

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2020-251-GPA-ZC-HD	ENV-2020-252-ND	10 – Ridley-Thomas
PROJECT ADDRESS:		
6000 – 6032 West San Vicente Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
6000 SV Holdings, LLC 6000 West San Vicente Boulevard Los Angeles, CA 90036 <input type="checkbox"/> New/Changed	(310) 746-5918	N/A
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alfred Fraijo, Jr. Sheppard Mulling Richter & Hampton 333 South Hope Street Floor #43 Los Angeles, CA 90071	(213) 617-5567	afraijo@sheppardmullin.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
More Song, Planning Assistant	(213) 978-1319	more.song@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment (GPA); Zone Change (ZC); Height District Change (HD)		

FINAL ENTITLEMENTS NOT ADVANCING:

TBD

ITEMS APPEALED:

TBD

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

-
-
-
-
-
-
-
-
-
-
-
-

- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

-
-
-
-
-
-

NOTES / INSTRUCTION(S):

N/A

FISCAL IMPACT STATEMENT: Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission
- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 27, 2021	8 – 0
LAST DAY TO APPEAL:	APPEALED:
July 26, 2021	TBD
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	July 6, 2021



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: **JUL 06 2021**

Case No. **CPC-2020-251-GPA-ZC-HD**
CEQA: ENV-2020-252-ND
Plan Area: Wilshire Community Plan

Council District: 10 – Ridley-Thomas

Project Site: 6000 – 6032 West San Vicente Boulevard

Applicant: 6000 SV Holdings, LLC
Representative: Alfred Fraijo, Jr., Sheppard Mullin Richter and Hampton LLP

At its meeting of **May 27, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing two-story approximately 21,000 square-foot specialty medical hospital and surface parking lot and the construction, use, and maintenance of a new five-story approximately 81-foot high specialty medical hospital and surface parking lot. The Project will provide 40 vehicle parking spaces in the surface parking lot and on a portion of the ground floor of the building.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-252-ND (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Found** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopted** the Negative Declaration;
2. **Approved and Recommended**, that the Mayor and City Council **adopt**, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), General Plan Amendment to modify Footnote 5.1 of the Wilshire Community Plan to include the boundaries of the subject property;
3. **Approved and Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 C and F, a Zone Change and Height District Change from C2-1-O to (T)(Q)C2-2D-O;
 1. **Adopted** the attached Modified Conditions of Approval; and
 2. **Adopted** the attached Findings.

The vote proceeded as follows:

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

Vote: 8 – 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 Applicant may file an appeal 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: JUL 26 2021

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, Modified Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

