

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.