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CITY PLANNING**

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October 6, 2022

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**ADDITIONAL CONDITIONS OF APPROVAL ADDRESSING LAUSD COMMENTS FOR THE
GENEVACHO NEUROLOGICAL CENTER AT 3160 WEST GENEVA STREET; CF 22-0384**

At its meeting on January 27, 2022 the Los Angeles City Planning Commission approved and recommend that the City Council approve a Zone Change, Height District Change and General Plan Amendment and adopted a Mitigated Negative Declaration for the proposed GenevaCho Neurological Medical Center located at 3160 Geneva Street. The project involves the renovation and expansion of an existing vacant hospital building (formerly Shriners Children's Hospital) to include a new outpatient medical clinic and medical office uses and 40 Senior Independent Living units (two units reserved for Extremely Low Income seniors and three units reserved for Very Low Income seniors). Medical uses would consist of approximately 139,000 square feet to be located within existing improvements. The Senior Independent Living units will occupy a new, approximately 30,000 square-foot third floor addition above the second floor of the hospital building. The project would include a total of approximately 169,000 square feet.

Subsequent to the City Planning Commission decision, Planning received a comment letter from the Los Angeles Unified School District (LAUSD) Office of Environmental Health and Safety with comments on the project. The letter dated February 24, 2022 sites concerns regarding potential impacts to Commonwealth Elementary school located 580 feet from the project site. The letter includes recommended conditions designed to help reduce or eliminate potential impacts.

Planning recommends that the following listed conditions requested by LAUSD be included in the Conditions of Approval for the proposed project.

11.c. Traffic/Transportation. LAUSD's Transportation Branch must be contacted at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective conditions are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1000

or more daily vehicle trips, we ask that the following language be included in the recommended conditions for traffic impacts:

- i. School buses must have unrestricted access to schools.
- ii. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- iii. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- iv. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- v. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- vi. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- vii. Parents dropping off their children must have access to the passenger loading areas.

11.d. Pedestrian Safety. Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the following language be included in the recommended conditions for pedestrian safety impacts:

- i. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children, and parents when existing pedestrian routes to school may be impacted.
- ii. Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- iii. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- iv. Haul routes are not to pass by any school, except when school is not in session.
- v. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.

- vi. Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- vii. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- viii. Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

In addition to the Conditions of Approval adopted and recommended in the February 22, 2022 Letter of Determination issued by the City Planning Commission for this project, Planning requests that the PLUM Committee consider adopting the additional Conditions of Approval numbered 11.c. and 11.d. above.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "Renata Ooms", written in a cursive style.

Renata Ooms
City Planner

VPB:HB:RO

Enclosures

LAUSD Letter dated February 24, 2022