LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: FEB 22 2022

Case No. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA Council District: 13 – O'Farrell
CEQA: ENV-2020-4012-MND
Plan Area: Wilshire

Project Site: 3160 West Geneva Street

Applicant: Dr. Kyung Cho, Genevacho, LL
Representative: Mee Semcken, Lee Consulting Group, LLC

At its meeting of **January 27, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Interior renovations and a 30,000 square-foot addition to the former Shriner's Children's Hospital complex, resulting in an approximately 169,000 square-foot development, 78-feet in height. The Project (GenevaCho Neurological Medical Center) would consist of approximately 139,000 square feet of outpatient medical clinic and medical office uses and approximately 30,000 square feet of residential uses consisting of 40 Senior Independent Living Units. The Project will reserve five units as affordable units for seniors (two Extremely Low-Income and three Very Low-Income). The Project will maintain the existing main entrance on Geneva Street and driveway on 4th Street. Parking will continue to be provided in an existing garage with 150 vehicle parking spaces and 39 bicycle parking spaces (21 long term and 18 short term spaces).

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-4012-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **Recommended**, that the Mayor and the City Council **adopt**, pursuant to Section 12.32 E of the Los Angeles Municipal Code (LAMC), a General Plan Amendment on the Project Site from Low II Residential and High Medium Residential land uses to Community Commercial land use;
3. **Approved** and **Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from the R1-1 Zone to (T)(Q)C2-2D Zone with two Developer's Incentives to permit:
   a. A parking reduction to provide 150 spaces in lieu of 209 spaces otherwise required; and
   b. A waiver of transitional height requirements to permit a building height of 78 feet in lieu of transitional height requirements per LAMC Section 12.21 A;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for any change of use other than to a drive-through fast food establishment which results in a net increase of 1,000 or more average daily trips;
5. **Adopted** the attached Conditions of Approval; and
6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved:	Campbell
Second:	Hornstock
Ayes:	Choe, Mack, Perlman, Dake Wilson
Absent:	Leung, López-Ledesma, Millman

Vote: **6 – 0**

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is final. The Zone Change and Height District is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: MAR 14 2022

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Maps, Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

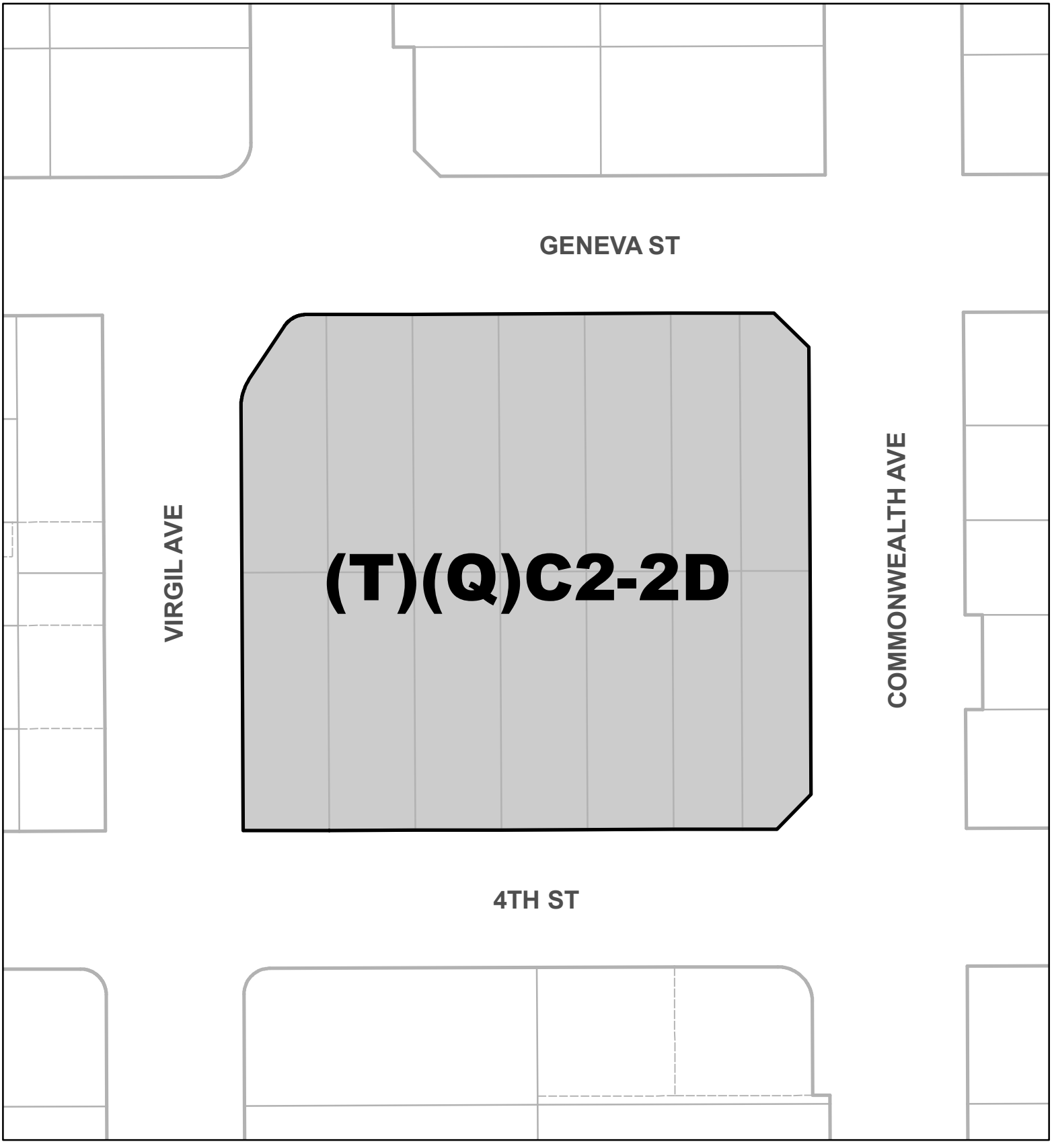
c: Heather Bleemers, Senior City Planner
Renata Ooms, City Planner

