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March 7, 2008

**NOTICE OF PREPARATION
and
PUBLIC SCOPING MEETING
ENVIRONMENTAL IMPACT REPORT**

EIR NO.: ENV 2008-0620-EIR
PROJECT NAME: Cedars-Sinai Medical Center
PROJECT ADDRESS: 8720 Beverly Boulevard, Los Angeles, CA
COMMUNITY PLAN: Wilshire
COUNCIL DISTRICT: 5 (Jack Weiss)

DUE DATE FOR PUBLIC COMMENTS: Monday, April 7, 2008

SCOPING MEETING: An informational scoping meeting and workshop will be held to receive public comments regarding the appropriate scope and content of the environmental information to be included in the Draft Environmental Impact Report (Draft EIR). The meeting will be in an open house format, with various stations and display boards provided for questions, and comment forms provided for input. The public scoping meeting for this project will be held on:

Date: Thursday, March 27, 2008
Time: 6:00 p.m. to 8:00 p.m.
Location: Cedars-Sinai Medical Center, Harvey Morse Conference Center
8700 Gracie Allen Drive, Plaza Level
Los Angeles, CA 90048
Parking: Validated parking will be available in Parking Structure No. 4 and Parking Lot No. 7 (see map)

PROJECT DESCRIPTION: The Cedars-Sinai Medical Center (CSMC or the "Applicant") proposes to develop a new inpatient/medical support facility (the "Project") on the CSMC Campus. The Project would be located on approximately two acres at the northwest corner of Gracie Allen Drive and George Burns Road (the "Project Site"), which is currently occupied by an approximately 90,000 square foot, two-story existing building at 8723 Alden Drive (the "Existing Building") and an adjacent surface-level visitor parking lot. The Project consists of the proposed demolition and construction at the Project Site, as well as the "net" operational increase in development to the CSMC Campus, defined as the addition of 200,000 square feet of development rights to the existing CSMC Master Plan and Development Agreement with the City of Los Angeles¹, and all associated entitlements and permits.

¹ The Project Site is part of the CSMC Master Plan and Development Agreement (Ordinance Nos. 168,847 and 168,848, respectively), which were approved in 1993. These documents provide for a comprehensive modernization and expansion program for the entire CSMC Campus. Authorized development under the Master Plan is approximately 700,000 square feet, of which approximately 512,350 square feet has already been developed or planned for development, leaving approximately 187,650 square feet of available remaining development rights.



The additional 200,000 square feet of expansion entitlement requested for the Project will be accommodated at the CSMC Campus at the current location of and through the demolition of the existing 90,000 square foot Existing Building and an adjacent surface parking lot, and the subsequent construction of an 11-story building (the "West Tower") to consist of approximately 477,650 square feet of net floor area (approximately 549,300 square feet of gross floor area) and associated parking. Of the total floor area, 200,000 square feet would be new net additional floor area under this current Project proposal; the other 277,650 square feet comprise 90,000 net square feet transferred from the demolition of the Existing Building and 187,650 square feet previously approved and vested under the 1993 Master Plan.

Summary of Development Entitlements

<i>Already Developed or Planned</i>	512,350 sq. ft.	<i>Entitlement Transfer from Demolition of Existing Building</i>	90,000 sq. ft.
<i>Remaining Entitlements from Existing Master Plan</i>	187,650 sq. ft.	<i>Remaining Entitlements from Existing Master Plan</i>	187,650 sq. ft.
		<i>Proposed Additional Entitlements</i>	200,000 sq. ft.
<i>Existing Entitlements under Master Plan</i>	700,000 sq. ft.	<i>Proposed New Building</i>	477,650 sq. ft.

The West Tower will be used for medical purposes, including inpatient services, medical suites, research, administrative and diagnostic/ER space. The Project will also include an attached seven-level parking structure (three subterranean, one at grade, and three above grade) to provide approximately 700 parking spaces.

