

APPENDIX H

ZONING ADMINISTRATOR CASE 21332

CITY OF LOS ANGELES
CALIFORNIA



XXXXXXXXXX
MAYOR

Tom Bradley

OFFICE OF
ZONING ADMINISTRATION

DEPARTMENT OF
CITY PLANNING

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March 12, 1974

Cedars-Sinai Medical Center
(a non-profit corporation)
ATTENTION: Stuart J. Marylander
Executive Director and
Assistant Secretary
P. O. Box 48750
Los Angeles, California 90048

Re: Z. A. CASE NO. 21332
8600-8730 W. Beverly Blvd.
8601-8699 W. Third Street
Wilshire District
D. M. No. 5472
(ED-2149-828-73-ZV)

Department of Building and Safety

Greetings:

In the matter of the application of the Cedars-Sinai Medical Center, a non-profit corporation, for Variance from the offstreet parking regulations of the Municipal Code on a site in the C2-1-0 Zone, please be advised that based upon the Findings of Fact hereinafter set forth and by virtue of authority contained in Section 98 of the City Charter and Section 12.27-B,1 of the Municipal Code, the Associate Zoning Administrator hereby grants a Variance from the provisions of Article 2, Chapter 1 of said Code on a block site generally bounded by Beverly Boulevard on the north, San Vicente Boulevard and Sherbourne Drive on the east, West Third Street on the south, and Robertson Boulevard on the west, comprising approximately 16 record lots and 3 parcels of a Parcel Map generally described as fractional Lots 1 to 4, inclusive, Lot 7, Lots 28 to 38, inclusive, Tract No. 7617, and Parcels A, B and C of Parcel Map LA2277, located at 8600-8730 West Beverly Boulevard and 8601-8699 West Third Street, Wilshire District, but only insofar as such Variance is necessary to permit the construction of a medical office building consisting of twin 11-story towers plus mechanical penthouses over a multi-level commercial and parking facility (two and three levels below grade) providing 1633 parking spaces, as an additional integral component of a major medical center complex providing a total of 3964 offstreet parking spaces instead of the required 4556 parking spaces for the present hospital complex upon the following terms and conditions:

1. That a detailed plot plan marked Exhibit "A" (containing approximately 31 sheets for the entire set of plans, with said plans indicating the location of present and proposed

- buildings, internal public and private streets, proposed overpasses across some of the public streets, surface parking areas, plaza areas, walkways, interior and exterior landscaped areas, a parking layout plan for the five levels of parking within the proposed medical office building, with said plans to include an overall master plan indicating future buildings and their respective parking areas, with said plans to be submitted to and approved by a Zoning Administrator prior to the issuance of any building permits.
2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
 3. That a sign having a surface area of not less than 20 sq. ft. shall be placed upon the site, with said sign indicating the ownership of the property and the purpose to which it is to be developed, and with said sign to be continuously maintained in good condition until the project is completed.

The applicant's attention is called to the fact that this Variance is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, that if any condition of this grant is violated, or if the same be not complied with in every respect, then this Variance shall be subject to revocation as provided in Section 12.27 of the Municipal Code. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Associate Zoning Administrator's determination in this matter will become effective after an elapsed period of fifteen (15) days from the date of this communication, unless an appeal therefrom is filed within said fifteen (15) day period with the Board of Zoning Appeals.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the detailed plans submitted with the application, the many conferences with the applicant's representatives and architects, all of which are by reference made a part hereof, as well personal knowledge and inspection of the property and surrounding district, I find that practical difficulties, unnecessary hardships or results inconsistent with the general purpose of the offstreet parking regulations for the C2-1-0 Zone would result from a strict enforcement thereof, and the five (5) requirements and prerequisites for granting a Variance as enumerated in the City Charter and in Section 12.27-B,1 of the Municipal Code have been established by the following facts:

1. The property involved comprises a large site generally bounded by Beverly Boulevard on the north, San Vicente Boulevard and Sherbourne Drive on the east, West Third Street on the south and Robertson Boulevard on the west. This entire area is in the Wilshire District. The entire site is in the C2-1-0 Zone and is divided by a street which is partially a public street and partially a private street known as Hamel Road and runs in a north/south direction, while the remaining portion of the site is divided by another public street known as Alden Drive running in an east/west direction from Robertson Boulevard to San Vicente Boulevard. The existing buildings within this major medical center complex consist of the existing Factor Tower, the existing Halper and Brown buildings, the proposed patient wings to be added to the existing Factor Tower, the proposed community mental health center building on the westerly portion of the site, the proposed parking structure immediately south of said mental health center, and lastly the proposed twin 11-story medical office building under this current request. This total development will result in a development which is reputed to be one of the largest major medical centers in the world. Most of the doctors that will be or are serving on the staff of this hospital are proposing to move into this twin 11-story medical building complex. In addition to the two 11-stories and its attendant penthouses, housing maintenance equipment, there will be five levels of parking, partially subterranean and partially above street grade. In addition there will be some related commercial developments within this building such as a restaurant, a pharmacy, and other accessory commercial uses. The proposed twin towered medical office building will provide 1633 parking spaces, this together with the remaining existing and proposed parking spaces will result in a total of 3964 parking spaces for this entire medical center complex. The required number of parking spaces under the present zoning regulations for this medical center complex is 4556 parking spaces. This results in a deviation of approximately 13 percent of the required parking spaces. Theoretically, parking spaces for a hospital are designed to provide parking for patients, staff, visitors and doctors. It would be safe to say that not exceeding 13 percent of the required parking within a hospital would involve doctor parking. Two areas requiring duplicate parking for these doctors, namely, parking within the medical building where their offices are located and also parking within or adjacent to the actual hospital area would reasonably be interpreted to be a duplication or a dual parking requirement which is a useless requirement

and results in practical difficulties and unnecessary hardships inconsistent with the purpose and intent of these parking regulations if the strict application of these regulations were applied in this instance.

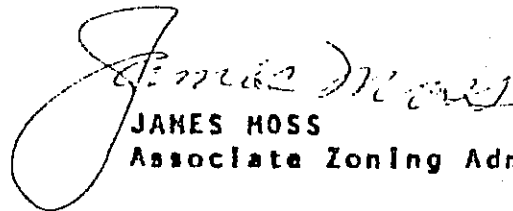
2. The unique circumstances applying to the physical aspects of this medical center development consists mainly of its location and surroundings. This will be perhaps one of the largest major medical center complexes in the world with facilities to serve all phases of hospitalization and care for every type of physical and mental ailment. In order to provide a very convenient arrangement within this complex, most of the doctors who will be serving on the staff of this hospital will have their offices within this twin 11-story tower structure which will result in convenient facilities for mobility and circulation from the staff doctors offices to the hospital areas where they will serve. This proposed medical office building complex will be an integral component both physically and functionally with this major medical complex. Under these circumstances, to require parking spaces for both the office building and the hospital for the doctors would result in a duplication of parking facilities, thereby resulting in severe practical difficulties and unnecessary hardships inconsistent with the purpose and intent of the parking regulations of the Zoning Ordinance.
3. In view of the affirmative findings in Finding Nos. 1 and 2 above, it is evident that a property right has invested itself within the current and proposed development of this major medical center complex. Having arrived at this conclusion, it follows, that this property right is deserving of being preserved by the granting of this Variance. To require a theoretical offstreet parking facility both for the doctors within their office building and for these same doctors within the hospital areas within which they serve would certainly result in practical difficulties and unnecessary hardships imposed upon the applicants and would therefore contribute to a denial of their substantial property rights.

4. This entire development is intended to advance the various aspects of public welfare in terms of physical and mental hospital care and its related facilities. In view of the unique development of this complex, namely, with the staff doctors for this hospital having their offices within the immediate area on the hospital grounds it is inconceivable that...

to relieve this large major medical center from providing parking for the doctors within their office building and also within the hospital area that they serve would have any detrimental affects to either public welfare or to property or improvements in this immediate vicinity. The Environmental Review Committee in reviewing this application decided on January 2, 1974, that the addition of this medical center office building and the minor deviations from the parking requirements would not have an adverse affect on the environment and thus a Negative Declaration was made under Title No. ED-2149-B28-73-ZV.

5. The minor reduction in parking spaces for this planned phased development of this major medical center complex will not be contrary or adverse to any of the elements of the General Plan, but on the contrary will comply with the spirit and intent of the parking and zoning regulations as part of the implementation of the elements of the General Plan.

Very truly yours,



JAMES MOSS
Associate Zoning Administrator

JH:sll

cc: Director of Planning

Councilman Edmund D. Edelman

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