ORDINANCE NO. _____

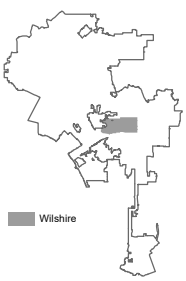
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



City of Los Angeles



0 75 150

Feet

CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

AA/Cf

021122

Data Sources: Department of City Planning & Bureau of Engineering

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" dated January 18, 2022. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

2. **Affordable Housing.** Prior to the issuance of a permit, projects of 10 or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.

3. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:

    a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:

        i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.

        ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.

        iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.

        iv. **Training.** At least 60% of construction workforces employed on the project will be:

            (1) Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.

(2) Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.

(3) Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.

ii) **Bond.** A Bond may be required to ensure compliance.

b. After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

"D" DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "D" Development Limitation.

1. **Height.** The height of any building constructed on the site shall be limited to a maximum of 78 feet.

2. **Floor Area Ratio.** The total floor area permitted on the subject property shall not exceed a Floor Area Ratio of 2:1.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

   A. Responsibilities/Guarantees.

      (1) As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

      (2) Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

   B. Dedication Required. Virgil Avenue (Avenue II) - A 3-foot-wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II of Mobility Plan 2035 and a suitable radius property line return or corner cut at the intersection with Geneva Street.

   C. Improvement Required.

      (1) Geneva Street – Repair and or replace all broken, off-grade or bad order existing concrete curb, gutter, sidewalk, and roadway pavement along the property frontage. Reconstruct the curb ramps at the intersections with Virgil Avenue and Commonwealth Avenue to BOE standards and ADA requirements.

      (2) Commonwealth Avenue – Repair and or replace all broken, off-grade or bad order existing concrete curb, gutter, sidewalk and roadway pavement along the property frontage. Upgrade the driveway (if necessary) to comply with BOE standards and ADA requirements.

      (3) 4th Street – Repair and or replace all broken, off-grade or bad order existing concrete curb, gutter, sidewalk and roadway pavement along the property frontage. Reconstruct the curb ramps at the intersection with Virgil Avenue and Commonwealth Avenue to comply with BOE standards. Upgrade the driveway (if necessary) to comply with BOE standards and ADA requirements.

(4) Virgil Avenue – Construct additional concrete sidewalk in the newly dedicated area and construct new integral concrete curb and gutter along the property frontage. Repair and or replace all broken, off-grade or bad order existing concrete sidewalk and roadway pavement. Any proposed driveway apron along Virgil Avenue requires Department of Transportation's approval and shall be constructed per BOE standards.

Notes:

Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 (email: aaron.hernandez@lacity.org).

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Contact the Department of Transportation regarding any conflicts with traffic signals, signs, parking spaces, meters or traffic control devices (213) 482-7024.

D. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.

E. Sewer lines exist in Geneva Street, Commonwealth Avenue, 4th Street and Virgil Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

F. The applicant shall file a request with the Bureau of Engineering Central District Office to verify that the existing sewer lines have enough capacity to handle the additional flow

generated by the proposed development (213) 482-7030 (email: eng.centralinfo@lacity.org).