With the exception of an amendment to incorporate the additional net 200,000 square feet (or approximately 230,000 gross square feet) of medical service floor area for the West Tower, the Project would be built in conjunction with the ongoing implementation of the 1993 Master Plan. To accommodate construction of the Project as proposed, the following legislative or discretionary approvals are anticipated for the conceptual planning and implementation phases of the Project:

- Zone Change to change the conditions of the current [T][Q]C2-2D-O zoning designation;
- Height District Change to change the permitted floor area ratio (FAR) of 2.46:1 to 2.71:1;
- Amendment to the existing Development Agreement to permit an additional 200,000 square feet of medical center uses and parking;
- Haul Route Permit;
- B-Permit for necessary street, sewer, storm drain, and lighting improvements;
- Grading Permits;
- Demolition Permits;
- Building Permits;
- OSHPD approvals and licenses; and
- Any other necessary discretionary or ministerial permits and approvals required for the construction or operation of the Project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The original 1993 Master Plan and Development Agreement approvals were evaluated in an environmental impact report (the "Original EIR") for the Cedars-Sinai Campus Master Plan (EIR No. 90-0643-ZC-HD). The current Project environmental review considers the physical construction effects due to the proposed demolition and construction at the Project Site, and the net change in operational characteristics due to the addition of 200,000 net square feet of medical center uses. Specifically, under the current Project environmental review, 200,000 square feet of the total 477,650 square feet of Project construction would be new floor

area; the other 277,650 square feet are comprise 90,000 square feet from the Existing Building (proposed for demolition) and 187,650 square feet remaining entitlement from the Master Plan. All of the square footage except the new 200,000 square feet was analyzed by the Original EIR. The Project EIR will analyze the net change in land use, as well as the demolition and construction related impacts associated with the West Tower building.

An Initial Study was completed to determine the areas of focus for the Project EIR. The following issues will be included in the Project EIR: Aesthetics, Air Quality, Noise, and Transportation/Traffic. All other environmental issues have been found to be less than significant and will be addressed in summary fashion under the Impacts Found to be Less Than Significant Section of the Project EIR.

You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for the Project as discussed above, because the Project is located in an area of interest to you and/or the organization you represent. The attached materials comprise a map showing the location of the scoping meeting, a site plan of the proposed Project, a radius map showing all properties within 500 feet of the Project site, and a vicinity map showing the location of the Project site.

The Environmental Review Section welcomes your comments regarding environmental impacts of the Project that you believe are relevant for inclusion in the Project EIR. **Written comments must be submitted to this office by 5:00 p.m. on Monday, April 7, 2008.**

Please direct your comments to:

