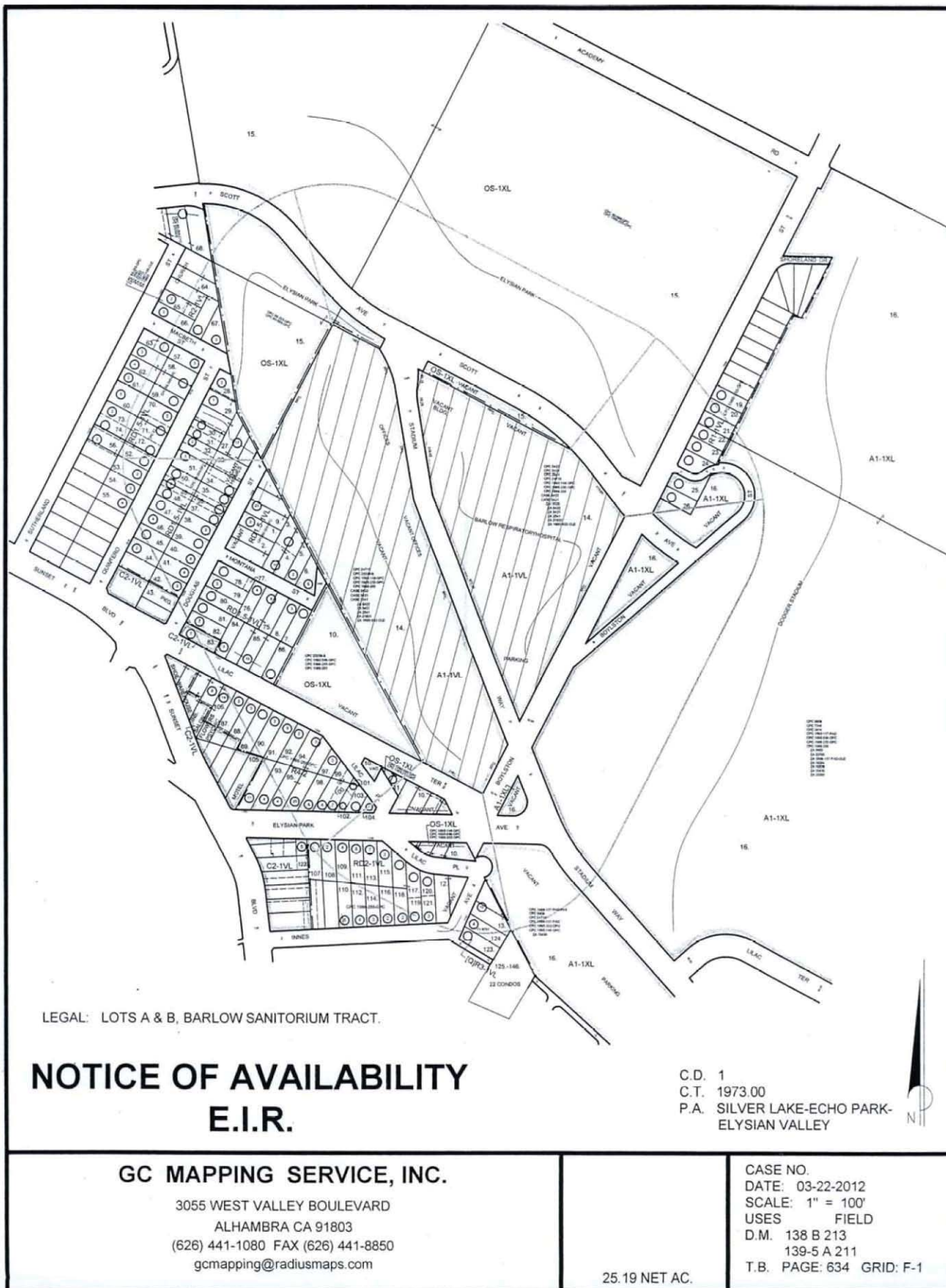
Source: Arcelab, Inc. - August 2009.



**ARROYO**  
ENVIRONMENTAL, LLC

Figure 2  
Proposed Site Plan





**ARROYO**  
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Figure 3  
Barlow Respiratory Hospital 500-Foot Radius Map