G. A Revocable Permit from the Central District Office of the Bureau of Engineering will be required for any walls, fences, gates, non-standard concrete pavers or landscaping to remain in the dedicated right-of-way (213) 482-7030 (email: eng.ceninfo@lacity.org)

H. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

2. Department of Transportation

(1) **Transportation Demand Management (TDM).** A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the project. The TDM program should include, but not be limited to, the following strategies:

a. Reduce Parking Supply: The Project proposes to provide a total of 153 on-site automobile parking spaces, which represents a reduction of 171 automobile parking spaces from the amount required by direct application of the LAMC.
b. Transit Subsidies: The subsidization of transit fares for residents and employees will be provided for approximately 90 percent of the employees and residents at a daily equivalent of 0.75 cents.
c. Promotions & Marketing: The Project will provide education and encouragement programs that include promotions and marketing to inform travelers about the availability of specific transportation options.

(2) **Project Access and Circulation.** Any changes to the project's site access, circulation scheme, or loading/unloading area after issuance of this report would require separate review and approval and should be coordinated as soon as possible with LADOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). Driveway placement and design shall be approved by the Department of City Planning (City Planning) in consultation with LADOT, prior to issuance of a Letter of Determination by City Planning.

(3) **Worksite Traffic Control Requirements.** LADOT recommends that a construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/businesses/temporary-traffic-control-plans to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

(4) **Development Review Fees.** Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

3. Street Lighting: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights; two on Virgil Avenue, two on Geneva Street, two on Commonwealth Avenue, and one on 4th Street.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

4. Urban Forestry

   (1) **Street Trees -** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2: 1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

   Note:

   Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

5. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval. The project shall comply with the conditions noted in the letter dated December 17, 2020 from the Fire Department.

CONDITIONS OF APPROVAL

Pursuant to Section 11.5.11(e) and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions Pursuant to LAMC Section 11.5.11(e)

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" dated January 18, 2022. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

2. **Affordable Units.**

    a. **Housing Requirements.** Residential uses shall be limited to a maximum of 40 Senior Independent Living units. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make a minimum of five (5) percent of the dwelling units available to Extremely Low Income households and six (6) percent available to Very Lower Income Households as defined by the Los Angeles Municipal Code (LAMC) Section 11.5.11(a)(1)(ii). All restricted affordable units shall be available for a minimum period of 55 years. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

    b. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).

3. **Developer's Incentives.**

    a. **Transitional Height.** The project shall not exceed 78 feet in height, as defined by Section 12.21.1 B.3 of the LAMC, and as shown on the project plans dated January 18, 2022, and labeled Exhibit "A", attached to the subject case file.

    b. **Parking.** The project shall provide a minimum of 150 automobile parking spaces.

B. Site Plan Review Conditions Pursuant to LAMC Section 16.05

4. **Landscaping.**

    a. **Soil Depths.** The project shall conform with the minimum soil depth and volume requirements for trees and other plants as outlined in the Soil Depths Design Resource published by the Los Angeles City Planning Urban Design Studio.

        i. Shrubs, perennials, and ground cover shall require a minimum soil depth of as follows:

(1) A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
(2) A minimum depth with a height ranging from 9 to 15 feet shall be 36 inches.
(3) A minimum depth with a height ranging from 1 to 8 feet shall be 24 inches.
(4) A minimum depth with a height less than 1 foot shall be 18 inches.
(5) A minimum depth of an extensive green roof shall be 3 inches.

ii. Trees shall have a minimum soil depth of 42 inches.

iii. The minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

(1) 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
(2) 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
(3) 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
(4) 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.

b. Landscaping shall be provided in substantial conformance with the Landscaped Plan stamped as “Exhibit A.”

c. A community garden shall be provided on the rooftop as show in Exhibit “A”

5. Design

a. Windows, Glazing and variation in façade materials shall be provided in compliance with Exhibit “A”

6. **Parking**.

a. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article9, Chapter IX of the LAMC.

b. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.

c. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Department of Housing and Community Investment (HCIDLA).

7. **Sustainability.**

a. **Solar.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

b. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

8. **Mechanical Equipment.** Electrical transformers, mechanical equipment, water meters and other equipment shall be screened from public view. The screening may be opaque

or perforated, provided that not more than 50% of the face is open. The screen shall be at least 6 inches taller than the equipment and not more than 2 feet taller than the equipment.

9. **Roof Structures.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties.

10. **Trash/Recycling Area.** Details shall be provided on the location of a common trash and recycling area, method of enclosure, and design and material of enclosure at the time of final plan sign off. The trash and recycling areas shall be secured with an enclosure that fully screens the view of the trash and recycling area from public streets or be located on within the on-site parking garage.

11. **Construction.**

    a. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.

    b. Notwithstanding the provisions of LAMC Section 14.4.17, no signs shall be permitted on construction fencing except for those signs required by the Department of Building and Safety or other Department, Bureau, or Agency.

12. **Lighting.**

    a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

    b. Wall mounted pedestrian lighting shall be installed along the perimeter of the site.