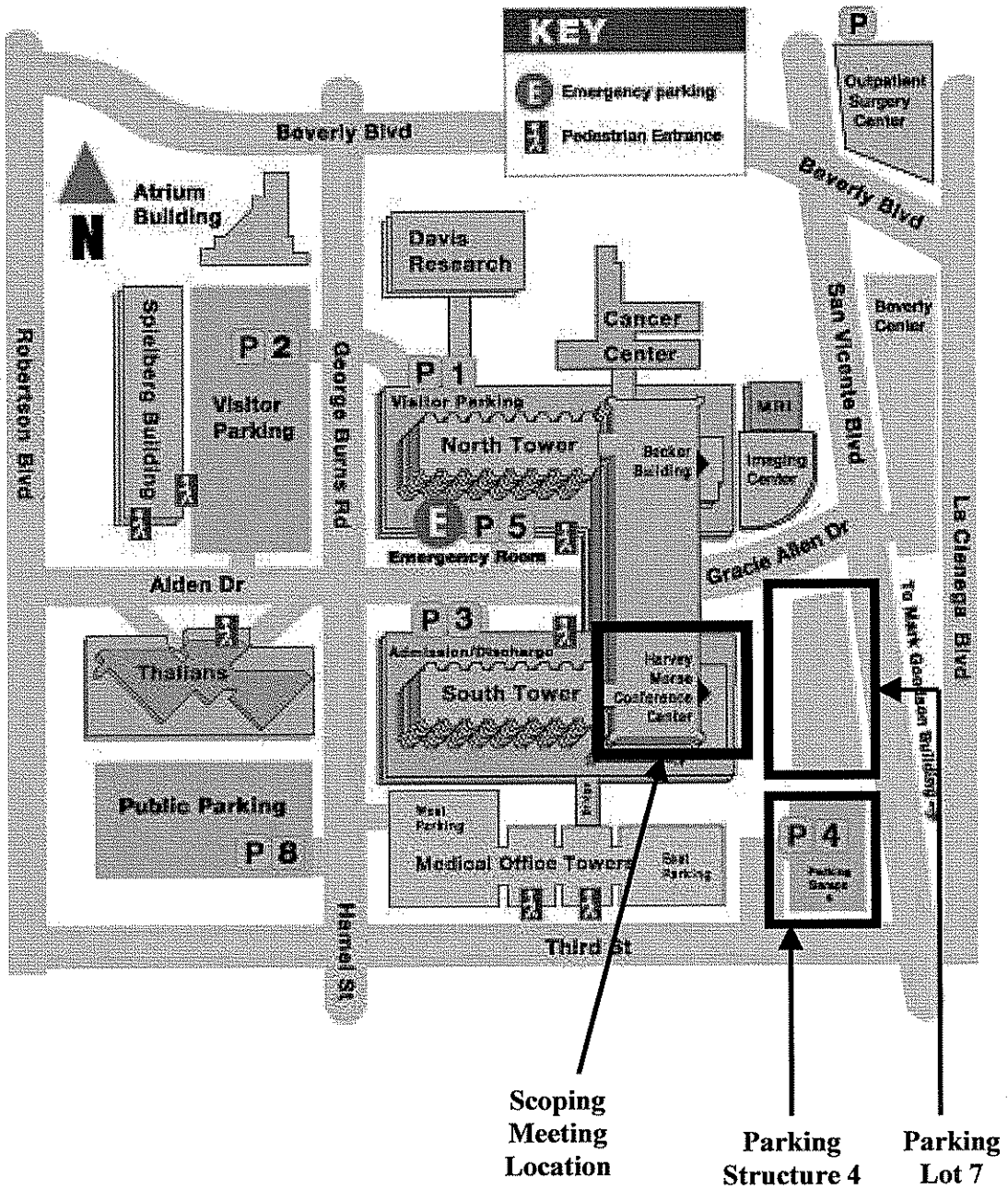
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S. Gail Goldberg, AICP
Director of Planning



