



Planning, Land Use and Mobility Committee

Case Report: Kaiser Permanente Medical Center at 5601 N. De Soto Avenue, Woodland Hills, CA

Case No: DIR-2017-3212-AC

PLUM Hearings: November 2, 2017

Site Location: 5301 N. De Soto Avenue, Woodland Hills

Project Description: The applicant proposes to upgrade the Emergency Department, remodel Perioperative Services with ten (10) new operating rooms, remodel Sterile Processing Department, improve hospital rotunda and entrance, and make other site improvements.

Applicant: Ronald C. Smith
Kaiser Foundation Hospitals

Representative: Eddie Arango
Kaiser Foundation Hospitals

Architect: Ed Avila
HMC Architects

Submitted By: PLUM Ad hoc Committee consisting of:
Henry Rice, WHWCNC PLUM Committee Member
Nancy McLean, WHWCNC PLUM Committee Member

OVERVIEW AND ANALYSIS:

The project is located in the Commerce District of Warner Center. The site is located within 500 ft. of the Ventura Freeway and Woodland Hills Academy school. The applicant is requesting an Administrative Clearance for a project under 50,000 SF as authorized in Section 5.3 of the Warner Center 2035 Specific Plan. The project involves grading, exporting 250 cubic yards of soil and addition of 45,290 sqft. to the building with a height of 54 ft. which is less than the height of the existing structure. This constitutes less than a

ten percent (10%) addition to the existing in-patient hospital. The number of in-hospital beds and the amount of medical office space will not be increased, so no additional parking spaces will be required. At the completion of construction the number of parking spaces will still exceed the minimum requirement. It is thus concluded that the project is unlikely to introduce much additional traffic to the area. A master signage and wayfinding program will be implemented to provide clear direction and location information. A new information and greeting area is proposed within several feet of the new entrance. New code-required lighting is proposed in the remodeled parking lot. Fixtures will be energy efficient LED type, necessary to achieve LEED rating. Seventy one (71) on-site trees will be removed, but none are a protected species. One hundred eight (108) new trees will be planted in conformance with the Specific Plan.

PLUM MOTION

As pertaining to Case DIR-2017-3212-AC, having held one (1) public meeting for the application for Administrative Clearance filed by Kaiser Permanente Medical Center for the site at 5601 De Soto Avenue, Woodland Hills, CA, the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, based on the materials provided by the applicant's representative, dated Nov. 2, 2017, the project, under 50,000 sqft., qualifies, for an Administrative Clearance as authorized in Section 5.3 of the Warner Center 2035 Specific Plan, and;

WHEREAS, the total building area of the structures, after completion of the project, will remain less than the total building area authorized by the existing CUP, and;

WHEREAS, the project does not increase the number of in-patient hospital beds or increase medical office space, no additional parking spaces are required to meet the minimum required, and;

WHEREAS, the completed project is unlikely to add much additional traffic to the area, and;

WHEREAS, the project will be in compliance with the requirements of the WC2035 Specific Plan and;

WHEREAS, none of the trees to be removed to accommodate the project are of a protected species, and;

WHEREAS, the completed project will have no impact on adjoining properties.

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council support APPROVAL of the application for Administrative Clearance and notify the Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield of its findings and subsequent recommendations.

PLUM Committee Vote: Aye 8 Nay 0 Abstain 0