C. <u>Environmental Conditions</u>

13. **Hazardous Materials.**

    MM-1 Prior to the installation of the dual phase mitigation system, the applicant shall complete sub slab diagnostics testing to determine the correct vacuum (negative pressure) required to pull and exhaust any unwanted gases.

    MM-2 The applicant shall install a dual phase mitigation system to include Soil Vapor Extraction System (SVE) and a Fully Integrated Gas Detection System that is tied to the SVE system at one control panel. There are two major components to this system:

        1. Active Sub Slab Ventilation System – any soil gas contaminants will be drawn out from beneath the slab and then exhaust through the roof line, through a matrix of blower driven suction points;

        2. Gas Detection System- integrated with the Sub Slab Ventilation System, this system will utilize methane gas sensors that are located in specific areas, as well as in line with exhaust system at roof line.

MM-3 If any wells were encountered, the applicant shall immediately notify DOGGR's appropriate well review engineer and submit for DOGGR review an amended site plan with surveyed well location. As needed, DOGGR would send a follow-up well evaluation letter to the property owner and local permitting agency. If wells are encountered, remedial plugging and re-abandonment operations may be required. No well work may be done without written approval by DOGGR.

14. **Transportation/Traffic.**

    a. **Reduced Parking Supply.** The project shall provide no more than 153 on-site automobile parking spaces.

    b. **Transit Subsidies.** The subsidization of transit fares for residents and employees will be provided for approximately 90 percent of the employees and residents at a daily equivalent of 0.75 cents.

    c. **Promotions & Marketing:** The project will provide education and encouragement programs that include promotions and marketing to inform travelers about the availability of specific transportation options.

D. Administrative Conditions

15. **Approvals, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

16. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

17. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

18. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

20. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

21. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

22. **Expedited Processing Section**. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

23. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

    Applicant shall do all of the following:

    a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings (Charter Sections 555, 556, and 558)

1. Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.

The project site is located at 3160 West Geneva Street on a site that has historically been used as a medical facility within the community. The site is presently zoned R1-1 with land use designations of Low II Residential and High Medium Residential. The project proposes the redevelopment of an existing vacant hospital with outpatient clinics, medical offices, and 40 units of senior independent housing. The project site served as a children's hospital since it was originally constructed in 1955 until it closed in 2017 after the operator moved to a new facility in Pasadena. The applicant is proposing a General Plan Amendment from Low II Residential and High Medium Residential land uses to Community Commercial land use. A corresponding Zone Change from the R1-1 Zone to the C2-2D Zone is also requested. The project will enable the expansion and enhancement of a long-established medical use, and thus will further contribute to the character and identity of this neighborhood hub. The Plan Amendment and associated Zone Change will enable new medical uses and senior independent living residences including five income restricted units to serve the surrounding community. The new medical facility will offer clinical services specializing in memory care and include other specialties. Therefore, the project site represents a significant physical identity, and the request to amend the General Plan is appropriate and will further that identity.

2. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.

General Plan Land Use Designation

The project is located within the Wilshire Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Low Medium II and High Medium Residential land uses corresponding to the RD1.5, RD2, RW2, RZ2.5 and R4 zones, respectively. The subject property is zoned R1-1 and is thus not consistent with the existing land use designation. In addition, the project proposes to change the zoning and height district of the subject property from R1-1 to (T)(Q)C2-2D. The project proposes to change the General Plan Land Use Designation to Community Commercial, which has corresponding zones of CR, C2, C4, P, PB, RAS3, RAS4, P, and PB. Therefore, as the requested zone, height district, and land use designation are all permissible and within the parameters of the Wilshire Community Plan, the project is in substantial conformance with the general plan land use designation.

Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire city of Los Angeles, including the Project Site. It also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the current request:

Distribution of Land Uses

GOAL 3A: a physically balanced distribution of land uses that contributes towards and facilitates the city's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.4 Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.3 Establish incentives for the attraction of growth and development in the districts, centers, and mixed-use boulevards targeted for growth that may include:

a. Densities greater than surrounding areas,

b. Prioritization of capital investment strategies for infrastructure, services, and amenities to support development,

c. Economic incentives (e.g., redevelopment, Enterprise Zones, Neighborhood Recovery, and other),

d. Streamlined development review processes,

e. "By-right" entitlements for development projects consistent with the community plans and zoning,

f. Modified parking requirements in areas in proximity to transit or other standards that reduce the cost of development, and

g. Pro-active solicitation of development.