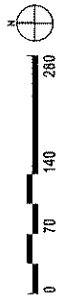
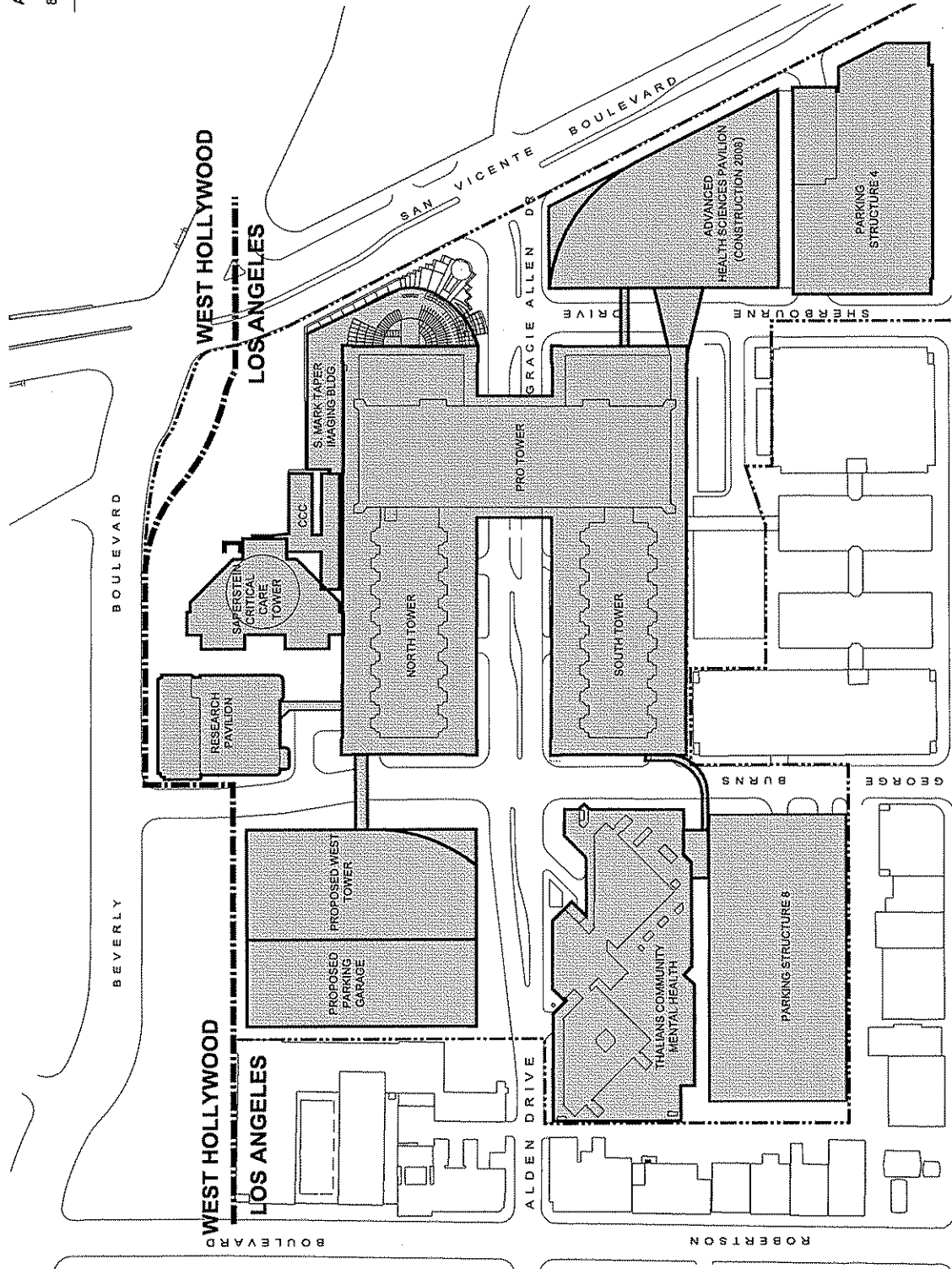
Adam Villani
Environmental Review Coordinator

