

## FINDINGS

### General Plan / Charter Findings

#### 1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Wilshire Community Plan which was updated by the City Council on September 19, 2001.

The plan map designates the subject property for Regional Commercial land uses with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. The subject property is currently zoned [T][Q]C2-2D-O, consistent with the range of zones within the land use designation. The applicant has requested a Vesting Zone Change to modify the existing [T] and [Q] conditions while maintaining the same underlying zone.

Therefore, the project is consistent with the General Plan as reflected in the adopted Community Plan.

- b. **Land Use Element.**

Wilshire Community Plan. The Community Plan text includes the following relevant land use goals, objectives and policies:

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.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.

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.

Objective 2-3: Enhance the visual appearance and appeal of commercial districts.

Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.

The requested Vesting Zone Change to allow for the addition of a new 405,000 square-foot hospital wing, pursuant to California's Alfred E. Alquist Hospital Facilities Seismic Safety Act, is located in a long established and highly urbanized area designated for

Regional Commercial land uses. The Cedars-Sinai Medical Center is a valuable use that offers essential services to support the needs of local residents as well as the greater Los Angeles region and has been in operation at this location for 27 years.

The project would be located on the northeastern portion of the property, opposite from the Beverly Center shopping mall, and would replace an existing surface parking lot. The project would enhance the appearance of the Beverly Boulevard/San Vicente Boulevard commercial district through both the project's architectural design and landscaping elements. The project would be constructed in a contemporary architectural style, including a variety of surface materials, and would provide visual interest through horizontal and vertical articulation of building elements. The project's landscaping plan provides for trees to be planted at the perimeter of the development site to provide screening and shade. Varied shrubs, groundcover and flowers would also be planted to provide color and visual interest. Therefore, the project is consistent with the Wilshire Community Plan.

- c. The **Framework Element** of the General Plan (Framework Element) 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. 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 Framework Element includes the following Goals, Objectives and Policies relevant to the request:

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 livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

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 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center."

The proposed Vesting Zone Change will allow for the development of a new, state-of-the-art hospital wing while also minimally impacting the Cedars-Sinai Medical Center's existing services. Upon completion of the project, the entire Medical Center will be seismically compliant to a higher standard ensuring that more services are available in the event of an earthquake or similar natural disaster. The project will provide enhanced services to nearby residents, employees, and visitors within the surrounding communities thereby helping to reduce vehicular trips, vehicle miles traveled, and air pollution.

The project would be developed in a highly urbanized commercial area along major boulevards in proximity to transit corridors. The project would be compatible with adjacent land uses as it would be developed in an area designated for regional commercial land uses that have historically been developed with medical facilities and commercial uses. Residential neighborhoods and lower-intensity commercial districts would not be negatively impacted as the project would accommodate an essential land use that serves a regional market.

Therefore, the Vesting Zone Change is consistent with the land use goals, objectives, and policies of the General Plan Framework Element.

- d. The **Health and Wellness Element** of the General Plan will be implemented by the recommended action herein. The Health and Wellness Element calls for the promotion of a healthy built environment in a manner that enhances opportunities for improved health and well-being, and which promotes healthy living and working conditions. The Health and Wellness Element includes the following policies relevant to the instant request:

Policy 1.5: Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy and zoning decisions through existing tools, practices and programs.

Policy 2.2: Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices and programs.

Policy 2.3: Strive to eliminate barriers for individuals with permanent and temporary disabilities to access health care and health care resources.

Policy 2.7: Encourage the equitable distribution of health care service providers: including federally qualified health centers, hospitals, pharmacies, urgent care, and mental health services, to ensure that every Angeleno has access to preventive care and medical treatment.

Development of the project would serve to improve Angelenos' health and well-being by providing a new state-of-the-art, seismically compliant hospital building that meets modern standards of care and current code requirements for hospitals, including increased space and additional functions in diagnostic and treatment areas, emergency room, and support services. The project would incorporate state-of-the-art technologies, sustainable materials and architectural design to integrate natural light, reduce heat load, reduce energy consumption, and be efficient with water-use.

The project would allow the hospital to continue to serve the community for decades to come, and most importantly, remain fully operational following a major seismic event, ensuring that uninterrupted emergency care services are available to the community following a major earthquake. The project would promote enhanced pedestrian circulation by improving the streetscape along Beverly Boulevard and San Vicente Boulevard. Additional landscaping and low-level exterior lighting would be provided to enhance the public realm while remaining in character with the surrounding developed area.

The project would not create any barriers for individuals with disabilities to access health care and health resources as it would be designed to meet all accessibility requirements and would be consistent with federal and California building codes regarding accommodations for those with disabilities. Cedars-Sinai is a regional-scale, non-profit medical organization committed to the health and well-being of all populations including the region's most vulnerable communities. The project is consistent with the policy to encourage the equitable distribution of health service providers to ensure that every Angeleno has access to preventive care and medical treatment. The hospital is an acute care accredited hospital offering general acute medical services and 24/7 emergency care, including designation as a Level 1 Trauma Center which is the highest trauma care designation a hospital can have.

Therefore, the Project would substantially conform with the purpose, intent and provisions of the General Plan's Health and Wellness Element.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Beverly Boulevard is a designated Avenue I, dedicated to a right-of-way width of 100 feet and fully improved; San Vicente Boulevard is a designated Boulevard II, dedicated to a variable right-of-way width of 102 feet and 109 feet and fully improved; 3rd Street is a designated Avenue II, dedicated to a variable right-of-way width between 80 feet and 85 feet and fully improved; Robertson Boulevard is also a designated Avenue II, dedicated to a variable right-of-way width between 70 feet and 80 feet and fully improved with concrete curb, gutter, and sidewalk. As part of the (T) Tentative Classification conditions incorporated herein, additional dedications and improvements on each of the streets contained within the project area will be required.

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6: Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City’s transportation system.

Policy 3.2: Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project would promote an enhanced pedestrian environment by improving the streetscape along Beverly Boulevard by replacing a surface parking lot with a new, well-designed building and landscape buffer. With the proposed landscaping improvements along Beverly and San Vicente Boulevards, the project would promote an attractive pedestrian environment that would encourage pedestrian activity in a safe manner for patients, staff, and visitors alike.

Additionally, the project includes a total of 121 bicycle parking spaces, including 81 long-term bicycle parking spaces, and 40 short-term bicycle parking spaces, all of which would be located near a building entrance. The bicycle parking facilities would allow for the secure storage of employees’ and visitors’ bicycles. Well-lit and defined pathways would make it easy and safe for bicyclists to find their way to the bicycle parking spaces and building entrances.

The subject property is also in close proximity to transit stops and bike lanes and routes easily accessible to employees, visitors and patients of the hospital. Numerous regional and local bus routes serve the Medical Center, including Metro, LADOT DASH, and the West Hollywood CityLine. Transfer opportunities to additional bus routes and transit providers greatly expand the transit options available to employees of and visitors to the hospital.

Therefore, the project is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

### **Vesting Zone Change Findings; “T” and “Q” Classification and “D” Development Limitation Findings**

#### **2. Pursuant to LAMC Section 12.32, the zone change and classifications are necessary because:**

- a. Public Necessity: The project is being undertaken to satisfy the requirements California’s Alfred E. Alquist Hospital Facilities Seismic Safety Act (the “Alquist Act”), which requires all acute care hospitals to be able to withstand a major earthquake and remain functioning after such an event. These hospitals must either be retrofitted or rebuilt to be in compliance with the Alquist Act, or must be removed from acute care service. By 2030, therefore, all acute care hospital buildings will be required to be capable of both remaining intact and also fully operational after a major seismic event.

- b. Convenience: The project will expand upon and enhance a regional-serving hospital that provides a breadth of services to all populations. The project would result in various enhancements to the streetscape and public realm that are compliant with seismic safety requirements as well as any applicable regulations related to disability access. Approval of this project would allow for minimal disruption of existing services during construction and ultimately expand hospital services by adding medical facilities and capacity for 203 additional beds. Additionally, the subject property is in close proximity to various transit stops and bicycle lanes/routes that are easily accessible to employees, visitors, and patients to the hospital. Numerous regional and local bus routes serve the Medical Center, including Metro, LADOT DASH, and the West Hollywood CityLine. Transfer opportunities to additional bus routes and transit providers greatly expand the transit options available to employees of and visitors to the hospital.
- c. General Welfare: The project would allow for a seismically compliant 405,000-square-foot, 203-bed medical building that will be integrated with and connect to the Professional Tower and the Saperstein Critical Care Tower at the southwest corner of Beverly Boulevard and San Vicente Boulevard, providing a seamless linkage between these buildings at each of the above-ground levels of the project. Without construction of the proposed project, many existing areas would be dramatically impacted, resulting in an extended construction schedule, an increase in the number of moves and phases, and a significant increase in costs. The services that Cedars-Sinai provides to the community would be severely impacted through a capacity reduction due to the ongoing construction and retrofit. Under this scenario, programs that would lose capacity due to disruption and operational impacts from retrofit activities would include: operating rooms, inpatient beds, including in the neonatal intensive care unit, labor and delivery rooms, postpartum recovery unit, and newborn nursery; inpatient procedure center; general surgery and prep/recovery; cardiac surgery and prep/recovery; cardiac catheterization labs; and neurosurgery and prep/recovery. Moreover, the schedule to retrofit the main hospital buildings in-place, without the swing space that would be afforded by the construction of the project, would be between 16 to 20 years. Therefore, the project will ensure that the general welfare is minimally impacted by loss of essential medical services while the Medical Center attains full seismic compliance.
- d. Good Zoning Practice: The proposed bulk, height and intensity of the structure that would be allowed by the zone change would be consistent with that of the existing development in the immediate area and permitted in the C2 zone and Height District No. 2 which both allow a FAR of 6:1 per the General Plan and LAMC Section 12.21.1-A. Upon completion of the Project and the development authorized by Ordinance No. 180,709, the Medical Center's FAR would be approximately 2.89:1, which would be well within the General Plan and Height District No. 2 floor area limits. The project would result in a total of 405,000 square feet of new floor area. The total overall floor area on the Medical Center campus would be 3,025,000 square feet, which would be less than half of the approximately 6.29 million square feet of floor area otherwise allowed under the current zoning of the site. The project would be approximately 176.5 feet in height which is compatible with that of the existing development in the immediate area and within the overall 185-foot height limit imposed by [D] Condition No. 2 of Ordinance No. 180,709. As such, the requested vesting zone change would be compatible with existing and future development surrounding the project site.
- e. Tentative "T" and Qualified "Q" Classification; Development "D" Limitation Findings: Per Section 12.32-G, 1, 2 and 4 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval as well as "D" Development Limitations imposed herein for the proposed project. Such

limitations are necessary to ensure that the scale, design, and scope of development on the site are limited to protect the orderly arrangement of the property concerned. Compliance with the proposed “Q,” “T,” and “D” conditions will ensure that future development on the site will be: in a manner that protects the public safety; compatible with the overall pattern of existing commercial development in the community; and appropriate and in harmony with the General Plan as discussed in Findings Section 1.

### **Major Development Project Vesting Conditional Use Permit Findings**

**3. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project involves the addition of a new 405,000 square-foot hospital wing with 203 patient beds pursuant to California's Alfred E. Alquist Hospital Facilities Seismic Safety Act, which requires all acute care hospitals to be able to withstand a major earthquake and remain functioning after such an event, by 2030.

While Cedars-Sinai's existing main medical campus is built to current seismic codes, the existing main hospital buildings, comprised of the North and South Patient Towers and the Professional Tower, which were built almost 50 years ago, will not be compliant after 2030. In order to comply with the Alquist Act, the existing Medical Center hospital buildings must either be retrofitted or replaced with a new building that meets the Alquist Act's 2030 seismic safety requirements. To this end, the project will serve to minimize disruption to existing hospital operations and to ensure that the hospital remains accessible to the community without a net reduction of patient beds and operating rooms while the main hospital buildings are being seismically retrofitted. Without the construction of the project, the services that Cedars-Sinai provides to the community would be severely impacted through a capacity reduction due to the ongoing construction and retrofit. Under this scenario, programs that would lose capacity due to disruption and operational impacts from retrofit activities include: operating rooms, inpatient beds, including in the neonatal intensive care unit, labor and delivery rooms, postpartum recovery unit, and newborn nursery; inpatient procedure center; general surgery and prep/recovery; cardiac surgery and prep/recovery; cardiac catheterization labs; and neurosurgery and prep/recovery. Moreover, the schedule to retrofit the main hospital buildings in-place, without the swing space that would be afforded by the construction of the project, would be between 16 to 20 years.

Additionally, the project would enhance the built environment in the surrounding neighborhood. The project would be located at the southwest corner of Beverly Boulevard and San Vicente Boulevard, providing a seamless linkage between the buildings at each of the above-ground levels of the project. Careful attention has been given to adjoining properties in terms of massing, circulation flows and sight- lines in order to maximize contextual uniformity. The hospital would be constructed in a contemporary architectural style, including a variety of surface materials and colors, and would provide visual interest through horizontal and vertical articulation of building elements. Proposed building materials include stone, masonry, stainless steel, aluminum and glass. The project's landscaping would also enhance the built environment by providing trees to be planted at the perimeter of the development site to provide screening and shade. Varied shrubs, groundcover and flowers would also be planted to provide color and visual interest.

Therefore, the project would enhance the built environment in the surrounding neighborhood and would perform a function and provide a service that is essential and beneficial to the community, city, and region.

4. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The proposed project involves the demolition of an existing 16,200 square-foot medical clinic building and surface parking area and the construction, use, and maintenance of a new nine-story, 405-000 square-foot hospital building with two (2) subterranean levels to be integrated with the Cedars-Sinai Medical Center located within the Wilshire Community Plan area. The new building would be located along the Beverly Boulevard frontage of the Medical Center, at the southwest corner of Beverly Boulevard and San Vicente Boulevard. The overall height of the project would be approximately 176.5 feet (including a 20-foot mechanical equipment enclosure above the roof level), similar to the height of the existing Professional Tower, North and South Patient Towers and the Saperstein Critical Care Tower, and within the Medical Center's 185-foot height limit.

The Medical Center has been developed with a hospital for almost 50 years, and the project would not change the basic use of the property as a regional hospital. The project's operations would therefore continue to be compatible with the character of the surrounding neighborhood.

The height and size of the project would be consistent with development in the surrounding area. The Medical Center is located on a 24.06-acre campus in a highly urbanized area characterized by low- to high-rise buildings, ranging from one to 11 stories, which are occupied by commercial, residential, and medical uses. The project would be located on the northeastern portion of the property, adjoining the Medical Center's existing Professional, North and Saperstein Critical Care Towers, and opposite from the Beverly Center shopping mall. The height of the project would not impact residential properties; the closest residential properties are located approximately 300 feet from the new building and separated by Beverly Boulevard and intervening commercial development.

The project has been well-designed to incorporate environmental sustainability principles as well as enhancements to the public realm. Landscaping, including trees, shrubs, and flowers would be provided around the perimeter of the development site and would provide shade and visual interest during daytime hours.

Cedars-Sinai's security plan includes a variety of measures for the safety of those who enter the property, including regular inspections of all areas, staff training including disaster drills and hospital lock downs, and monthly employee newsletters. 24-hour security operations and patrols within the building and exterior areas of the property would be provided. In addition, an extensive system of security cameras would be provided to monitor project's grounds and interior hospital space. The security plan also includes written plans for hazardous materials and waste management, fire safety, medical equipment, and utility systems.

Therefore, the project's location, size, height, operations, and other significant features would be compatible with and would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

5. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which

collectively form the LAMC. With the exception of the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project site is located in the Wilshire Community Plan area which is one of the 35 Community Plans which together form the Land Use Element of the General Plan. The Wilshire Community Plan designates the subject property for Regional Commercial land uses with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. The project site is zoned [T][Q]C2-2D-O and is thus consistent with the existing land use designation.

While the Community Plan text is silent with regards to the specific hospital land use, the C2 zone allows hospital use, and Height District No. 2 generally permits commercially zoned properties to have a floor area ratio ("FAR") of 6.0:1. The FAR of the Medical Center, however, is currently limited to 2.71:1 by [D] Development Condition No. 1 of Ordinance No. 180,709. Without the [D] Condition, the FAR for the property would be 6:1, which would allow a total of approximately 6.29 million square feet of floor area based upon the 24.06-acre (1,048,001-square-foot) area of the Medical Center campus. With the new 405,000-square-foot Project, the total floor area authorized for the medical Center campus would be 3,025,000 square feet, which is equivalent to a FAR of approximately 2.89:1. This FAR limit would be well within the 6:1 FAR allowed under the General Plan and Height District No. 2. Furthermore, the project is consistent with many of the goals and objectives of the General Plan and the Wilshire Community Plan, as discussed in Finding No. 1. The site is not located within any Specific Plan areas and is not subject to any community design overlays or interim control ordinances.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

**6. The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The project would have a floor area of approximately 405,000 square feet in a nine-story building that would be approximately 176.5 feet in height. The proposed bulk, height and intensity of the project would be consistent with that of the existing development in the immediate area. The project would be located along the Beverly Boulevard frontage of the property, across from the Beverly Center shopping mall, orienting the building closer to other taller buildings in the immediate area, including the Cedars-Sinai Professional and North Patient Towers, and the Saperstein Critical Care Tower, the Beverly Center, and the Sofitel Hotel.

The project has designed to integrate seamlessly into the larger campus to minimize disruption of medical services during and after construction. The project would provide 12,000 square feet of open space across new terraces and 2,700 square feet of new landscaping. The proposed landscaping, including trees, shrubs, and flowers, would be provided around the perimeter of the development site and would provide shade and visual interest during daytime hours.

The project would be compatible with the scale and character of adjacent properties and the surrounding neighborhood. The Medical Center is surrounded by a variety of commercial, residential and medical uses. Development in the area is characterized by low- to high-rise buildings, ranging from one to 11 stories. Several office buildings, single-story retail buildings and residential uses are located to the south. The Beverly Center shopping center is located to the east of the Medical Center. A condominium tower and single-story retail building are

located along Third Street, to the south of the Medical Center, as are medical office buildings associated with, but not owned by Cedars-Sinai. Single story retail buildings, restaurants and the Pacific Theatres Building are located to the west of the Medical Center.

Lighting on the property would include low-level lighting for security and wayfinding purposes adjacent to buildings and landscaped areas. The proposed lighting would not generate artificial light levels that are out of character with the surrounding area, which is densely developed and heavily trafficked by pedestrians both during the day and night. Exterior lighting would be shielded or directed toward the areas to be lit to limit light spillover onto off-site uses and would meet all applicable lighting standards.

Therefore, the project would provide for an arrangement of uses, buildings, structures, open spaces and other improvements that would be compatible with the scale and character of the adjacent properties and surrounding neighborhood.

**7. The project complies with the height and area regulations of the zone in which it is located.**

The hospital property is designated as Height District 2-D which limits building height to 185 feet per the "D" Development Limitation. The overall height of the project would be approximately 176.5 feet above the existing ground elevation of the development site and thus within the allowable height limit established by the zone.

The zoning of the subject property allows for a FAR of up to 6:1 per the site's Height District No. 2 designation and LAMC Section 12.21.1-A. Upon completion of the project and the development authorized by Ordinance No. 180,709, the Medical Center's FAR would be approximately 2.89:1, which would be well within the General Plan and Height District No. 2 floor area limits. The project proposes a total of approximately 405,000 square feet of new floor area, resulting in a total overall floor area of 3,025,000 square feet across the entire Medical Center. The project site's 6:1 FAR limit would allow up to 6.29 million square feet of floor area which is far greater than the proposed development. Nevertheless, the conditions of approval and "D" Development Limitation will ensure that development of the site is limited to only 2.89:1 FAR, and further development beyond this limit would constitute a separate project.

Therefore, the project would comply with the height and area regulations of the C2-2 Zone as established by the General Plan and Wilshire Community Plan.

**8. The project is consistent with the City Planning Commission's design guidelines for Major Development Projects, if any.**

The City Planning Commission has not approved Design Guidelines for Major Development Projects and, as such, this finding does not apply.

**Environmental Findings**

9. **CEQA.** The Department of City Planning determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15302, Class 2 (replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity by more than 50 percent) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

10. **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 of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.