The Project would reactivate a former hospital with medical offices, clinics, and new senior independent living dwelling units in an established neighborhood bordering Koreatown to the west and Westlake/Macarthur Park to the south and east. The site is located approximately 0.4 miles from the Metro Wilshire/Vermont Station. As such, the C2 density (one unit per 400 square feet of lot area), reduced parking incentive, and the waiver of transitional height incentive are appropriate for the location and consistent with the Framework Element's polices regarding targeting growth in areas with access to transit. The project will locate new units near adequate infrastructure and services and thus will help achieve the Framework's vision for a more livable city.

The proposed Zone Change and Height District Change from R1-1 to C2-2D are consistent with the proposed Community Commercial land use designation and thus is in substantial conformance with the purposes, intent, and provisions of the General Plan as reflected in the adopted Community Plan.

Land Use Element

Wilshire Community Plan. The Proposed Project with the recommended Zone Change to C2-2D conforms to the following goals, objectives and policies of Community Plan:

GOAL 1: PROVIDE *A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE WILSHIRE COMMUNITY..*

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

Policy 1-1.3: Provide for adequate multiple family residential development.

Objective 1-2: Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops

Policies 1-2.1: Encourage higher density residential uses near major public transportation centers.

GOAL 2: ENCOURAGESTRONG AND COMPETITIVE COMMERCIAL SECTORS WHICH PROMOTEECONOMIC VITALITY AND SERVETHE NEEDS OF THE WILSHIRE COMMUNITY THROUGH WELL-DESIGNED, SAFE AND ACCESSIBLE AREAS, WHILE PRESERVING HISTORIC AND CULTURAL CHARACTER.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The proposed (T)(Q)C2-2D Zone is identified as a corresponding zone of the proposed Community Commercial land use designation, whereas the current R1 zoning of the site does not. The Proposed Project will meet the above objectives and policies by providing senior independent living dwelling units at an appropriate density and location to meet the plan area's needs, and by implementing the proposed community plan land use designation. The project will also provide much needed medical offices and clinics to support the needs of local residents. The site is located within an area already established with multi-family and community serving developments. The proposed C2 Zone and new medical office, clinic, and 40-unit senior independent living residential building would be compatible with the existing neighborhood land use and character.

Additionally, the site is located in a pedestrian friendly and transit rich area of the City. The site is located within 0.7 miles of the Metro Wilshire/Vermont Station, one block south of West 3rd Street, two blocks north of West 6th Street and two blocks east of Vermont Avenue. Numerous commercial amenities and services are located along the Vermont Avenue, 3rd Street, and 6th Street corridors, within walking distance of the site. As such, the proposed increase in residential density that would result from the requested Zone Change from R1 to C2 is appropriate given the proximity to services, public facilities, and transportation infrastructure and would not negatively impact livability.

Other Elements of the General Plan

Housing Element (2021-2029). The Housing Element of the General Plan, updated and adopted in November 2021, contains the following relevant goals, objectives, and policies:

Goal 1: *A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

Objective 1.2: *Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

Policy 1.2.1: *Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.*

Policy 1.2.2: *Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.*

Policy 1.2.9: *Allow for zoning flexibility for Affordable Housing at the project review and planning levels when broader Citywide Priorities are being advanced.*

As previously discussed, the site is currently zoned R1-1 for single-family uses. The recommended (T)(Q)C2-2D Zone would allow for the Project Site to be redeveloped with new medical offices specializing primarily on memory care of patients with dementia and dementia-related illnesses and 40 senior independent living units with two units reserved for Extremely Low Income households and three units reserved for Very Low Income households. The redevelopment of the site with market rate and affordable rental units would introduce a new senior independent housing opportunity for a range of income groups within a new third floor addition to the Shriner's complex. As such, the recommended Zone Change would be consistent with Goal and Polices listed above regarding affordable housing production and providing diverse housing types, such as housing for seniors.

Additionally, the two requested Developer's Incentives for reduced parking and a waiver of transitional height allow for zoning flexibility that result in building design and construction efficiencies that facilitate affordable housing costs. The increase in height allows for an additional residential level which supports the developer's decision to maximize the number of restricted affordable units that can be provided on site. The parking reduction allows the applicant to provide all vehicular parking within an existing garage, which would not necessitate additional parking levels, thus allowing for significant construction cost savings. All two incentives support the applicant's proposal to redevelop the vacant Shriner's Children's Hospital site with new medical offices and 40 Senior Independent Living units with two units reserved for Extremely Low Income households and three units reserved for Very Low Income households. As recommended, the Project would be consistent with the above referenced goals, objectives, and policies.

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the Proposed Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Health and Wellness Element and Air Quality Element. Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element

are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations, as well as for future use. The Project has been conditioned to be consistent with the solar panel provision of Municipal Green Building Code, Section 99.05.211. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions are also good zoning practices because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties.

3. Charter Section 558: The proposed Amendment to the Wilshire Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The recommended Zone Change and Height District change from R1-1 to (T)(Q)C2-2D would permit the development of the Project Site into a medical office, medical clinics and 40-unit senior independent living development with up to two units reserved for extremely low three units reserved and very low income households.