SCOPING MEETING LOCATION AND PARKING




ADDRESS

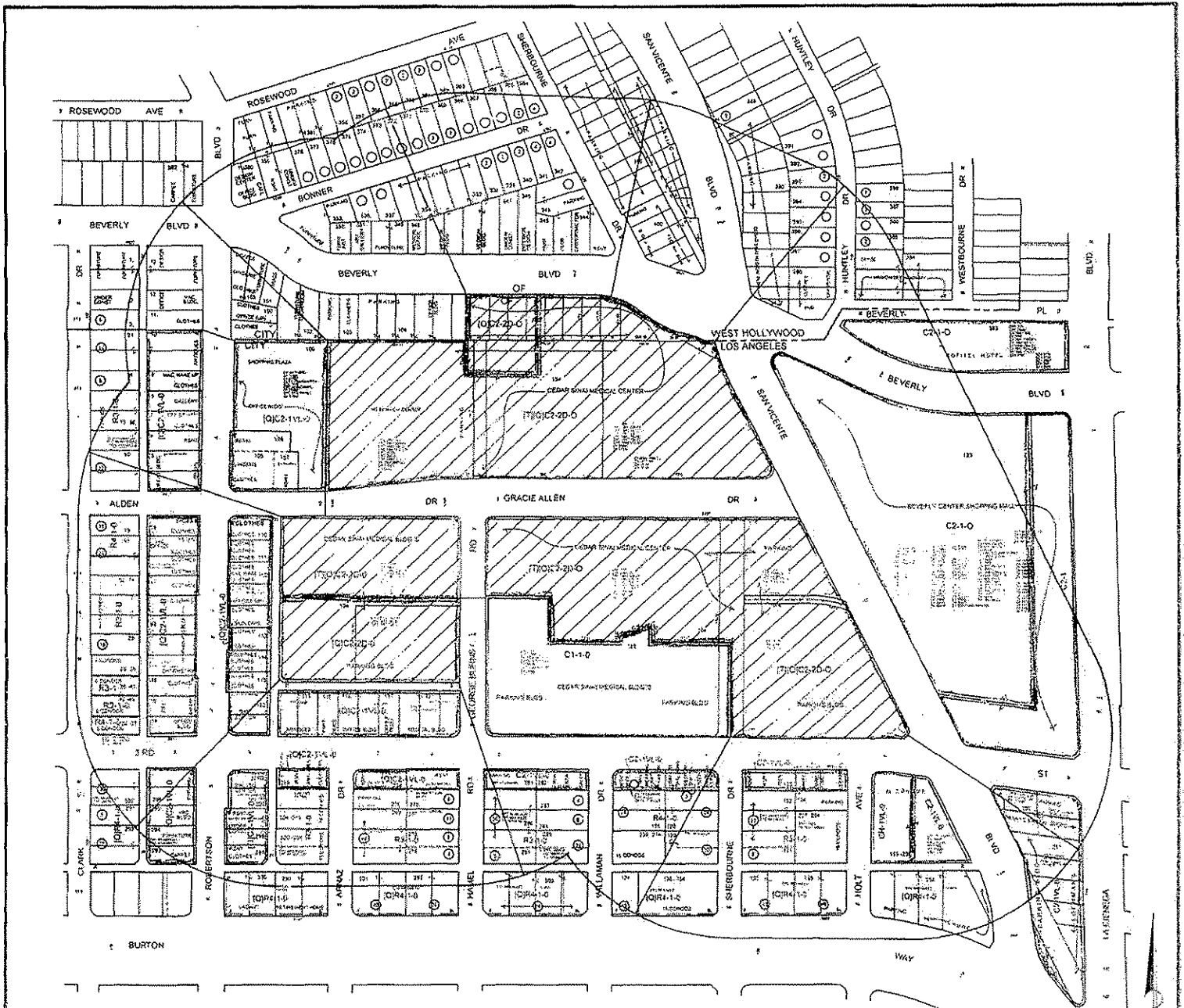
8720 BEVERLY BLVD, LOS ANGELES, CA




02.05.2008
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SITE PLAN

 CEDARS-SINAI MEDICAL CENTER



 [T]C2-2-D-O TO [T]C2-2-D-O

LEGAL. SEE APPLICATION

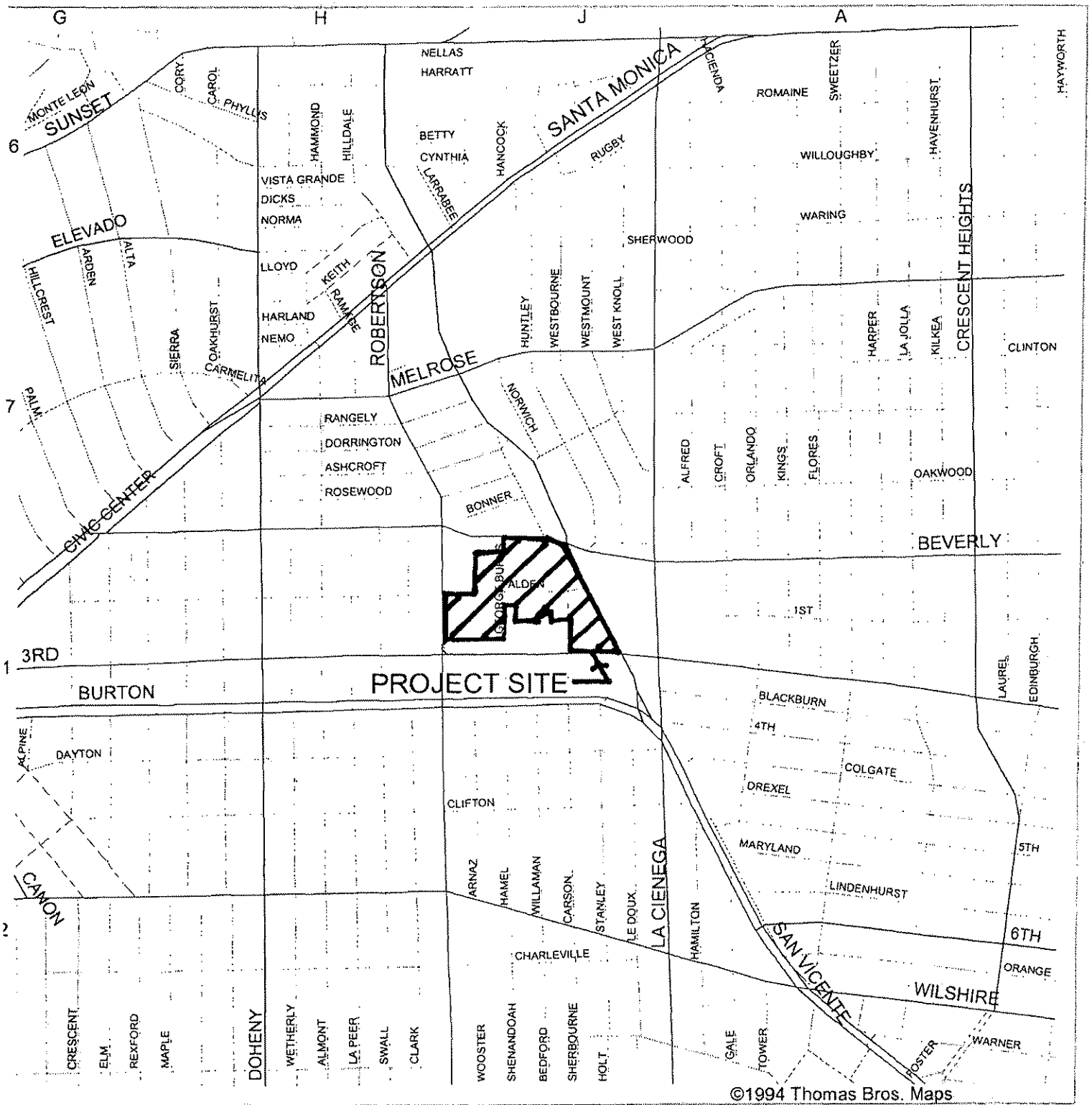
C.D. 5
 C.T. 2145.00
 P.A. WILSHIRE

GC MAPPING SERVICE
 711 MISSION STREET SUITE D
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 (626) 441-1080

**DEVELOPMENT AGREEMENT
 ZONE CHANGE**

23.62 NET AC

CASE NO.
 DATE 01-14-2008
 SCALE 1" = 100'
 USES FIELD
 C.M. 135.5 102, 136 & 173
 T.B. PAGE 532 GRID J4



VICINITY MAP

SITE: 8720 BEVERLY BLVD.

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