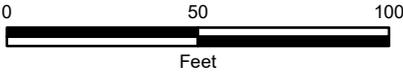
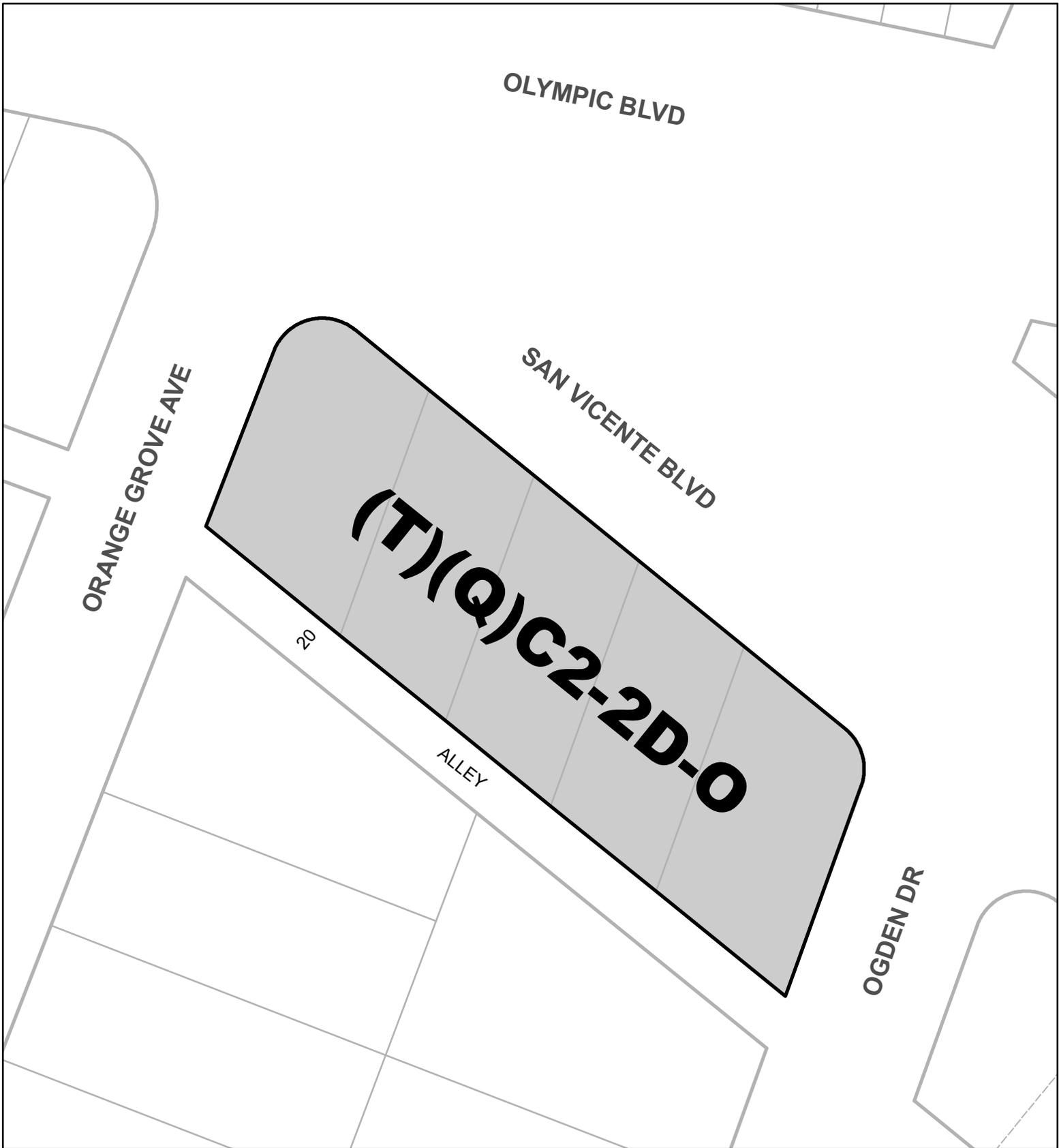
c: Heather Bleemers, Senior City Planner
Kevin Golden, City Planner
More Song, Planning Assistant

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:

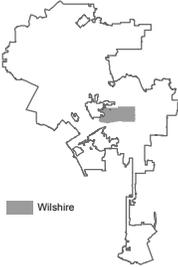


CPC-2020-251-GPA-ZC-HD

AA/cf

061121

City of Los Angeles



QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the Qualified (Q) Classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** Use of the subject property shall be limited to a medical facility.
3. **Hours of Operation:**
 - a. The medical center facility is permitted to operate 24 hours a day, seven days a week. Visiting hours and/or any other hours during which the facility is open to the general public are limited to 7:00 a.m. to 7:00 p.m. daily.
 - b. The accessory retail/pharmacy use on the ground floor is limited to operating hours between 7:00 a.m. and 7:00 p.m. daily.
4. **Parking:**
 - a. Minimum automobile parking requirements shall be provided consistent with Section 12.21 A.4 of the LAMC.
 - b. Bicycle Parking. Commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.
 - c. Valet Parking. During the entirety of project demolition/construction and operation, valet parking shall be provided to all users and visitors to the project site. A single valet operator shall be on-site who shall be responsible for enforcement of any conditions of this action regarding valet parking. Valet parking shall be required to obtain all applicable licenses and/or permits from the Department of Transportation and the Los Angeles Police Department. Proof of licenses and/or permits shall be submitted to the Department of City Planning. A valid valet parking contract in compliance with this condition shall be submitted to the Department of City Planning. The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Development Services Center upon execution of the new contract. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty. Passenger loading/unloading and all valet parking shall be conducted entirely on-site. No street parking shall be used by the valet service for passenger loading at any time. Valet service shall not utilize any local streets for the parking of vehicles at any time.

Note: Prior to providing valet services, the applicant should e-mail ladot.valetop@lacity.org to begin the application process, review, and approval of valet operations.

- d. During construction, the applicant shall secure an agreement (and provide proof of said agreement to the Department of City Planning) to provide the code-required amount of vehicle parking off-site. Off-site parking required by code for another use may not be permitted to be utilized to satisfy this condition.
5. **Design:**
- a. Each building façade shall utilize a minimum of two different materials, as depicted in the plans in Exhibit A. Windows, doors, railings, and decorative features (such as light fixtures, planters, etc.) are excluded from meeting this requirement.
 - b. There shall be a pedestrian entrance along the project's ground floor street frontage along San Vicente Boulevard. This entrance shall be no less than 10 feet wide and shall utilize glass doors, windows, and/or other transparent glazing material such that the transparent surface is no less than 10 feet wide and no less than six feet high at any point.
 - c. The project shall provide a community garden, as depicted on the plans in Exhibit A. The community garden shall be open to the public and shall be no less than 300 square feet in size.
 - d. All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in any street-facing yard, shall be screened with landscaping on all exposed sides (those not adjacent to a building wall).
6. **Traffic and Circulation.** The applicant shall submit a construction traffic and parking plan to the Los Angeles Department of Transportation (LADOT) for approval prior to the start of any demolition/construction activities. The applicant shall submit an operational circulation, parking, and driveway plan to LADOT for approval prior to the issuance of a certificate of occupancy.
7. **Landscaping:**
- a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.
 - b. The project shall plant a minimum of 10 trees on-site, as depicted on the plans in Exhibit A.
8. **Signage.** On-site signs shall comply with the Municipal Code. Signage entitlements have not been granted as a part of this approval.
9. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

10. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
11. **Sustainability:**
 - a. A minimum of 15 percent of the total roof area shall be reserved for the installation of solar panels. The solar panels shall be installed prior to the issuance of a certificate of occupancy. The lowest point of any solar panel may not be more than five feet above the roof line.
 - b. 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 Article 9, Chapter IX of the LAMC.
12. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.
13. **Inadvertent Discovery.** In the event that any archaeological, cultural, or historic resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site and no archaeological and/or associated materials may be collected or moved until the potential resources are properly assessed and addressed by a qualified archaeologist and/or geologist pursuant to all applicable regulatory guidelines and procedures, including those set forth in California Public Resources Code Section 21083.2.
14. **Landscape Ordinance.** The project shall comply with all applicable provisions of the City of Los Angeles' Landscape Ordinance, including but not limited to tree planting and shading requirements for the surface parking lot.

DEVELOPMENT “D” LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the “D” Development Limitations:

1. **Building Height.** The project is permitted a maximum building height of 82 feet. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
2. **Floor Area.** The project shall be limited to a maximum floor area ratio (FAR) of 1.8:1.

CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL

Pursuant to LAMC Section 12.32 G, the (T) Tentative Classification shall be removed 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.

Dedications and Improvements. Prior to the issuance of any building permits, the following 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). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

Responsibilities/Guarantees:

1. As a 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. **Dedications and Improvements.** Prior to 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 project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

A. Dedication Required:

No dedications are required.

B. Improvements Required:

San Vicente Boulevard (Boulevard II): Repair all broken and off-grade adjacent roadway pavement and concrete sidewalk. Construct new two-foot wide integral concrete curb and gutter along the property frontage. Reconstruct existing curb ramps at the intersections with Orange Grove Avenue and Ogden Drive to BOE standards and ADA requirements. Close all unused driveways full height curb, gutter and sidewalk. All new proposed driveways shall required LADOT's approval.

Orange Grove Avenue (Local Street): Construct new two-foot wide integral concrete curb and gutter. Repair all broken, off-grade or bad order concrete sidewalk and adjacent roadway pavement. Close all unused driveways.

Ogden Drive (Local Street): Construct new two-foot wide integral concrete curb and gutter. Repair all broken, off-grade or bad order concrete sidewalk and adjacent roadway pavements.

Alley (south of San Vicente Boulevard): Repair all broken concrete alley pavement adjacent to the property frontage. Reconstruct the alley intersections at Orange Grove Avenue and Ogden Drive to BOE standards. As volunteered by applicant, repave and reconstruct entirety of alley between Orange Grove Avenue and Ogden Drive, to the satisfaction of BOE.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds two percent and/or is depressed or upraised by more than 1/4 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.

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 at (213) 847-3077.

3. **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 subdivider 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.

4. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: one (1) on Orange Grove Avenue, one (1) on Ogden Drive, and two (2) on San Vicente Boulevard.

CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting on May 27, 2021)

Pursuant to Sections 11.5.6 and 12.32 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

Administrative Conditions

1. **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.
2. **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.
3. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
4. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
5. **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.
6. **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.
7. **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.
8. **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.

9. **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.
10. **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.
11. **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, in whole or in part, 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, in whole or in part, 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 6000-6032 West San Vicente Boulevard, near the Olympia Medical Center and along/near multiple major arterial commercial corridors, including Fairfax Avenue, Olympic Boulevard, Pico Boulevard, and Wilshire Boulevard. The project proposes the redevelopment of an existing specialty surgical hospital and surface parking lot with a new larger replacement facility and surface parking lot. The project site and the immediate vicinity, specifically the Olympic Boulevard corridor and the six-way intersection of Olympic Boulevard, Fairfax Avenue, and San Vicente Boulevard have a distinct character as a local hub developed with several medical facilities, including the Olympia Medical Center, as well as various other multi-story buildings. This area holds a significant concentration of medical services and taller buildings relative to other neighborhoods off of the arterial roadways; the project will enable the expansion and enhancement of an existing medical use, and thus will further contribute to the character and identity of this neighborhood hub and commercial corridors. Therefore, the project site and immediate vicinity represent a significant social, economic, and 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 General Commercial land uses corresponding to the C1.5, C2, C4, RAS3, and RAS4 Zones. The subject property is zoned C2-1-O and is thus consistent with the existing land use designation. The project proposes to change the zoning of the subject property from C2-1-O to (T)(Q)C2-2D-O, while retaining the land use designation of General Commercial. This is permissible because although the Wilshire Community Plan generally prohibits properties with a land use designation of General Commercial to be zoned in height district 2, Footnote 5.1 of the Wilshire Community Plan expressly permits certain designated commercial properties to be zoned C2 in height district 2D; accordingly, by modifying Footnote 5.1 to include the boundaries of the project site, the project is able to maintain its existing land use designation of General Commercial while changing to height district 2. 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 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element 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 project supports the following goals (and accompanying policies) of the Framework Element:

Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Goal 3I: A network of boulevards that balance community needs and economic objectives with transportation functions and complement adjacent residential neighborhoods.

Goal 7A: A vibrant and economically revitalized city.

Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Goal 7C: A City with thriving and expanding businesses.

Goal 7D: A City able to attract and maintain new land uses and businesses.

Goal 7H: A distribution of economic opportunity throughout the City.

The project is the redevelopment and replacement of an existing aging specialty surgical hospital with a larger modern facility which will serve a greater number of patients. The project will maintain the existing commercial use on the project site and will enable the continued and expanded operation of an existing and long-established medical facility to provide additional and enhanced services for the community. The project site is centrally located within a long-developed and heavily urbanized neighborhood with a variety of other comparable and compatible developments in the vicinity. The project will situate a commercial operation on a major arterial roadway near the intersection of three arterial roadways; accordingly, the project is compatible with the surrounding community and will not detrimentally impact the integrity of residential neighborhoods adjoining the project site. The project is a desirable use in this area and on a property designated for such uses. Therefore, the project substantially conforms with the Framework Element of the General Plan.

Land Use Element

The primary and most relevant element of the General Plan is the Land Use Element, which imposes zoning designations and development regulations for the entire City. 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 General Commercial land uses corresponding to the C1.5, C2, C4, RAS3, and RAS4 Zones. The subject property is zoned C2-1-O and is thus consistent with the existing land use designation. The project proposes to change the zoning of the subject property from C2-1-O to (T)(Q)C2-2D-O, while retaining the land use designation of General Commercial. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

With the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation; the project will comply with all other provisions of the zoning code. Although the project is seeking a zone change and height district change, the request is appropriate and is substantially consistent with the zoning regulations in the Community Plan. The request is entirely to enable to project to develop a moderately taller building and with a modest increase in building floor area; whereas the existing zoning regulations on the project site would permit a maximum building height of 45 feet and a maximum FAR of 1.5:1, the requested entitlements would permit a maximum building height of approximately 81 feet as proposed and a maximum FAR of 1.8:1 as proposed. This request is in conformance with good zoning practice because the proposed project would be substantially similar in size to numerous other properties and developments in the immediate

vicinity, including a recently-approved six-story mixed-use residential building directly west of the project site, the existing Olympia Medical Center facility directly northeast of the project site, and several other multi-story mixed-use, residential, and commercial buildings nearby. There are several developments near the project site that are comparable in scale and compatible in use, and thus the project would not be an inappropriate development in this location. The project would continue the existing commercial (specialty hospital) use on the project site and would not introduce any new or incompatible uses to the area. Additionally, the requested entitlements would not alter the existing General Commercial land use designation on the subject property, and the proposed continuation of the existing medical facility use is consistent with this designation. 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 the existing zoning and land use designations governing the project site.

The project is further consistent with the following goals and objectives of the Wilshire Community Plan:

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the 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.

The project will enable the moderate expansion and continued operation of an existing and long-established commercial use which will provide enhanced services and amenities to the community. The project will maintain the existing commercial use of the subject property and will not significantly impact the historic and cultural resources in the surrounding area. Therefore, the project is in substantial compliance with the Wilshire Community Plan, and thus is in substantial compliance with the Land Use Element of the City's General Plan.

Other Elements of the General Plan

Although the Land Use Element is the most relevant element relating to the proposed project, the project is nonetheless in substantial compliance with the relevant portions of the other elements of the City's General Plan, including the Plan for a Healthy Los Angeles, Mobility Element, and Infrastructure Element. The project will enable the expansion and enhancement of an existing medical facility which will provide valuable services for the region. The project will implement all required improvements along the project's street frontages and will reconstruct the alley, which will improve access and mobility for the community. The project will not significantly alter or impede mobility, and will enhance mobility by providing enhanced and landscaped sidewalks and encouraging alternative modes of transportation by providing bicycle parking and services within an area well-served by transit. The project will also implement all required infrastructure improvements, such as utility improvements and connections, and will comply with all requirements of the applicable City agencies, including the Department of Water and Power and the Bureau of Sanitation. The project will have minimal impact on other elements of the General Plan, such as the Housing Element, and will not preclude the achievement of additional goals outlined elsewhere in the General Plan. Therefore, the project is substantially compliant with the various elements of the General Plan.

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 project proposes a zone change and height district change from C2-1-O to (T)(Q)C2-2D-O 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

The project proposes to demolish and replace the existing aging medical facility on the project site with a new, larger, and modernized facility with additional space and amenities. By enabling the development of the project, the request is in conformance with the public necessity. The request will enable the project to continue providing a valuable medical and public health service in the area, with additional space and the most up-to-date services and facilities. The project represents a continuation of an existing and long-established commercial use in the area and will enable the continued utilization of the subject property for such uses, in accordance with the goals and requirements the zoning and land use designation on the site. The implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts while providing for the public necessity.

Convenience

The request will enable the continued provision of valuable medical services in this location and will enhance those services by enabling the development of a modern and compliant facility with additional and enhanced spaces and the most up-to-date services. The project site is further located in proximity to the Olympia Medical Center and other medical offices in the area, and thus will provide additional convenience and amenities for the community by situating numerous medical services in one location. The location is centrally located in a heavily urbanized area and is well-served by transit, including multiple bus and rapid bus lines and a future subway station within walking distance. Therefore, the project will support and enhance public convenience.

General Welfare

As the replacement of an existing medical facility with an identical use, the project represents an urban infill development which will result in a moderate increase in intensity of use and scale. Such developments are desirable and encouraged in centrally located and heavily urbanized neighborhoods such as that surrounding the project site and promote sustainable development and good planning practice. The project has also fully analyzed all potential environmental impacts and the implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts. The project is a desirable use in an area designated for such uses and will provide a valuable service, and conditions have been imposed to minimize potential impacts on the community; therefore, the project supports the general welfare of the community.

Good Zoning Practice

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 develop a moderately taller building and with a modest increase in

building floor area; whereas the existing zoning regulations on the project site would permit a maximum building height of 45 feet and a maximum FAR of 1.5:1, the requested entitlements would permit a maximum building height of approximately 81 feet as proposed and a maximum FAR of 1.8:1 as proposed. This request is in conformance with good zoning practice because the proposed project would be substantially similar in size to numerous other properties and developments in the immediate vicinity, including a recently-approved six-story mixed-use residential building directly west of the project site, the existing Olympia Medical Center facility directly northeast of the project site, and several other multi-story mixed-use, residential, and commercial buildings nearby. There are several developments near the project site that are comparable in scale and compatible in use, and thus the project would not be an inappropriate development in this location. The project would continue the existing commercial (specialty hospital) use on the project site and would not introduce any new or incompatible uses to the area. Additionally, the requested entitlements would not alter the existing land use designation on the subject property. 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” 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 C2-1-O to (T)(Q)C2-2D-O 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

The project proposes to demolish and replace the existing aging medical facility on the project site with a new, larger, and modernized facility with additional space and amenities. By enabling the development of the project, the request is in conformance with the public necessity. The request will enable the project to continue providing a valuable medical and public health service in the area, with additional space and the most up-to-date services and facilities. The project represents a continuation of an existing and long-established commercial use in the area and will enable the continued utilization of the subject property for such uses, in accordance with the goals and requirements the zoning and land use designation on the site. The implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts while providing for the public necessity.

Convenience

The request will enable the continued provision of valuable medical services in this location and will enhance those services by enabling the development of a modern and compliant facility with additional and enhanced spaces and the most up-to-date services. The project site is further located in proximity to the Olympia Medical Center and other medical offices in the area, and thus will provide additional convenience and amenities for the community by situating numerous medical services in one location. The location is centrally located in a heavily urbanized area and is well-served by transit, including multiple bus and rapid bus lines and a future subway station within walking distance. Therefore, the project will support and enhance public convenience.

General Welfare

As the replacement of an existing medical facility with an identical use, the project represents an urban infill development which will result in a moderate increase in intensity of use and scale. Such developments are desirable and encouraged in centrally located and heavily urbanized neighborhoods such as that surrounding the project site and promote sustainable development and good planning practice. The project has also fully analyzed all potential environmental impacts and the implementation of best management practices such as a construction management plan and compliance with all regulatory measures and requirements of other City agencies will ensure that the project will minimize any potential impacts. The project is a desirable use in an area designated for such uses and will provide a valuable service; therefore, the project supports the general welfare of the community.

Good Zoning Practice

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 develop a moderately taller building and with a modest increase in building floor area; whereas the existing zoning regulations on the project site would permit a maximum building height of 45 feet and a maximum FAR of 1.5:1, the requested entitlements would permit a maximum building height of approximately 81 feet as proposed and a maximum FAR of 1.8:1 as proposed. This request is in conformance with good zoning practice because the proposed project would be substantially similar in size to numerous other properties and developments in the immediate vicinity, including a recently-approved six-story mixed-use residential building directly west of the project site, the existing Olympia Medical Center facility directly northeast of the project site, and several other multi-story mixed-use, residential, and commercial buildings nearby. There are several developments near the project site that are comparable in scale and compatible in use, and thus the project would not be an inappropriate development in this location. The project would continue the existing commercial (specialty hospital) use on the project site and would not introduce any new or incompatible uses to the area. Additionally, the requested entitlements would not alter the existing land use designation on the subject property. 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.

Tentative "T" and Qualified "Q" Classifications

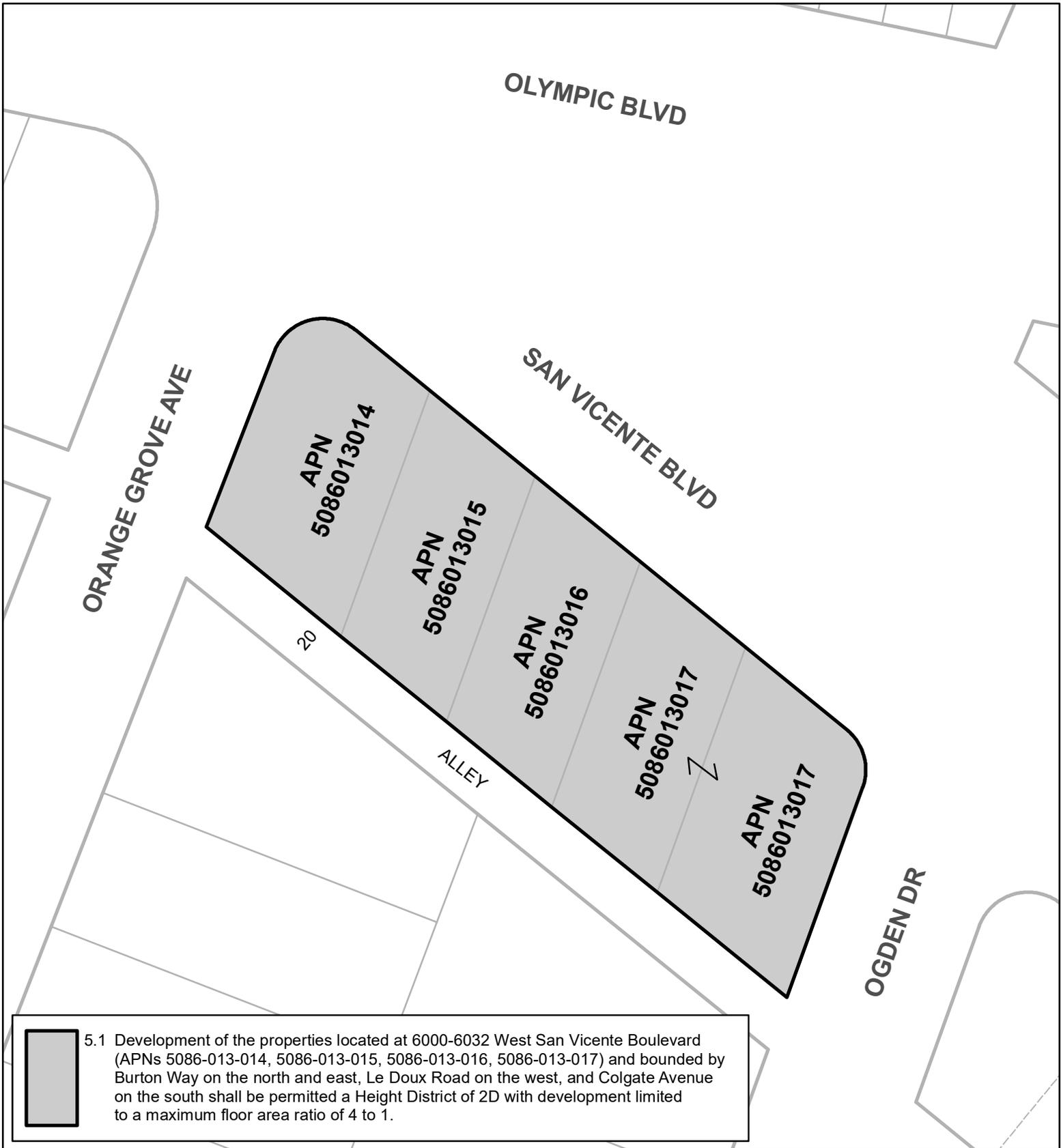
The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and "Q" Classifications in order to ensure consistency with the amendment 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

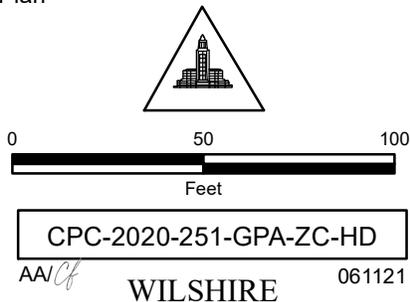
The Project Site is located within a commercial corridor with properties which are generally designated General Commercial and limited to Height District 1 and a corresponding FAR of 1.5:1. As limited by the Wilshire Community Plan, commercial properties with a land use designation of General Commercial may only be zoned for Height District 1, except as otherwise permitted by Footnote 5.1, which specifies that certain designated commercial properties may have a land use designation of General Commercial and be zoned for Height District 2, subject to “D” Development Limitations permitting a maximum FAR of 4:1. The proposed change from Height District 1 to 2 would be consistent with Footnote 5.1 and would enable the expansion of the existing medical facility while remaining consistent with the existing land use designation. The adoption of the “D” Development Limitations would further limit the maximum FAR on the project site to 1.8:1, as proposed. Additionally, the proposed 1.8:1 FAR would be consistent with (less than) the maximum 3:1 FAR that is permitted for the multi-family properties in the vicinity of the project site, as well as the FAR of other multi-story commercial and residential buildings in the immediate vicinity, including the five-story Plaza Medical Office building and Vinz on Fairfax apartment building. The project is further similar in scale (and is in fact smaller and less intensive) with the nine-story Olympia Medical Center building. Accordingly, the project is consistent with the heights of multiple existing and recently approved 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 1.8:1 and a maximum height of 82 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.

Environmental Findings

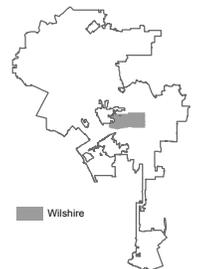
5. **Environmental Finding.** On March 4, 2021, a Negative Declaration (ENV-2020-252-ND) was prepared and published for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency’s independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 763, 200 North Spring Street.
6. **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 X, areas outside of a flood zone.



Footnote #5.1 amended for the Wilshire Community Plan General Plan Land Use Map.



City of Los Angeles



RESOLUTION

WHEREAS, the subject project is located within the area covered by the Wilshire Community Plan which was updated by the City Council on September 19, 2001; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment for the property located at 6000-6032 West San Vicente Boulevard to apply Footnote No. 5.1 of the Wilshire Community Plan to this property (Assessor's Parcel Nos. 5086-013-014, 5086-013-015, 5086-013-016, and 5086-013-017); and recommended approval of a Height District Change for the property from 1VL to 2D; and

WHEREAS, the approved project is for the construction, use, and maintenance of a new five-story specialty surgical hospital; and

WHEREAS, the City Planning Commission at its meeting on May 27, 2021 approved the General Plan Amendment and recommended approval by the City Council and the Mayor of a General Plan Amendment for the property located at 6000-6032 West San Vicente Boulevard; 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 General Commercial land use designation and the (T)(Q)C2-2D-O Zone will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, it has been found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-252-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the subject proposal will have a significant effect on the environment; the Negative Declaration reflects the independent judgment and analysis of the City; and the Negative Declaration has been adopted;

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



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/or phone to:

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