Public Necessity, Convenience, and General Welfare

The ground floor will be renovated as an outpatient medical clinic that will include imaging clinics, endoscopy, hyperbaric oxygen room, surgery, dialysis, pain management, sleep labs, exam rooms, and medical offices. The upper two levels would be renovated as medical offices. Finally, a proposed enclosure of the roof level would add approximately 30,000 square feet of floor area to the southern expansion building that will provide 40 senior independent living units and recreational and service amenities. By providing housing and services to vulnerable populations, this project is consistent with public necessity, convenience, and general welfare.

Good Zoning Practice

The proposed C2 Zone is identified as a corresponding zone of the proposed Community Commercial land use designation. The existing development on site, the Shriners hospital complex, is an existing non-conforming use which does not comply with the current R1-1 zoning of the site.

Although the project is seeking a zone change and height district change, the request is appropriate and is substantially consistent with good zoning practice. The request is entirely to enable to project to renovate and update and expand the existing non-conforming building to develop a moderately taller building with a modest increase in building floor area; whereas the existing zoning regulations on the project site would permit only single-family housing development, the requested entitlements would permit commercial residential development, including medical uses and senior housing. The C2-2D zone allows for a maximum building height of approximately 78 feet as proposed and a maximum FAR of 2:1 as proposed. This request is in conformance with good zoning practice because the proposed project, zone change and height district change would bring the site into conformance, would be substantially similar in size to numerous other properties and developments in the

immediate vicinity. The project would continue the existing medical uses use on the project site while introducing market rate and affordable senior dwelling units. The project would not introduce any new or incompatible uses to the area. Therefore, because the project represents a moderate increase in intensity of an existing and long-established use and would not introduce any new or incompatible operations, the request substantially complies with good zoning practice.

Zone Change, Height District Change, and "T", "D" and "Q" Classification Findings

4. Pursuant to Section 12.32 C of the LAMC, the zone change and height district change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

The project proposes a zone change and height district change from R1-1 to (T)(Q)C2-2D on the subject property. This request will enable the development of the project and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

Public Necessity, Convenience, General Welfare, Good Zoning Practice

Finding No. 3 with regard to Public Necessity, Convenience, General Welfare, and Good Zoning Practice is incorporated herein.

Tentative "T" and Qualified "Q" Classifications

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and "Q" Classifications in order to ensure consistency with the amendment to the General Plan and the height district change to 2D. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. Therefore, the imposition of the included "T" and "Q" Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

Development "D" Limitations

The Project Site is located in a developed urban neighborhood with a mix of residential and commercially zoned parcels which are generally designated for Community Commercial, High Medium Residential, and Low II Residential land uses and are within Height Districts 1 and 2.

As noted in Footnote 9 of the Wilshire Community Plan, high medium density housing between Third Street and Olympic Boulevard, east of Wilton Place may be built to Height District No. 2. The subject site is located within this boundary and as such is adjacent to properties zoned R4-2 to the north, east, and southeast. The R4-2 Zone and Height District allows for an FAR of 6:1 with unlimited height. The subject site is also adjacent to properties zoned CR-1 to the southwest which allows for buildings 75 feet and six stories in height with

a maximum FAR of 1.5:1. The subject site abuts R1-1 properties to the west across Virgil Avenue which are limited to single-family development. The proposed change from Height District 1 to 2 would be consistent with the other properties in the area to the north, east, and southeast that also are zoned for a Height District 2. The C2-2 Zone and Height district without a "D" Limitation would allow for an FAR of 6:1 with unlimited height. The adoption of the "D" Development Limitations (C2-2D) would further limit the maximum FAR on the project site to 2:1 and 78 feet in height, as proposed. The proposed D limitation would allow for the project to renovate and build an addition to an existing building, would bring the zoning into conformance with the existing conditions and the proposed project while also ensuring for compatibility with the lower intensity uses to the west and southwest of the site. Accordingly, the project is consistent with the heights of multiple existing buildings in the immediate vicinity, and the proposed FAR is well within the range of that permitted in the surrounding area. The recommended FAR would provide for public benefit and would be consistent with the overarching goals of the General Plan. As recommended, the "D" Development Limitations on the project site would limit the project to a maximum FAR of 2:1 and a maximum height of 78 feet, ensuring that the project would maintain compatibility with the surrounding area and any future development. Therefore, the "D" Development Limitation would secure an appropriate development in harmony with the goals of the General Plan.

Entitlement Findings

5. Site Plan Review Findings.

In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative:

a. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The project is located in an area that is proposed for Community Commercial land uses and, with the approval of the proposed Zone Change to C2-2D, will be zoned for commercial and residential development. As discussed in Finding No. 1-a, the recommended Zone Change for the Project Site would be consistent with the proposed land use designation. Pursuant to the proposed C2-2D zone, the site would be limited to a density of one unit per 400 square feet of lot area (244 units) and an FAR of 2:1 (195,612 square feet of floor area). The project is consistent with the density and the FAR of the zone as it is proposing only 40 senior independent living dwelling units and 168,400 square feet of floor area for an FAR of 1.8:1. As proposed, the Project would provide two (2) units set aside for Extremely Low Income Households and three (3) units set aside for Very Low Income Households and would be consistent with the affordable housing requirements pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested Developer Incentives to increase the allowed height and reduce required parking. As discussed in Finding No. 1-b through 1-g, the Project would meet the goals, objectives, and policies of the General Plan and the Wilshire Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The Project Site is not located within a specific plan area.

b. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or

will be compatible with existing and future development on adjacent properties and neighboring properties.

The subject property occupies an entire city block on a gently sloping, irregular-shaped, 97,806 (2.24 acres) square-foot lot with a frontage of approximately 330 feet on the south side of Geneva Street, 300 feet on the west side of Commonwealth Avenue, 330 feet on the north side of West 4th Street, and 300 feet on the east side of Virgil Avenue. The site is developed with the Shriners Children's Hospital, which was originally constructed in 1951. In 1983, an addition was added to the southern portion of the site to include new subterranean parking and medical facilities. The hospital closed in 2017, following Shriners move to Pasadena.

The site is within the Wilshire Community Plan area, is designated for Low II Residential and High Medium Residential land uses and is currently zoned R1-1 and is requesting a General Plan Amendment and Zone Change to Community Commercial land use and the C2-2D Zone.

The project involves interior renovations and a 30,000 square-foot addition to the former Shriner's Children's Hospital complex, resulting in a 78-foot in height, 168,400 square-foot development. The project would consist of approximately 138,700 square feet of outpatient medical clinic and medical office uses and approximately 29,700 square feet of residential uses consisting of 40 Senior Independent Living Units. The project will reserve five units (two Extremely Low Income and three Very Low Income) as affordable units for seniors. The project will maintain the existing main entrance on Geneva Street and driveway on 4th Street. Parking will continue to be provided in an existing garage with 150 vehicle parking spaces and 39 bicycle parking spaces (21 long term and 18 short term spaces).

Height, Bulk, and Setbacks

Pursuant to the proposed C2-2D zone, the site would be limited to a density of one unit per 400 square feet of lot area (244 units) and an FAR of 2:1 (195,612 square feet of floor area). The project is proposing 40 units and 168,400 square feet of floor area for an FAR of 1.8:1 and thus complies with the density and floor area limitations of the requested zone.

The proposed project is maintaining existing setbacks. The main entrance to the property is located on Geneva Street. The project will continue to observe a 20 foot front year, a variable 14-24 foot side yard, and a 10 foot rear yard. The yards are consistent with the requirements of the LAMC which does not require yards along street-fronting lot lines in the C2 zone (LAMC Section 12.22.A.18). Thus, the yards comply with the setback reequipments of the zone.

The existing building is 72 feet in height at its highest point on the northern side of the building. The requested C2-2D Zone includes a Development Limitation which limits the allowable height to a maximum of 78 feet. The applicant has requested a Developer's Incentive, allowed through LAMC 11.5.11, to allow for a deviation from the transitional height requirement of LAMC Section 12.22.1 A.10 which restricts height on commercially zoned properties within 200 feet of single-family R1 Zoned lots. The nearest single-family zoned lots are approximately 83 feet from the proposed site, across Virgil Avenue from the subject site. The requested incentive will allow for a maximum of height of 78 feet throughout the subject site in lieu of the transitional 33-foot height limit for the portions of the building between 83 and 100 feet from single-family zone and 61-foot height limit for all portions of the building between 100 and 200 feet from the single-family zone. Surrounding uses include a mix of multi-family and single-family

development ranging in height from two to six stories in height. Given the project site is full city block and is separated from the single-family homes by 83-foot public right of way (Virgil Avenue) and a 14-24 foot side yard, the proposed height is compatible with the existing and future development on adjacent and neighboring properties.

The apparent bulk of the structure is minimized by architectural details including setbacks, landscaping and planters, a prominent building entrance, breaks in the building plane, balconies, fenestration, a varied roof line, and differing, high-quality building materials.

The height, bulk, and setbacks of project are compatible with the existing and future development in the immediate surrounding area and with the requested C2-2D Zone and with the allowed Developer's Incentives pursuant to LAMC Section 11.5.1. Therefore, the project will be compatible with the existing and future developments in the neighborhood.

Off-Street Parking Facilities and Loading Areas

The Project proposes to provide 150 automobile parking spaces, which would be located within an existing parking garage with two subterrain levels and one ground level. As proposed, the Project would be consistent with the Objective 4 of the Residential Citywide Design Guidelines to Minimize the Appearance of Driveways and Parking Areas. A loading area is provided within the ground floor of the garage.

Lighting

The proposed plans indicate that pedestrian oriented lighting will be installed along the perimeter of the structure. The lighting will improve safety and pedestrian walkways in the surrounding area.

Landscaping

The Project proposes to provide 10,300 square feet of open space which includes require landscaped areas as shown in Exhibit A. All areas of the project site that are not improved with structures or driveways are improved with landscaping.

Trash Collection

The Project proposes to provide a trash and recycling area within the building. The common area for the collection would be located within the parking area on the ground floor near the loading dock.

Sustainability

The Project has proposed to install 3,944 square feet of solar panels on the rooftop, equivalent to approximately 15% of the rooftop area. The Project has been conditioned to comply with the Green Building Code which requires 20% of the total parking spaces wired for the future installation of EV Chargers ("EV-ready") and 10% of the parking spaces immediately installed with EV Chargers. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of greenhouse gas emissions and fuel consumption from the Project Site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles.

a. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project proposes 40 residential units which will include 38 studio units and 2 one-bedroom units. Pursuant to LAMC Section 12.21 G, the Project would be required to provide 2,000 square feet of open space. The project proposes to provide a total of 10,300 square feet of open space, inclusive of 1,000 square feet of private open space and 9,300 square feet of shared space (courtyard, common space, and rooftop terrace). Additional outdoor patios and court yards with landscaping and seating are provided throughout the building, providing for varying uses and social interactions. In additional to recreational amenities, the project offers space dedicated to the provision of on-site medical services for project tenants. According to the applicant, the project will also offer enriched services including physical activities such as walking, stretching, yoga, dance, tai chi, aerobic exercise, meditation, and deep breathing exercise. Additional social programs will include music, language lessons, brain fitness exercises, volunteering opportunities, support groups, writing clubs, woodworking, and theater discussions. As proposed, the project would provide recreational and service amenities, including landscaped courtyards, patios, seating areas, a multipurpose room, and on-site medical services which would improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

6. **Environmental Finding.** On October 21, 2021, a Mitigated Negative Declaration (ENV-2020-4012-MND) was prepared for the Proposed Project. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the Proposed Project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The mitigation measures have been made enforceable by conditions on the project and a Mitigation Monitoring Program has been prepared. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.

7. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.



0 75 150

Feet

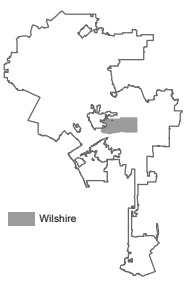
CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

AA/Cf

021122

WILSHIRE

City of Los Angeles



Data Sources: Department of City Planning & Bureau of Engineering

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Wilshire Community Plan ("Community Plan"), adopted by the City Council on January 23, 2001; and

WHEREAS, the City Planning Commission, at its meeting on January 27, 2022, recommended approval of an amendment to re-designate the Project Site located at **3160 West Geneva Street (3150- 3180 West Geneva Street, 360 South Virgil Avenue, and 3097-3059 West 4th Street),** from Low II Residential Land Use and High Medium Residential Land Use to Community Commercial Land Use; and recommended approval of a Zone and Height District Change from R1-1 to (T)(Q)C2-2D; and

WHEREAS, the approved Project is for the expansion and redevelopment of the former Shriners Children Hospital building which includes the maintenance, renovation, and expansion of the existing hospital building to result in the GenevaCho Neurological Medical Center, a new mixed-use building consisting of out-patient medical clinic uses, medical office uses, and residential uses for seniors. The resulting building would be 78 feet in height, would include a total of approximately 169,000 square feet and would provide 150 automobile parking spaces within an existing garage and 39 bicycle parking spaces. Medical uses would consist of approximately 139,000 square feet to be located within existing improvements. The project's 40 Senior Independent Housing units include two units reserved for Extremely Low Income seniors and three units reserved for Very Low Income seniors. The Senior Independent Housing units will occupy a new, approximately 30,000 square-foot third floor addition above the second floor of the hospital building; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Wilshire Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Community Commercial land use designation and the (T)(Q)C2-2D Zone will allow the Project as described above, which is consistent with the Plan and Zone; and

WHEREAS, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2020-4012-MND, adopted on January 27, 2022; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the Wilshire Community Plan be amended as shown on the attached General Plan Amendment Map.

COVID-19 UPDATE
Interim Appeal Filing Procedures

Fall 2020

LOS ANGELES CITY PLANNING

Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/and or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment