DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 27, 2022
Time: After 8:30 A.M.*
Place: Due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/]. The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissionsboards-hearings and/or by contacting cpc@lacity.org

Public Hearing: **November 22, 2021**
Appeal Status: General Plan Amendment and Zone Changes are appealable only by the applicant to City Council if disapproved in whole or in part. Site Plan Review is appealable to the City Council by any party.
Expiration Date: February 5, 2022
Multiple Approval: Yes

Case No.:	CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA
CEQA No.:	ENV-2020-4012-MND
Incidental Cases:	N/A
Related Cases:	N/A
Council No.:	13 – O'Farrell
Plan Area:	Wilshire
Specific Plan:	None
Certified NC:	Rampart Village
Existing GPLU:	Low II Residential and High Medium Residential
Proposed GPLU:	Community Commercial
Existing Zone:	R1-1
Proposed Zone:	(T)(Q)C2-2D
Applicant:	Dr. Kyung Cho, GenevaCho, LLC
Representative:	Mee Semcken, Lee Consulting Group, LLC

PROJECT LOCATION: 3160 West Geneva Street

PROPOSED PROJECT: The project (GenevaCho Neurological Medical Center) 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. The project will provide 150 automobile parking spaces within an existing garage and 39 bicycle parking spaces.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-4012-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

2. Pursuant to LAMC Section 12.32 E, a General Plan Amendment from Low II Residential and High Medium Residential land uses to Community Commercial land use;

3. Pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from R1-1 to (T)(Q)C2-2D and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), two Developer Incentives to permit:

a. a parking reduction to provide 150 spaces in lieu of 209 spaces otherwise required;

b. a waiver of transitional height requirements to permit a building height of 78 feet in lieu of transitional height requirements per LAMC Section 12.21-A; and

4. Pursuant to LAMC Section 16.05, Site Plan Review for any change of use other than to a drive-through fast food establishment which results in a net increase of 1,000 or more average daily trips.

RECOMMENDED ACTIONS:

1. **FIND**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the **Mitigated Negative Declaration**, No. ENV-2020-4012-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the project; and **ADOPT** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration

2. **RECOMMEND** that the City Council approve a **General Plan Amendment** on the Project Site from Low II Residential and High Medium Residential land uses to Community Commercial land use.

3. **RECOMMEND** that the City Council approve a **Zone Change** and **Height District Change** on the Project Site from the R1-1 Zone to the (T)(Q)C2-2D Zone with **two Developer's Incentives** to permit:

   a. a parking reduction to provide 150 spaces in lieu of 209 spaces otherwise required; and

   b. a waiver of transitional height requirements to permit a building height of 78 feet in lieu of transitional height requirements per LAMC Section 12.21-A.

4. **APPROVE** the **Site Plan Review** for any change of use other than to a drive-through fast food establishment which results in a net increase of 1,000 or more average daily trips.

5. **ADOPT** the attached Conditions of Approval.

6. **ADOPT** the attached Findings.

7. **ADVISE** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

VINCENT P. BERTONI, AICP
Director of Planning

Heather Bleemers
Senior City Planner

Renata Ooms
City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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PROJECT ANALYSIS

Project Summary

The project involves interior renovations and an approximately 30,000 square-foot addition to the former Shriner's Children's Hospital complex, resulting in a 78-foot in height, 168,356 square-foot development. The project would consist of 138,684 square feet of outpatient medical clinic and medical office uses and 40 Senior Independent Living Units (29,672 square feet of residential uses). The project will reserve five units as affordable units for seniors (two Extremely Low Income and three Very Low Income units). The project will maintain the existing main entrance on Geneva Street and existing driveway on 4th Street. Parking will continue to be provided in an existing garage containing 150 vehicle parking spaces and 39 bicycle parking spaces (21 long term and 18 short term spaces).



Figure 1. Rendering looking northwest from the corner of Commonwealth Avenue and 4th Street

General Plan Amendment, Zone Change and Height District Change

In order to construct the project, the applicant is requesting a General Plan Amendment from Low II Residential and High Medium Residential land uses to Community Commercial land use and a Zone Change from the R1-1 Zone to the (T)(Q)C2-2D Zone. The requested zone would be in conformance with the requested Community Commercial land use designation of the Wilshire Community Plan. The proposed C2-2D zoning allows for medical office and clinic uses and housing at a density of one unit per 400 square feet of lot area. The proposed "D" Development Limitation allowed for a maximum FAR of 2:1 and a maximum height of 78 feet.

The requested General Plan Amendment would permit commercial zones at the site. The requested Zone Change and Height District Change would result in increases to the allowable floor area, residential density, and height and thus the project is subject to Measure JJJ. The requested Zone Change would result in a residential density increase greater than 35%. Therefore, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.11(a)-1(ii), the Project must provide no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. The Project meets the minimum affordability requirements of Measure JJJ

and proposes to set aside two units (5%) for Extremely Low Income seniors and three units (6%) for Very Low Income seniors.

Additionally, the Applicant has requested two Developer Incentives, pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), which is further discussed under Developer Incentives.

Background

Project Site

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

The site is located within the Wilshire Community Plan with General Plan Land Use Designations of Low II Residential and High Medium Residential and is zoned R1-1 (see **Figure 2**). The site is further located within the Los Angeles State Enterprise Zone (ZI-2374), Construction Site review: Department of Conservation, Division, of Oil Conservation Division of Oil, Gas, and Geothermal Resources (ZI-1195), ZI-2452 Transit Priority Area in the City of Los Angeles, a TOC Tier 3 area, an Urban Agriculture Incentive Zone, a Methane Zone, and is within 0.6 miles of the nearest known fault (Puente Hills Blind Thrust). The site is not located within an Alquist-Priolo Fault Zone, Airport Hazard Area, High Fire Hazard Severity Zone, Flood Zone, Landslide area, Liquefaction Zone, Tsunami Inundation Zone, Special Grading Area (BOE), or Hazardous Waste / Border Zone area.



Figure 2. Current R1-1 zoning at the Project Site, outlined in blue, and the project vicinity, with oil wells marked with red dots.

Project Details

The project involves interior renovations and an approximately 30,000 square-foot addition to the former Shriners Children's Hospital building, resulting in a 78-foot in height, 168,400 square-foot development. The project would consist of approximately 138,700 square feet of outpatient medical clinic and medical office uses and approximately 29,700 square feet of residential uses consisting of 40 Senior Independent Living Units. The project will reserve five units (two Extremely Low Income and three Very Low Income) as affordable units for seniors. The project will maintain the existing main pedestrian entrance on Geneva Street and vehicle driveway on 4th Street. Parking will continue to be provided in an existing garage with 150 vehicle parking spaces and 39 bicycle parking spaces (21 long term and 18 short term spaces). According to the applicant, the project is intended to serve the region's rapidly growing aging population with outpatient clinics and medical offices that focus on memory care of the aging for those with dementia or dementia related illnesses.

The existing ground floor will be renovated as an outpatient medical clinic and will include an Imaging Clinic, Endoscopy, Hyperbaric Oxygen Chamber, Surgery, Dialysis, Pain Management, Sleep Labs, Exam Rooms and Medical Offices. The two levels above the ground floor will be renovated as medical offices. The proposed new 3rd level with an addition of 30,000 square feet of floor area to the southern portion of the existing building will provide 40 Senior Independent Living residential units and community recreational and social spaces for the benefit of the residents. The Senior Independent Living dwelling units will include 38 studio units and 2 one-bedroom units. The project will provide approximately 10,300 square feet of open space spread throughout courtyards, a rooftop deck, and private decks.

Project Sustainability

The Project has proposed to install 3,944 square feet of solar panels on the rooftop, equivalent to approximately 15% of the rooftop area. The Project has been conditioned to comply with the Green Building Code which requires 20% of the total parking spaces wired for the future installation of EV Chargers ("EV-ready") and 10% of the parking spaces immediately installed with EV Chargers.

Developer's Incentives: Transitional Height and Parking

Pursuant to LAMC Section 11.5.11(e), "a Project that provides affordable housing consistent with this Section shall also be entitled to up to three incentives or concessions specified in California Government Code Section 65915(k) or the applicable Affordable Housing Incentive Program." The Project proposes to set aside 5% (two units) of the total units for Extremely Low Income Households and 6% (three units) for Very Low Income Households. Therefore, the applicant may request up to three incentives that are generally comparable to by-right and on-menu incentives offered within the Transit Oriented Communities (TOC) program and Density Bonus, the applicable Affordable Housing Incentive Programs. The applicant has requested two incentives to waive transitional height and to permit reduced parking.

Transitional Height

The requested incentive to permit a height of 78 feet in height is allowed by LAMC Section 11.5.11(e), which, in conjunction with a Zone Change that results in an increase in residential density or floor area, permits exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The transitional height requirements of LAMC Section 12.22.1 A.10 impose height limitations on commercially zoned lots that are within 200 feet of single-family lots zoned R1. The nearest single-family zoned lots are approximately 83 feet from the proposed site, across Virgil Avenue form the subject site. The

requested incentive will allow for a maximum of 78 feet throughout the subject site in lieu of the transitional 33-foot height limit for the portions of the building between 83 and 100 feet from single-family zone and 61-foot height limit for all portions of the building between 100 and 200 feet from the single-family zone.

Parking

The incentive for reduced parking is allowed by LAMC Section 11.5.11(e), which, in conjunction with a Zone Change that results in an increase in residential density or floor area, permits exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The project proposes to maintain parking that is provided in an existing garage and will provide a total of 150 vehicular parking spaces in lieu of 209 spaces otherwise required (20 spaces for the Senior Independent dwelling units and 189 spaces for the outpatient clinic/medical offices). Of the project's 150 proposed spaces, 20 spaces are allocated to dwelling units and 130 spaces are allocated to medical uses. When the proposal went to Public Hearing on November 22, 2021, the project proposed 153 parking spaces. Subsequent to public hearing, three parking spaces were removed in order to accommodate a required loading zone.

Surrounding Properties

Surrounding uses include a mix of multi-family and single-family development. The northern adjoining properties (across Geneva Street) are zoned R4-2 and are developed with multi-family residential developments. The eastern adjoining properties (across Commonwealth Avenue) are zoned R4-2 and are developed with multi-family developments. The southern adjoining properties (across 4th Street) are zoned CR-1 and R4-2 and are developed with multi-family residential developments. The western adjoining properties (across Virgil Avenue) are zoned R1-1 and are developed with single-family and multi-family developments.

Labor and Affordability

The requested General Plan Amendment and Zone Change would result in increases to allowable residential floor area, density, and height and thus the project is subject to Measure JJJ (Section LAMC Section 11.5.11). As such, the Project would be required to comply with LAMC Section 11.5.11(i), as it relates to the local hiring of construction workers for building and construction work.

Projects which propose 10 or more residential dwelling units are required to comply with one of the on-site affordability provisions, or one of the alternative options, pursuant to LAMC Section 11.5.11. The Proposed Project is a Rental Project that results in a residential density increase greater than 35% and thus is subject to affordability option 1-ii of LAMC Section 11.5.11(a)(1)(ii). The provision requires the Project to provide no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. As proposed, the Project complies with this provision as 5% of the units (two units) are proposed for Extremely Low Income households and 6% (3 units) are proposed for Very Lower Income Households.

Streets and Circulation

Virgil Avenue, adjoining the subject property to the west, is a designated Avenue II, dedicated to a width of approximately 80 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Commonwealth Avenue, adjoining the subject property to the east, is a designated Collector Street, dedicated to a width of 80 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

4th Street, adjoining the subject property to the south, is a designated Collector Street, dedicated to a width of 80 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Geneva Street, adjoining the subject property to the north, is a Local Street, dedicated to a width of 80 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Relevant Cases

Subject Property:

Case No. ZA-2017-2059-ELD-SPR – On May 7, 2018, the Zoning Administrator approved an Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility with ancillary outpatient clinic use with no less than 75 percent of the floor area exclusive of common areas consisting of Senior Independent Housing and/or Assisted Living Care Housing; approved Site Plan Review for a development that results in an increase of 50 or more units. The project was not effectuated.

Case No. ZA-1982-104-CUZ – On June 16, 1982, the Zoning Administrator approved a conditional use to modify Case No. ZA-10693, which authorized the construction of a 60-bed two-story non-profit children's hospital in 1949, and to remove an approximately 40,000 square-foot portion of the building along 4th Street, and to authorize new construction of a new three-story addition with mezzanine and two subterranean levels of parking for hospital staff; approved a zone variance to permit a reduced 10-foot front yard setback in lieu of the required 20 feet in the R1-1 Zone.

Case No. ZA-13271 – On December 22, 1954, the Zoning Administrator approved a conditional use to authorize a carport to be constructed in the southeasterly corner of the accessory parking lot in connection with Shriners Hospital.

Case No. ZA-10693 – On June 1, 1949, the Zoning Administrator approved a conditional use to authorize the construction, use, and maintenance of a 60 bed children's hospital with a convalescent ward.

Surrounding Properties:

Case No. CPC-2020-6192-GPAJ-VZCJ-HD-CU-MCUP-WDI-SPR-HCA – On June 8, 2021, the City Planning Commission recommended Approval for a proposed 40-story mixed-use project consisting of 440,442 square feet of floor area with 367 dwelling units, 470 parking spaces, and 36,400 square feet of commercial uses. The project includes the remodel of an existing church structure which is proposed for 19,972 square feet of commercial restaurant space. The City Planning Commission approved a General Plan Amendment from Community Commercial to Regional Center Commercial with a Zone Change from CR-1 and C2-1 to (T)(Q)C2-2D with developer incentives for reduced open space, reduced parking, and reduced drive aisle width. The Commission also approved a Main Conditional Use Permit for the sale of a full line of alcoholic beverages within 10 premises. The Commission denied a Conditional Use Permit to permit a Transient Occupancy Residential Structure containing 90 units within the project consisting of all 54 co-living units and 36 standard apartment units on three levels above the co-living units for short-term or long-term occupancy. The project is located at 514 Shatto Place.

Ordinance No. 184,431 and Case No. CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR – On August 8, 2016, an Ordinance became effective amending the Zoning Map to authorize a Zone Change to (T)(Q)RAS4-1. On April 18, 2016, the City Planning Commission approved a Zone Change from C2-1 and CR-1 to RAS4-1; approved a conditional use to permit a hotel in the RAS4 Zone; approved a conditional use to permit alcoholic beverage sales; dismissed a variance to permit reduced parking; approved a ZAA to permit reduced yards; approved site plan review for a project within the C2-1 and CR-1 Zone at 2951 West 6th Street.

Public Hearing and Communications

A public hearing on this matter was held virtually on Monday, November 22, 2021 by a Hearing Officer. The hearing was attended by the applicant, the applicant's representative, the applicant's project team, a representative from Council District 13, and members of the public. A summary of the Public Hearing is provided on Page P-1.

Public comment letters have been included in Exhibit E – Public Comments from Interested Parties. No comments were received on the MND.

Issues and Considerations

Professional Volunteers Program

The Project was presented to the Professional Volunteers Program (PVP) on March 2, 2021. Members of the PVP provided positive comments regarding the Project's reactivation of a vacant use. Suggestions focused on improving the residential addition's design and overall project connectivity with the surrounding neighborhood. Suggestions included adding glazing to increase transparency, adding pedestrian oriented lighting along the project's perimeter to improve walkability, and adding gardening areas for the building's residents to use. The PVP also suggested that the design for the residential addition be modified to appear less institutional in nature.

The PVP comments were addressed by the applicant and incorporated into the plans noted as Exhibit A. Glazing and alternating materials were added to the façade to increase transparency and improve the overall aesthetics of the project. Wall mounted pedestrian lighting was added along the perimeter to help create a more inviting pedestrian experience along the project's frontage at night and to improve safety for the community. Finally, a community garden was added to the rooftop terrace to provide active outdoor recreational opportunities for the project's residents.

Oil Wells

The project site is located within a Methane Zone and within the Los Angeles City Oil Field area. The oil field runs east west from immediately south of Dodger Stadium west to Vermont Avenue, encompassing an area approximately four miles long and ¼-mile wide. The project site is at the western end of the field where a high density of abandoned oil wells[1] are located underground (see Figure 2 for map of wells). The health risks associated with underground oil wells are related to the potential for methane gas rising to the surface through natural fissures or leeks in abandoned wells. Methane can accumulate in confined spaces in buildings that lack foundation vapor barriers or sufficient basement ventilation. As such, the California Department of Conservation, Geological Energy Management Division (CalGEM) (formally DOGGR) regulates

[1] Abandoned oil wells include wells that were orphaned (never closed and sealed) and wells that were closed and sealed. Standards for sealing abandoned wells have changed and not all abandoned wells in the area are sealed to CalGEM's current standard.

the abandonment and sealing of oil wells and the City of Los Angeles regulates any new construction occurring over oil wells which include development regulations pertaining to ventilation and methane gas detection systems within Methane Zones.

In a letter dated March 18, 2019, CalGEM recommended that all onsite oil wells be leak tested and acknowledged that given the scope of the project it is "doubtful that wells will be encountered during construction." CalGEM stated a requirement for notification and review of any well that is encountered during construction. In a letter dated February 28, 2020, the Department of Building and Safety cited a similar City requirement that "any abandoned well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of [CalGEM]." A mitigation measure addressing these agency comments has been incorporated into the project's Mitigated Negative Declaration (MND).

The MND prepared for this project discusses oil and methane issues in the Hazards and Hazardous Materials Section. Terra-Petra Environmental Engineering conducted the analysis and recommended mitigation measures to ensure the health and safety of building occupants. Terra-Petra recommends a detection and ventilation system[2] be installed in the building. Two other environmental firms were selected to independently review Terra-Petra's analysis and concluded that the mitigation measures proposed will ensure a less than significant impact (Appendix E of the MND). Additionally, prior to the issuance of Building Permits and the Certificate of Occupancy, the proposed project will be required to demonstrate compliance with all oil and methane regulations as they pertain to health and safety. The MND is attached as Exhibit B to this report.

Conclusion

Based on the information submitted, the surrounding uses, and good planning and zoning practices, the Project would redevelop the vacant former Shriners Children's Hospital campus with medical offices, clinics, and 40 Senior Independent Living units, with two units reserved for Extremely Low Income seniors and three units reserved for Very Low Income seniors.

The Project would not only provide additional affordable and market rate senior housing but would reactive a vacant building with new community serving medical uses. The project would provide needed medical services to the community, focusing on memory care of the aging for those with dementia or dementia related illnesses.

As proposed, the Project would be consistent with the goals, objectives, and policies of the Plan Area. Staff recommends that the City Planning Commission find that the Project was adequately analyzed in the Mitigated Negative Declaration and approve and recommend adoption of the General Plan Amendment, Zone Change and approve the Site Plan Review.

[2] The dual phase mitigation system includes a Fully Integrated Gas Detection System with methane gas sensors and a Soil Vapor Extraction System for ventilation of any potential gas contaminants.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

   A. Responsibilities/Guarantees.

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

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

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

   C. Improvement Required.

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

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

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

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

Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Department of Transportation

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

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

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

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

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

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

Notes:

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

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

4. Urban Forestry

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

   Note:

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

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

(Q) QUALIFIED CONDITIONS

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

A. Development Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

“D” DEVELOPMENT LIMITATIONS

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

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

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

CONDITIONS OF APPROVAL

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

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

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

2. **Affordable Units.**

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

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

3. **Developer's Incentives.**

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

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

B. Site Plan Review Conditions Pursuant to LAMC Section 16.05

4. **Landscaping.**

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

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

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

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

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

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

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

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

5. Design

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

6. **Parking**.

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

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

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

7. **Sustainability.**

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

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

8. **Mechanical Equipment.** Electrical transformers, mechanical equipment, water meters and other equipment shall be screened from public view. The screening may be opaque or perforated, provided that not more than 50% of the face is open. The screen shall be

at least 6 inches taller than the equipment and not more than 2 feet taller than the equipment.

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

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

11. **Construction.**

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

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

12. **Lighting.**

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

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

C. <u>Environmental Conditions</u>

13. **Hazardous Materials.**

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

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

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

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

    MM-3 If any wells were encountered, the applicant shall immediately notify DOGGR's appropriate well review engineer and submit for DOGGR review an amended site

plan with surveyed well location. As needed, DOGGR would send a follow-up well evaluation letter to the property owner and local permitting agency. If wells are encountered, remedial plugging and re-abandonment operations may be required. No well work may be done without written approval by DOGGR.

14. **Transportation/Traffic.**

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

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

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

D. <u>Administrative Conditions</u>

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

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

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

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

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

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

21. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City

Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

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

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

Applicant shall do all of the following:

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

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

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

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

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

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in

the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

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

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

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

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

General Plan Land Use Designation

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

Framework Element

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

Distribution of Land Uses

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

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

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

a. Densities greater than surrounding areas,

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

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

d. Streamlined development review processes,

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

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

g. Pro-active solicitation of development.

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

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

Land Use Element

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

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

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

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

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

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

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

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

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

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

Additionally, the site is located in a pedestrian friendly and transit rich area of the City. The site is located within 0.7 miles of the Metro Wilshire/Vermont Station, one block south of West 3rd Street, two blocks north of West 6th Street and two blocks east of Vermont Avenue. Numerous commercial amenities and services are located along the Vermont Avenue, 3rd Street, and 6th Street corridors, within walking distance of the site. As such, the proposed increase in residential density that would result from the requested Zone Change from R1

to C2 is appropriate given the proximity to services, public facilities, and transportation infrastructure and would not negatively impact livability.

Other Elements of the General Plan

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

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

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

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

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

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

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

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

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the Proposed Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the

sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Health and Wellness Element and Air Quality Element. Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations, as well as for future use. The Project has been conditioned to be consistent with the solar panel provision of Municipal Green Building Code, Section 99.05.211. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions are also good zoning practices because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties.

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

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

Public Necessity, Convenience, and General Welfare

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

Good Zoning Practice

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

Although the project is seeking a zone change and height district change, the request is appropriate and is substantially consistent with good zoning practice. The request is entirely to enable to project to renovate and update and expand the existing non-conforming building to develop a moderately taller building with a modest increase in building floor area; whereas

the existing zoning regulations on the project site would permit only single-family housing development, the requested entitlements would permit commercial residential development, including medical uses and senior housing. The C2-2D zone allows for a maximum building height of approximately 78 feet as proposed and a maximum FAR of 2:1 as proposed. This request is in conformance with good zoning practice because the proposed project, zone change and height district change would bring the site into conformance, would be substantially similar in size to numerous other properties and developments in the immediate vicinity. The project would continue the existing medical uses use on the project site while introducing market rate and affordable senior dwelling units. The project would not introduce any new or incompatible uses to the area. Therefore, because the project represents a moderate increase in intensity of an existing and long-established use and would not introduce any new or incompatible operations, the request substantially complies with good zoning practice.

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

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

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

Public Necessity, Convenience, General Welfare, Good Zoning Practice

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

Tentative "T" and Qualified "Q" Classifications

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

Development "D" Limitations

The Project Site is located in a developed urban neighborhood with a mix of residential and commercially zoned parcels which are generally designated for Community Commercial,

High Medium Residential, and Low II Residential land uses and are within Height Districts 1 and 2.

As noted in Footnote 9 of the Wilshire Community Plan, high medium density housing between Third Street and Olympic Boulevard, east of Wilton Place may be built to Height District No. 2. The subject site is located within this boundary and as such is adjacent to properties zoned R4-2 to the north, east, and southeast. The R4-2 Zone and Height District allows for an FAR of 6:1 with unlimited height. The subject site is also adjacent to properties zoned CR-1 to the southwest which allows for buildings 75 feet and six stories in height with a maximum FAR of 1.5:1. The subject site abuts R1-1 properties to the west across Virgil Avenue which are limited to single-family development. The proposed change from Height District 1 to 2 would be consistent with the other properties in the area to the north, east, and southeast that also are zoned for a Height District 2. The C2-2 Zone and Height district without a "D" Limitation would allow for an FAR of 6:1 with unlimited height. The adoption of the "D" Development Limitations (C2-2D) would further limit the maximum FAR on the project site to 2:1 and 78 feet in height, as proposed. The proposed D limitation would allow for the project to renovate and build an addition to an existing building, would bring the zoning into conformance with the existing conditions and the proposed project while also ensuring for compatibility with the lower intensity uses to the west and southwest of the site. Accordingly, the project is consistent with the heights of multiple existing buildings in the immediate vicinity, and the proposed FAR is well within the range of that permitted in the surrounding area. The recommended FAR would provide for public benefit and would be consistent with the overarching goals of the General Plan. As recommended, the "D" Development Limitations on the project site would limit the project to a maximum FAR of 2:1 and a maximum height of 78 feet, ensuring that the project would maintain compatibility with the surrounding area and any future development. Therefore, the "D" Development Limitation would secure an appropriate development in harmony with the goals of the General Plan.

Entitlement Findings

5. Site Plan Review Findings.

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

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

The project is located in an area that is proposed for Community Commercial land uses and, with the approval of the proposed Zone Change to C2-2D, will be zoned for commercial and residential development. As discussed in Finding No. 1-a, the recommended Zone Change for the Project Site would be consistent with the proposed land use designation. Pursuant to the proposed C2-2D zone, the site would be limited to a density of one unit per 400 square feet of lot area (244 units) and an FAR of 2:1 (195,612 square feet of floor area). The project is consistent with the density and the FAR of the zone as it is proposing only 40 senior independent living dwelling units and 168,400 square feet of floor area for an FAR of 1.8:1. As proposed, the Project would provide two (2) units set aside for Extremely Low Income Households and three (3) units set aside for Very Low Income Households and would be consistent with the affordable housing requirements pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested Developer Incentives to increase

the allowed height and reduce required parking. As discussed in Finding No. 1-b through 1-g, the Project would meet the goals, objectives, and policies of the General Plan and the Wilshire Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The Project Site is not located within a specific plan area.

b. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

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

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

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

Height, Bulk, and Setbacks

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

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

The existing building is 72 feet in height at its highest point on the northern side of the building. The requested C2-2D Zone includes a Development Limitation which limits the

allowable height to a maximum of 78 feet. The applicant has requested a Developer's Incentive, allowed through LAMC 11.5.11, to allow for a deviation from the transitional height requirement of LAMC Section 12.22.1 A.10 which restricts height on commercially zoned properties within 200 feet of single-family R1 Zoned lots. The nearest single-family zoned lots are approximately 83 feet from the proposed site, across Virgil Avenue from the subject site. The requested incentive will allow for a maximum of height of 78 feet throughout the subject site in lieu of the transitional 33-foot height limit for the portions of the building between 83 and 100 feet from single-family zone and 61-foot height limit for all portions of the building between 100 and 200 feet from the single-family zone. Surrounding uses include a mix of multi-family and single-family development ranging in height from two to six stories in height. Given the project site is full city block and is separated from the single-family homes by 83-foot public right of way (Virgil Avenue) and a 14-24 foot side yard, the proposed height is compatible with the existing and future development on adjacent and neighboring properties.

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

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

Off-Street Parking Facilities and Loading Areas

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

Lighting

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

Landscaping

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

Trash Collection

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

Sustainability

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

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

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

Environmental Findings

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

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

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A Public Hearing was held Virtually on Monday, November 22, at 10:30 am. The hearing was conducted by the Hearing Officer, Ms. Renata Ooms. The hearing was attended by the applicant's representative, a representative of Council District 13, and members of the public.

The following is a summary of the statements made by the applicant's Representative:

Ms. Mee Semcken, on behalf of the applicant, gave an overview of the proposal, outreach, and the environmental review. She described the site, which is one full city block, and was developed as Shriners Children's Hospital in the 1950s and includes a parking structure added in the 1980s. In 2017 when the hospital closed and moved to a new location, the applicant, Dr. Kyung Cho, purchased the vacant hospital budling and sought entitlements to convert it into Eldercare facility focusing on memory care. Subsequent to approval for an Eldercare Facility Permit, Dr. Cho found that there was a greater need for outpatient memory care for patients that do not yet need to live in a memory care facility and reconfigures the project to what is currently proposed: 149,000 square feet of medical offices for outpatient medical services within the existing building and 40 independent senior living units with five affordable units within a rooftop addition.

Ms. Semcken stated that 800 support petitions were collected in addition to numerous letters of support. The Rampart Village Neighborhood Council Planning and Land Use Management Committee voted unanimously in support and Council Member Mitch O'Farrell supports the project.

Ms. Semcken gave an overview of the environmental analysis prepared for the project, a Mitigated Negative Declaration (MND). She summarized that one impact category was identified as requiring mitigation to remain less than significant. All other categories were less than significant without mitigation. Ms. Semcken described the that the site is in a historic oil field and methane zone and oil wells are located underneath the existing building. She described the process by which appropriate mitigation measures were developed. DOGGER requested the oil wells on site be leek tested. However, the project would be renovating, not demolishing, the existing hospital budling and thus the oil wells located under the budling would be inaccessible for leek testing. Instead, a "dual phase mitigation system" with a "fully integrated gas detection system" is proposed to mitigate impacts related to methane hazards to a less than significant level.

The following is a summary of the statements made by members of the public:

Mr. Craig Bullock, Senior Planning Deputy at Council District 13, stated Council Member Mitch O'Farrell's support for the project stating that it would allow for the reuse of an existing vacant hospital budling and provide need senior housing and needed senior affordable housing.

One member of the public, Mr. Ted Ross, a local resident, spoke. He did not state opposition or support but did state general support for positive improvements to the neighborhood. He had concerns and questions about parking and building height. Mr. Ross requested details about the parking and how it would impact the neighborhood which he described as "already congested." He asked about building height, stating that the residential area was not suited for tall buildings.

Ms. Semcken, responded to Mr. Ross' questions, as follows:

Ms. Semcken stated that the existing parking structure would be maintained and that there was no ability to add onto the parking structure. The proposed parking, while less than what the LAMC requires, would be sufficient for the proposed uses. The outpatient medical services are targeted

at an elderly population who often use medical service vans for drop-off/pick-up or public transportation.

Ms. Semcken stated that the maximum height proposed is 78 feet. This height is located at the southern portion of the building and pointed out that due to the slopped nature of the site, the southern and northern portions of the building would appear to be a uniform height despite the southern portion being taller.

The Hearing Officer requested that Ms. Semcken follow up by email to provide information on the existing height of the building as compared to the proposed height so that this information could be forwarded to Mr. Ross. Following the hearing, Ms. Semcken provided details via email that the existing building is approximately 72 feet on height at its highest point which is on the northern portion of the site and the proposed addition would add height to the southern portion of the building for a proposed maximum height of 78 feet.

Communications

The applicant's representative, Mee Semcken, submitted over 800 signatures on a petition of support for the project.

In a letter dated October 6, 2021, Dr. Vaneesh Soni, Chief Growth Officer of WelbeHealth, stated support for the proposed project on behalf of WelbeHealth, a healthcare services company serving vulnerable seniors. The GenevaCho development would help create additional space for needed senior services. Dr. Soni further states:

> *… the GenevaCho Medical Center's proposed development would help create better access to healthcare services for underserved members of the community, including the frail low-income seniors we serve. Los Angeles County has one of the largest populations of underserved older adults needing long-term services and supports in the country, and there remains great need to expand access points for care. Residents of the Koreatown area do not have adequate access to PACE [Program of All-Inclusive Care for the Elderly] and other senior healthcare services, and we estimate that there are thousands of local seniors who could benefit from the addition of these services to the neighborhood. A PACE program would also create hundreds of new jobs in the community. GenevaCho's development would help create additional space for senior services including PACE in this area.*

In a letter dated May 24, 2021, Kyung Jae Park, Consul General of the Republic of Korea, expressed support for the project, stating that the project will help improve access to much needed medical services in Koreatown.

In a letter dated May 20, 2021, James An, President of the Korean American Federation of Los Angeles (KAFLA), expressed support of the proposed project on behalf of KAFLA. He stated that the project will "contribute significantly to meeting the demands of the community" while being "compatible with the adjacent properties and surrounding neighborhoods." He further states that the project will help improve access to much needed medical services in Koreatown.

In an undated letter, Mr. Brian Jun, Vice President at Radio Seoul 1650 Inc. in Los Angeles, expressed support for the project. He stated that the project will "contribute significantly to meeting the demands of the community" while being "compatible with the adjacent properties and surrounding neighborhoods." He further states that the project will help improve access to much needed medical services in Koreatown.

In a letter dated May 23, 2018, Dr. Pinchas Cohen, Dean of the USC Leonard Davis School of Gerontology and Executive Directory, Ethel Percy Andrus Gerontology Center, states support for

the proposed project. He states that the number of patients with Alzheimer's disease and other dementias will increase over the next several decades and that the proposed project promises to be a "state-of-the-art facility that will incorporate the latest interventional and care approaches."

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.B.	HOSE BIBB
ABV.	ABOVE	HC	HOLLOW CORE
A/C	CONDENSING UNIT	HDR.	HEADER
ACOUST.	ACOUSTICAL	HDWD.	HARDWOOD
A.D.	AREA DRAIN	HM	HOLLOW METAL
ADJ.	ADJUSTABLE	HORIZ.	HORIZONTAL
A.F.F.	ABOVE FINISH FLOOR	HRE	HAND RAIL EXTENSION
ALT.	ALTERNATE	HVAC	HEATING VENTILATING AIR
ALUM.	ALUMINUM	CONDITIONING	
APPROX.	APPROXIMATE	INSUL.	INSULATION
ARCH.	ARCHITECT	INT.	INTERIOR
ASPH.	ASPHALT	LAM.	LAMINATE
BA.	BATHROOM	LAV.	LAVATORY
BD.	BOARD	LT.	LIGHT
BITUM.	BITUMINOUS	MBR	MASTER BEDROOM
BLDG.	BUILDING	MC	MEDICINE CABINET
BLK.	BLOCK	MECH.	MECHANICAL
BLKG.	BLOCKING	MEMB.	MEMBRANE
BM.	BEAM	MET.	METAL
BR.	BEDROOM	MFG.	MANUFACTURING
B.U.R.	BUILT-UP-ROOFING	MFR.	MANUFACTURER
CAB.	CABINET	MIR.	MIRROR
C.B.	CATCH BASIN	MISC.	MISCELLANEOUS
CEM.	CEMENT	MLD'G	MOULDING
CER.	CERAMIC	MTD.	MOUNTED
C.I.	CAST IRON	MUL.	MULLION
C.G.	CORNER GUARD	NG.	NATURAL GRADE
CJ	CEILING JOIST	N.I.C.	NOT IN CONTRACT
CLG.	CEILING JOIST	NO.	NUMBER
CLKG.	CAULKING	NOM.	NOMINAL
CLO.	CLOSET	N.T.S.	NOT TO SCALE
CLR.	CLEAR / CLEARANCE	OBS.	OBSCURE
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONSTR.	CONSTRUCTION	OSA.	OUTSIDE AIR
CONT.	CONTINUOUS	PB	PUSH BUTTON
CORR.	CORRIDOR	PDR.	POWDER ROOM
CPT	CARPET	PL.	PLATE
CSMT	CASEMENT	PLYWD.	PLYWOOD
CNTR.	COUNTER	PLUMB.	PLUMBING
CTR.	CENTER	P.O.C.	POINT OF CONNECTION
DBL.	DOUBLE	PR.	PAIR
DEPT.	DEPARTMENT	PREFAB.	PREFABRICATED
D.F.	DRINKING FOUNTAIN	R.A.G.	RETURN AIR GRILLE
DET.	DETAIL	R.C.	RESILIENT CHANNEL
DH	DOUBLE HUNG	R.D.	ROOF DRAIN
DIA.	DIAMETER	REF.	REFERENCE
DIM.	DIMENSION	REFR.	REFRIGERATOR
DISP.	DISPENSER	REINF	REINFORCED
DN.	DOWN	RGTR.	REGISTER
DR.	DOOR OPENING	REQ.	REQUIRED
DS.	DOWNSPOUT	RESIL.	RESILIENT
DW	DISHWASHER	RJ	RAFTER JOISTS
DWG'S	DRAWINGS	RM.	ROOM
DWR.	DRAWER	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	SC	SOLID CORE
EL.	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SERV.	SERVICES
ELEV.	ELEVATOR	S.F	SQUARE FEET
EMER.	EMERGANCY	SGD	SLIDING GLASS DOOR
ENCL.	ENCLOSED	SH	SINGLE HUNG
E.P.	ELECTRICAL PANEL	SHT.	SHEET
EQMT.	EQUIPMENT	SHT'G	SHEATHING
EXH.	EXHAUST	SIM.	SIMILAR
EXT.	EXTERIOR	SL.	SLIDING
EXT'G	EXISTING	SPEC.	SPECIFICATIONS
F.A.	FIRE ALARM	SQ.	SQUARE
F.A.U.	FORCED AIT UNIT	SSSP	SINGLE SHELF SINGLE POLE
F.D.	FLOOR DRAIN	SSDP	SINGLE SHELF DOUBLE POLE
FDN.	FOUNDATION	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.F.	FINISH FLOOR	STRUCT.	STRUCTURAL
F.G.	FINISH GRADE	SYM.	SYMMETRICAL
FGL.	FIBERGLASS	T.B.	TOWEL BAR
FIN.	FINISH	TEL.	TELEPHONE
F.J.	FLOOR JOIST	TEMP.	TEMPERED
FLR.	FLOOR	TER.	TERRAZZO
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
F.O.F.	FACE OF FINISH	TRSM.	TRANSOM
F.O.S.	FACE OF STUD/SHEATHING	T.V.	TELEVISION
FR.	FRENCH	TYP.	TYPICAL
FRM'G	FRAMING	T.O.SHTG.	TOP OF SHEATHING
FURR.	FURRING	T.O.C.	TOP OF CONCRETE OR CURB
GA.	GUAGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GAR.	GARAGE	U.N.O.	UNLESS NOTED OTHERWISE
G.B.	GRAB BAR	VCT.	VINYL COMPOSITE TILE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VEST.	VESTIBULE
		W.C.	WATER CLOSET
G.I.	GALVANIZED IRON	WD.	WOOD
GL.	GLASS / GLAZING	WDW.	WINDOW
GLB	GLUE LAMINATED BEAM	W.H.	WATER HEATER
GSM	GALVANIZED SHEET METAL	W.I.	WROUGHT IRON
GYP	GYPSUM	W.I.C.	WALK-IN CLOSET
GYP.BD.	GYPSUM BOARD	WSCT.	WAINSCOT

BUILDING AREA

MEDICAL

LEVEL 1	30,325 SF
LEVEL 2	63,487 SF
LEVEL 3	60,181 SF
	153,992 SF

RESIDENTIAL

LEVEL 4	30,330 SF
	30,330 SF

STORAGE

SUB PARKING -2	18,712 SF
SUB PARKING -1	20,938 SF
LEVEL 1	33,345 SF
MEZZANINE	7,138 SF
	80,133 SF
TOTAL BUILDING CODE AREA	264,455 SF

FIRE PROTECTION SYSTEMS NOTES

1. STANDPIPE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY LAFC 905.3.1 - 905.3.1.11.1. (LAFC 905.3)
2. STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN ALL THE FOLLOWING LOCATIONS (LAFC 905.4):
   - A. AT THE FLOOR LANDING ON EACH STORY ABOVE AND BELOW GRADE, INCLUDING ROOF, IN EVERY REQUIRED INTERIOR EXIT STAIRWAY.
   - B. ON EACH SIDE ADJACENT TO THE OPENING OF A HORIZONTAL EXIT.
   - C. AT THE ENTRANCE TO OTHER AREAS OF THE BUILDING IN EVERY EXIT PASSAGEWAY.
3. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED: (SIZE AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1-906.3.4). (LAFC 906.1):
   - I. IN GROUP A, E, F, H, I, R-2, R- 1 OCCUPANCIES
   - II. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
   - III. WHERE REQUIRED BY THE T906.1.
   - IV. SPECIAL-HAZARD AREAS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
4. APPROVED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS IN ACCORDANCE WITH LAFC 907.2.1-907.2.23. SPECIFY TYPE OF ALARM ON PLANS (LAFC 907.2).
   - A. MANUAL FIRE ALARM SYSTEM. (GROUP A, B, E, F, H, I, M)
   - B. AUTOMATIC FIRE ALARM SYSTEM (GROUP A, B, E, H, I)
   - C. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM. (GROUP A>1000, E)
5. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS FOR GROUP 1-2, I-4, AND CLASSROOMS IN GROUP E. (CBC 915.1.1):
   - A. DWELLING UNITS:
     - i. OUTSIDE OF EACH SEPARATE SLEEPING AREA.
     - ii. EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT.
     - iii. BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOACTED WITHIN OR ITS ATTACHED BATHROOM.
   - B. SLEEPING UNITS.**
   - C. CLASSROOMS IN GROUP E.**

PARKING CALCULATION

EXISTING PARKING

LEVEL	STANDARD	COMPACT	ACCESSIBLE		TOTAL
			STANDARD	VAN	
MEZZANINE	5	11	0	0	16
LEVEL 1	24	16	0	0	40
SUB-1	25	22	4	0	51
SUB-2	28	11	0	0	39
TOTAL	**82**	**60**	**4**	**0**	**146**

REQUIRED

REQUIRED PARKING

PROPOSED USED	OCCUPANCY	PARKING CALCULATION			
		UNIT COUNT	PARKING FACTOR	REDUCT.	TOTAL
INDEPENDENT LIVING	R-2.1	40 DWELL UNITS	1/UNIT	50%	20
ADMIN/RETAIL	B	6,242 SF	1 / 500 SF	ENTERPRISE ZONE	12
DOCTOR'S OFFICES	B	88,542 SF	1 / 500 SF	ENTERPRISE ZONE	177
TOTAL REQUIRED PARKING					**209**
REQUIRED ACCESSIBLE PARKING					**5 + 1 VAN**

RES. LONG TERM BICYCLE PARKING	1 PER 5,000 SF = 6 SPACES
NON-RES. LONG TERM BICYCLE PARKING	1 PER 10,000 SF = 15 SPACES
RES. SHORT TERM BICYCLE PARKING	1 PER 10,000 SF = 3 SPACES
NON-RES. SHORT TERM BICYCLE PARKING	1 PER 10,000 SF = 15 SPACES
TOTAL BICYCLE PARKING REQUIRED	**21 LONG TERM SPACES / 18 SHORT TERM SPACES**

NOTE:
1. INDEPENDENT LIVING PARKING REQUIREMENTS PER LAMC ORDINANCE NO. 178063
2. ACCESSIBLE PARKING NUMBERS PER TABLE 11B-208.2 OF P/BC 2017-084
3. BICYCLE PARKING PER TABLE A PC/STR/CORR LST.111. MEDICAL CLINIC AND MEDICAL OFFICES BASED ON "OTHER COMMERCIAL USES" CATEGORY OF TABLE A
4. MEDICAL OFFICE/ CLINIC PARKING REQUIREMENTS PER LOS ANGELES STATE ENTERPRISE ZONE

PROVIDED

PARKING PROVIDED FOR COMMERCIAL

LEVEL	STANDARD	COMPACT	EV		ACCESSIBLE		TOTAL
			STANDARD	VAN	STANDARD	VAN	
MEZZANINE	8	8	-	-	-	-	16
LEVEL 1	29	14	1	1	1	1	47
SUB-1	15	22	-	-	4	-	41
SUB-2	6	7	13	-	-	-	26
TOTAL	**58**	**51**	**14**	**1**	**5**	**1**	**130***

PARKING PROVIDED FOR RESIDENTIAL - UNASSIGNED

LEVEL	STANDARD	COMPACT	EV		ACCESSIBLE		TOTAL
			STANDARD	VAN	STANDARD	VAN	
MEZZANINE	-	-	-	-	-	-	-
LEVEL 1	-	-	-	-	-	-	-
SUB-1	9	-	-	-	-	-	9
SUB-2	10	-	-	-	-	1	11
TOTAL	**19**	**-**	**-**	**-**	**-**	**1**	**20***

***PARKING VARIANCE REQUESTED AS ONE OF THE INCENTIVES GRANTED UNDER JJJ**

LONG TERM BICYCLE PARKING	24 SPACES
SHORT TERM BICYCLE PARKING	18 SPACES
TOTAL BICYCLE PARKING PROVIDED	**42 SPACES**

PROJECT DATA

PROJECT ADDRESS:	3160 GENEVA ST. LOS ANGELES, CA 90020
BLOCK:	17
LOT:	I-10, 14-17
LOT SIZE:	97,806 S.F.
TRACT:	SOUTH HALF OF THE WEST END UNIVERSITY ADDITION
ASSESSOR PARCEL NO.:	550-102-3013
BUILDING TYPE:	TYPE I-A; FIRE-RESISTIVE
EXISTING USE:	CHILDREN HOSPITAL (I)
PROPOSED USE:	MEDICAL OFFICES (B) INDEPENDENT LIVING (R-2.1) PARKING (S-2)
NUMBER OF STORIES:	5 STORIES
BUILDING HEIGHT:	77'-4 1/8" (ZONING CODE HEIGHT, REFER TO **SHEET A3-10**) 55'-9 3/4" (BUILDING CODE HEIGHT, REFER TO **SHEET A3-10**)
NO. OF DWELLING UNITS:	40 UNITS
FULLY SPRINKLERED:	YES - NFPA 13
YEAR OF CONSTRUCTION:	1951- NORTHERN HALF 1983- SOUTHERN HALF
EXISTING FLOOR/SLAB CONSTRUCTION:	2-HOUR CONCRETE OVER METAL DECK
FIRE PROTECTION SYSTEM:	FIRE ALARMS SYSTEM (SEE DEFERRED SUBMITTAL)

PROJECT DESCRIPTION

PROPOSED RENOVATION OF AN EXISTING HOSPITAL BUILDING OF APPROXIMATELY 141,000 SF FOR A CHANGE OF USE AS AN OUTPATIENT MEDICAL CLINIC AND MEDICAL OFFICES AND ADDITION OF APPROXIMATELY 30,000 SF OF RESIDENTIAL USE WITH 40 SENIOR INDEPENDENT LIVING UNITS. EXISTING 2 LEVELS OF SUBTERRANEAN PARKING, GROUND LEVEL PARKING AND MEZZANINE PARKING TO REMAIN. EXISTING GROUND LEVEL FLOOR AREA (NOT PARKING) TO BE RENOVATED TO OUTPATIENT MEDICAL CLINIC. EXISTING LEVEL 1 AND 2 TO BE RENOVATED TO MEDICAL OFFICE USE. ROOF AREA OF THE SOUTHERN HALF OF THE BUILDING TO BE ENCLOSED TO ADD 30,000 SF OF RESIDENTIAL USE. INCLUDING THE GROUND FLOOR, WITH THE ENCLOSURE OF THE SOUTHERN ROOF AREA, THE BUILDING IS PROPOSED TO BE A TOTAL OF 4 STORIES.

THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/ OR OPERATED BY/ FOR/ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM THE STATE OR FEDERAL GOVERNMENT. THIS PROJECT IS 100% PRIVATELY FUNDED.

PROPERTY INFORMATION

SITE ADDRESS:	3160 GENEVA ST, LOS ANGELES, CA 90020
APN:	550-102-3013
LOTS:	1-10, 14-17
TRACT NO:	SOUTH HALF OF THE WEST END UNIVERSITY ADDITION
BLOCK:	17

ZONING INFORMATION

EXISTING ZONING:	R1-1 & R3-1
PROPOSED ZONING:	[Q] C2-2D
REQUIRED YARDS:	NO SETBACK IS REQUIRED IN C2 ZONE FOR COMBINED COMMERCIAL/RESIDENTIAL USE WHEN ABUTTING STREETS
PROPOSED YARDS:	FRONT YARD: 20'-0" EXISTING TO REMAIN SIDE YARD: 24'-10" / 14'-10" EXISTING TO REMAIN REAR YARD: 10' EXISTING TO REMAIN
LOT AREA:	97,806 SF
BUILDING AREA:	97,806 SF
EXISTING ALLOWABLE HEIGHT:	33'
PROPOSED ALLOWABLE HEIGHT:	78' (D LIMITATION)
ALLOWABLE DENSITY:	97,806/400 = 244 UNITS
PROPOSED DENSITY:	40 UNITS TOTAL

SETBACKS AND ALLOWABLE F.A.R

NO SETBACK IS REQUIRED IN C2 ZONE FOR COMBINED COMMERCIAL/RESIDENTIAL USE WHEN ABUTTING STREETS

EXISTING F.A.R.:	3:1	
PROPOSED F.A.R.:	6:1 6 x 97,806 x 6 = 586,836 SF	
BUILDABLE AREA	=	97,806 SF.
MAX. FLOOR AREA ALLOWED	=	586,836 SF.
TOTAL FLOOR AREA	=	168,356 SF<586,836——> O.K. (SEE **SHEET A0-11**)

OPEN SPACE REQUIREMENT

REQUIRED = 50 SF PER DWELLING UNIT X 40 DWELLING UNITS = **2,000 SF**
PROVIDED = **10,306 SF > 2,000 SF**——> O.K.

PRIVATE SPACE = 20 X 50 SF = 1,000 SF. (UNIT DECK)
SHARED SPACE = 9,306 SF. (COURTYARD, COMMON SPACE, ROOFTOP TERRACE

SEE **SHEET A0-12** FOR OPEN SPACE DIAGRAM

CODE COMPLIANCE

APPLICABLE CODES
THIS PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY CODE
2019 CALGREEN

CITY OF LOS ANGELES AMENDMENT BUILDING CODE

2019 NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2019 NFPA 17 - STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS
2019 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE

DEFERRED SUBMITTAL

INSTALLATION OF THE FOLLOWING ITEMS SHALL NOT BE STARTED UNTIL DETAILED PLANS, SPECIFICATIONS AND ENGINEERING CALCULATIONS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD AND LADBS. THE ARCHITECT OR ENGINEER OF RECORD SHALL REVIEW AND FORWARD SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS TO LADBS WITH A NOTATION INDICATING THAT THE DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT.

1. FIRE ALARM SYSTEM PER 907 & 420.6 FOR R-2.1 OCCUPANCY AND IN ACCORDANCE TO NFPA 72
2. FIRE SPRINKLERS (NFPA 13)
3. NURSE CALL
4. SIGNAGE
5. WALK-IN COOLER AND FREEZER(ANCHORAGE SYSTEM)
6. OXYGEN TANK FARM
7. RADIATION SHIELDING PLAN APPLICATION
8. ANSUL SYSTEM
9. SAFETY PADDING (COMPLY WITH CBC 435.6.2)
10. CLASS I STANDPIPES PER NFPA 14 2016
11. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SEC. 907.5.2.
12. RETAINING WALL
13. GRADING WORK
14. BLOCK FENCE WALLS
15. SWIMMING POOLS
16. SEPARATE STRUCTURES
17. ELECTRICAL, MECHANICAL AND PLUMBING WORK
18. SHORING
19. DEMOLITION
20. TENANT IMPROVEMENT

FIRE DEPARTMENT NOTES

1. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
2. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (LAFC 510.1)
3. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA 13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A17(d)
4. ALL EXISTING FIRE EXTINGUISHERS IN EXISTING FIRE EXTINGUISHER CABINETS TO REMAIN SHALL BE REPLACED WITH NEW UNITS AS SPECIFIED FOR TYPE IN THE LOCATIONS AS INDICATED IN THE SPECIFICATIONS.
5. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. (L.A.M.C.57.140)
6. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, PARKING GARAGE.
7. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. (LAFC 903.2.11.2)
8. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CBC 915.4.2/4)
9. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510. (CBC 916.1)
10. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE < 1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2.2)
11. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT < 90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF 1 FOOTCANDLE. (CBC 1008.3-5)
    - AISIES
    - CORRIDORS
    - EXIT ACCESS STAIRWAYS AND RAMPS
    - INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS
    - EXIT PASSAGEWAYS
    - VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE
    - ELECTRICAL EQUIPMENT ROOMS
    - FIRE COMMAND CENTERS
    - FIRE PUMP ROOMS
    - GENERATOR ROOMS
    - PUBLIC RESTROOMS > 300 SF.
12. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATOR ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
14. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
    - A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
    - B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
      - I. "EXIT STAIR DOWN"
      - II. "EXIT RAMP DOWN"
      - III. "EXIT STAIR UP"
      - IV. "EXIT RAMP UP"
    - C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
    - D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
    - E. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
15. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.5)
16. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF > 5 FOOTCANDLES. (CBC 1013.6.2)
17. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT < 90 MINUTES. (CBC 1013.6.3)
18. PROVIDE A SIGN AT EACH LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5' ABOVE THE FLOOR LANDING. (CBC 1023.9)

PROJECT SYMBOLS

- SLOPE ARROWS
- SLOPE ARROWS (6:12)
- ELEVATION CALLOUTS (Name / Elevation)
- GRID BUBBLE (0)
- BUILDING ELEVATIONS SHEET NUMBER (1 / A101)
- INTERIOR ELEVATIONS SHEET NUMBER (XX / XX)
- BUILDING SECTION SHEET NUMBER (1 / A101)
- WALL SECTION SHEET NUMBER (1 / A101)
- DETAIL NUMBER SHEET NUMBER (X / X)
- DETAIL TICK
- MATCH LINE
- BREAK LINE
- KEYNOTES (2)
- ROOM FINISH TAG
- SUMP AREA ALLOCATION
- POINT ELEVATION (+ 00.00')
- STEP IN SLAB (-0.0")
- WALL TYPE (3)
- REVISION CALLOUT (1)
- DOOR CALLOUT (101)
- WINDOW CALLOUT (-)
- ROOM NUMBER (XXX / ARCH_TAG ROOM SHEET_REF)
- CEILING HEIGHT (1i / 1'-0" A.F.F.)
- NORTH ARROW (N)

UNIT COUNT

LEVEL	STUDIO UNITS (<3 HABITABLE ROOMS)	1 BEDROOM (<3 HABITABLE ROOMS)
3	38	2
TOTAL	**40**	
AVERAGE UNIT SIZE:	APPROX 450 SF	

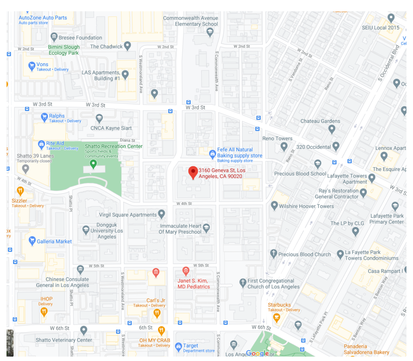
OFFICE LEASEABLE AREA

LEVEL 1	
DIALYSIS	6,993 SF
ENDOSCOPY	1,374 SF
EXAM	1,252 SF
IMAGING CLINIC	4,390 SF
OFFICE	848 SF
SURGERY	6,745 SF
WOMEN RESTROOM	506 SF
	22,108 SF
LEVEL 2	
MEDICAL OFFICE	29,872 SF
RESTROOMS	1,015 SF
RETAIL	2,654 SF
	33,541 SF
LEVEL 3	
MEDICAL OFFICE	39,867 SF
OFFICE	2,322 SF
RETAIL/OFFICES	508 SF
	42,697 SF
TOTAL AREA	98,346 SF

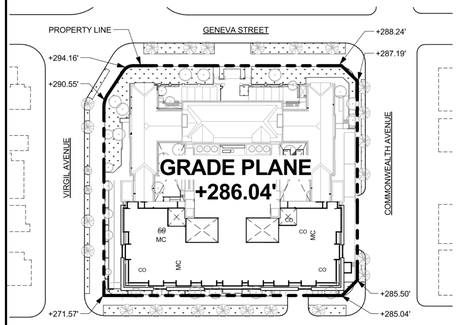
ENVIRONMENTAL QUALITY

THIS BUILDING IS NOT EXPOSED TO 65dB Leg-1h DURING OPERATION

VICINITY MAP



GRADE PLANE CALCULATION



GRADE PLANE = (271.57' + 285.04' + 285.50' + 287.19' + 288.24' + 294.16' + 290.55') / 7 = 286.04'

ZONING BUILDING HEIGHT = 77'-4 1/8"
CBC BUILDING HEIGHT = 55'-9 3/4"

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Received by City Planning 1/18/2022

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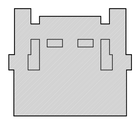
KEYPLAN:



Sheet Issue & Revision Log

No.	Description	Revision Date
2	1st Green Plan Check Submittal	12-15-2021
4	1st Plan Check Submittal	01-15-2022
5	1st Fire Dept Plan Check	03-15-2022

PROJECT INFO

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A0-01

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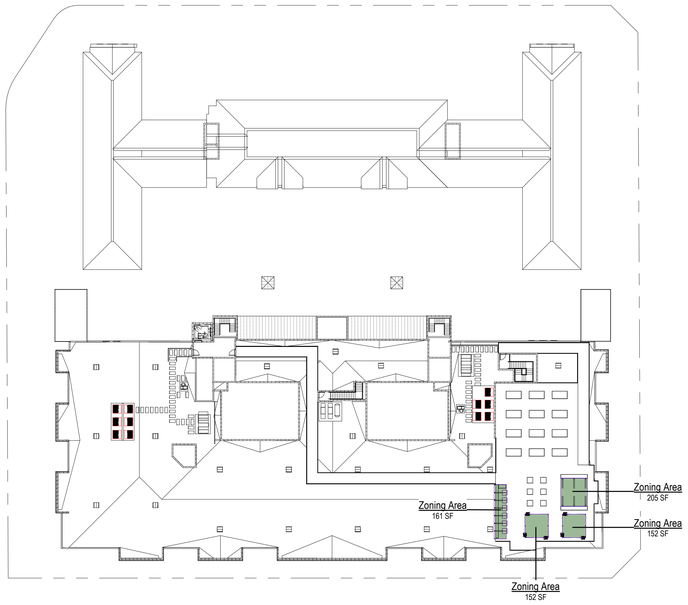
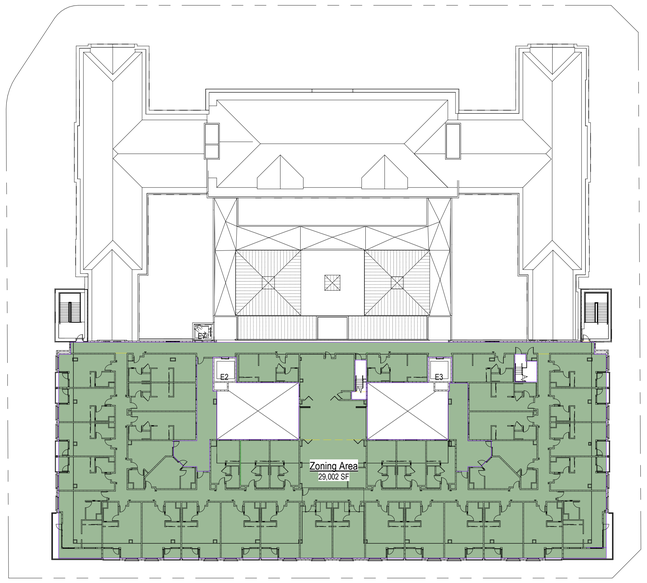


ROOF DECK | 1/32" = 1'-0" | 5



ADMIN - LEVEL 4 | 1/32" = 1'-0" | 4



ADMIN - LEVEL 2 | 1/32" = 1'-0" | 2

ZONING AREA

Level	Area	FAR
LEVEL 1	28,409 SF	0.29046
LEVEL 2	54,942 SF	0.561742
LEVEL 3	55,333 SF	0.565741
LEVEL 4	29,002 SF	0.296528
ROOF DECK	670 SF	0.006854
TOTAL FAR	168,356 SF	1.721324

LADBS DOC NO. P/BC 2002-021
REF. NO.: L.A. ZONING CODE 12.03

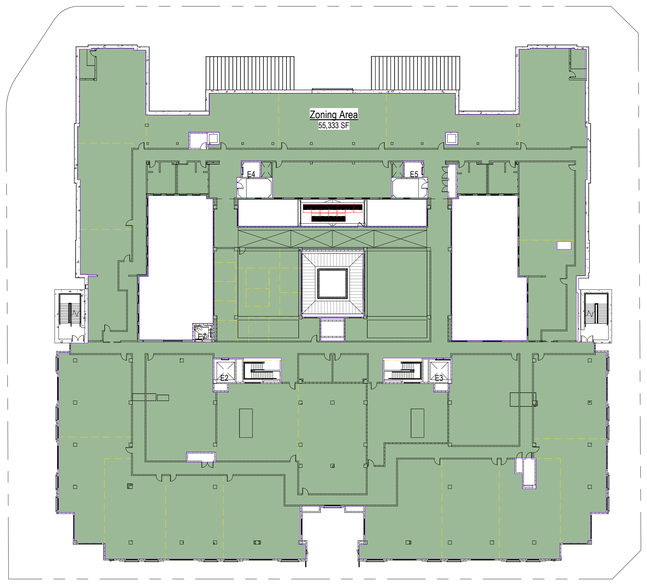
SEC. 12.21.1-A, 5 PROVIDES:
IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING SHALL BE CONSIDERED AS THE FLOOR AREA OF THAT FLOOR OF THE BUILDING, EXCEPT FOR THE SPACE DEVOTED TO STAIRWAYS, ELEVATOR SHAFTS, LIGHT COURTS, ROOMS HOUSING MECHANICAL EQUIPMENT INCIDENTAL TO THE OPERATION OF BUILDINGS, AND OUTDOOR EATING AREAS OF GROUND FLOOR RESTAURANTS.

WHEN APPLYING SEC. 12.21.1-A, 5 FOR FLOOR AREA RATIO, THE AREA OF ROOMS CONTAINING EQUIPMENT OR MACHINERY INCIDENTAL TO AND INTEGRAL WITH THE OPERATION OF THE BUILDING SHALL BE EXCLUDED FROM THE FLOOR AREA. HOWEVER, THE AREA OF ROOMS (OR PERHAPS ENTIRE BUILDINGS) CONTAINING EQUIPMENT OR MACHINERY, THE PURPOSE OF WHICH IS INDEPENDENT OF OR UNRELATED TO THE BUILDING IN WHICH IT IS LOCATED, SHALL BE INCLUDED AS FLOOR AREA.

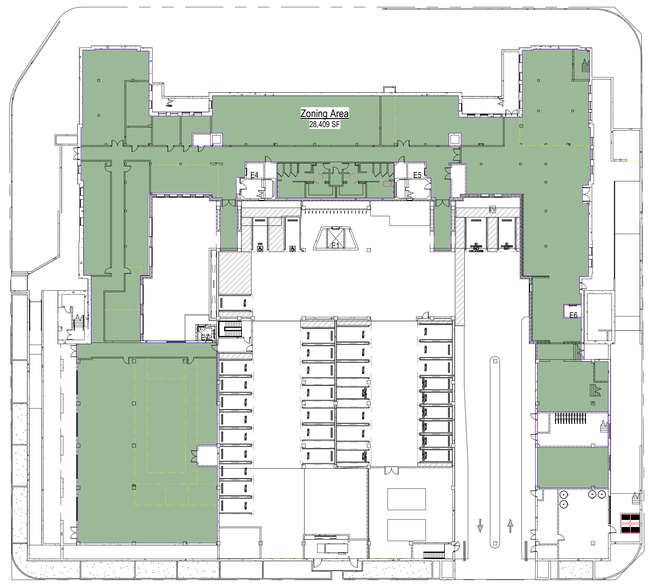
WHEN APPLYING EITHER SEC. 12.03 OR 12.21.1 A 5, ARCHITECTURAL PROJECTIONS NOT INTENDED FOR REGULAR USE OR OCCUPANCY SHALL NOT BE COUNTED AS FLOOR AREA. AREAS UNDER PROJECTIONS INTENDED FOR USE AND OCCUPANCY SHALL BE INCLUDED AS FLOOR AREA IN ACCORDANCE WITH THE GUIDELINES BELOW. FOR ALL BUILDING CODE APPLICATIONS, THE AREA UNDER ARCHITECTURAL PROJECTIONS EXCEEDING 5 FEET (1524 MM) IN WIDTH, AS DEFINED IN SEC. 91.3204.1, SHALL BE INCLUDED IN THE FLOOR AREA CALCULATION

LOT SIZE IS **97,896 SF**
FLOOR AREA RATIO ALLOWED IS **6:1**

TOTAL RESIDENTIAL AREA = 29,672 SF.
TOTAL MEDICAL AREA = 138, 684 SF.



ADMIN - LEVEL 3 | 1/32" = 1'-0" | 3



ADMIN - LEVEL 1 | 1/32" = 1'-0" | 1

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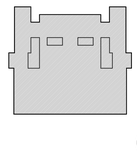
KEYPLAN:



Sheet Issue & Revision Log

No.	Revision Date	Description

ZONING AREA

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A0-11

1/11/2022 4:49:14 PM

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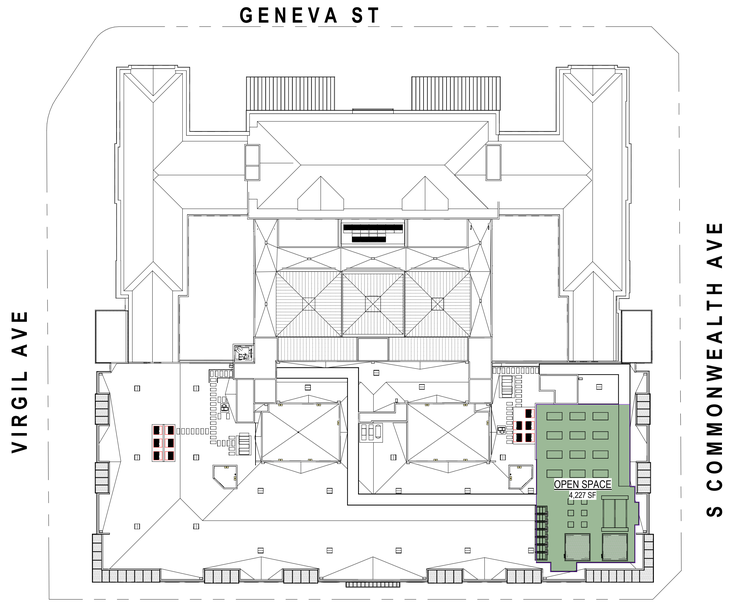
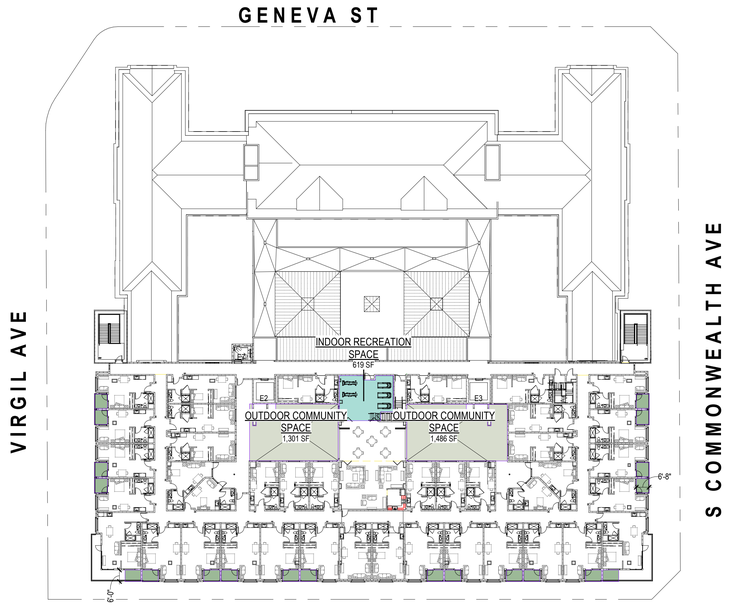
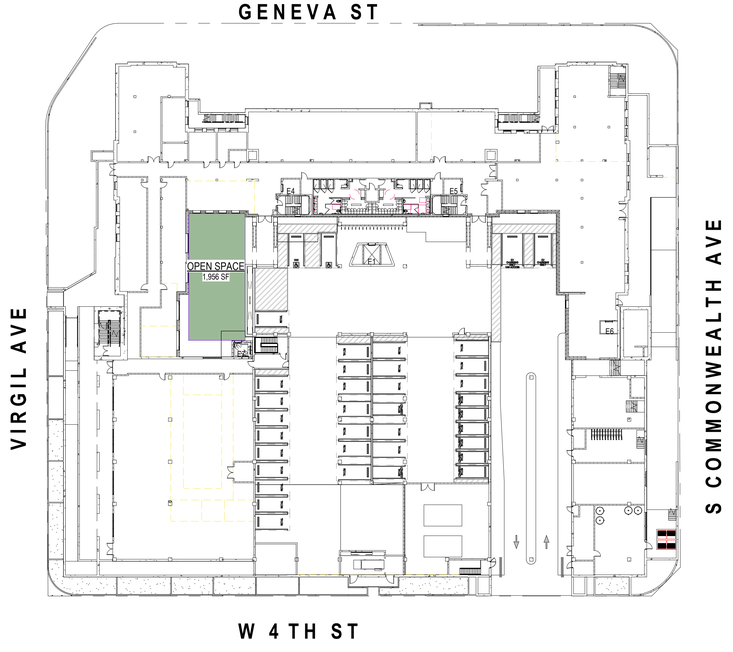


ROOF DECK | 1/32" = 1'-0" | 3



LEVEL 4 | 1/32" = 1'-0" | 2

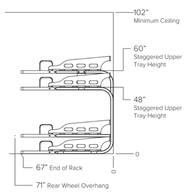


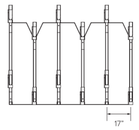
LEVEL 1 | 1/32" = 1'-0" | 1

4/4

DERO | Dero **Duplex**

Submittal Sheet





CAPACITY Varies per configuration
Minimum 6 bike system required for stability

MATERIALS **Main frame tube:** 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

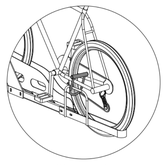
FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS **Surface only**
Each connector plate accepts 3/8" wedge anchors.



U-lock compatible





Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

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thepark AND FACILITIES

OPEN SPACE REQUIREMENT

REQUIRED = 50 SF PER DWELLING UNIT X 40 DWELLING UNITS = **2,000 SF**
PROVIDED = **10,306 SF > 2,000 SF**----> O.K.

PRIVATE SPACE = 20 X 50 SF = 1,000 SF. (UNIT DECK)
SHARED SPACE = 9,306 SF. (COURTYARD, COMMON SPACE, ROOFTOP TERRACE

50% PARKING REDUCTION REQUIREMENT:

10 SF / UNIT OF INDOOR RECREATION ROOM, 10 x 40 = 400 SF.- REQ'D
EXCERCISE ROOM **= 619 SF.- PROVIDED**

50 SF / UNIT OF OUTDOOR COMMON SPACE = 2,000 SF. - REQ'D
COURTYARD AND COMMON SPACE **= 2,787 SF. - PROVIDED**

PROVIDED OPEN SPACE

LEVEL 1			
SHARED SPACE	OPEN SPACE	1	1,956 SF
LEVEL 4			
	INDOOR RECREATION SPACE	1	619 SF
PRIVATE SPACE	OPEN SPACE	20	1,000 SF
SHARED SPACE	OUTDOOR COMMUNITY SPACE	2	2,787 SF
ROOF DECK			
SHARED SPACE	OPEN SPACE	1	4,227 SF
TOTAL OPEN SPACE		25	10,589 SF

LANDSCAPE CALCULATIONS

OPEN SPACE REQUIRED

	CODE	CALCULATION	REQUIRED	PROVIDED
REQUIRED TREES	1 PER 4 UNITS	40 UNITS / 4	10	MIN. 10 EXIST'G TO REMAIN
REQUIRED LANDSCAPE	25% OF COMMON	4,700 SF x 0.25	1,175 SF	1,175 SF

EXHIBIT "A"
Page No. 3 of 22
Case No. CPC-2020-4011-GPA3-ZCI-HD-SPR-HCA

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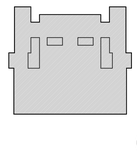
CLIENT:
MITAA GROUP
3700 WILSHIRE BLVD, SUITE 200
LOS ANGELES, CA 90010
PHONE NO. 213.388.6168

KEYPLAN:



Sheet Issue & Revision Log

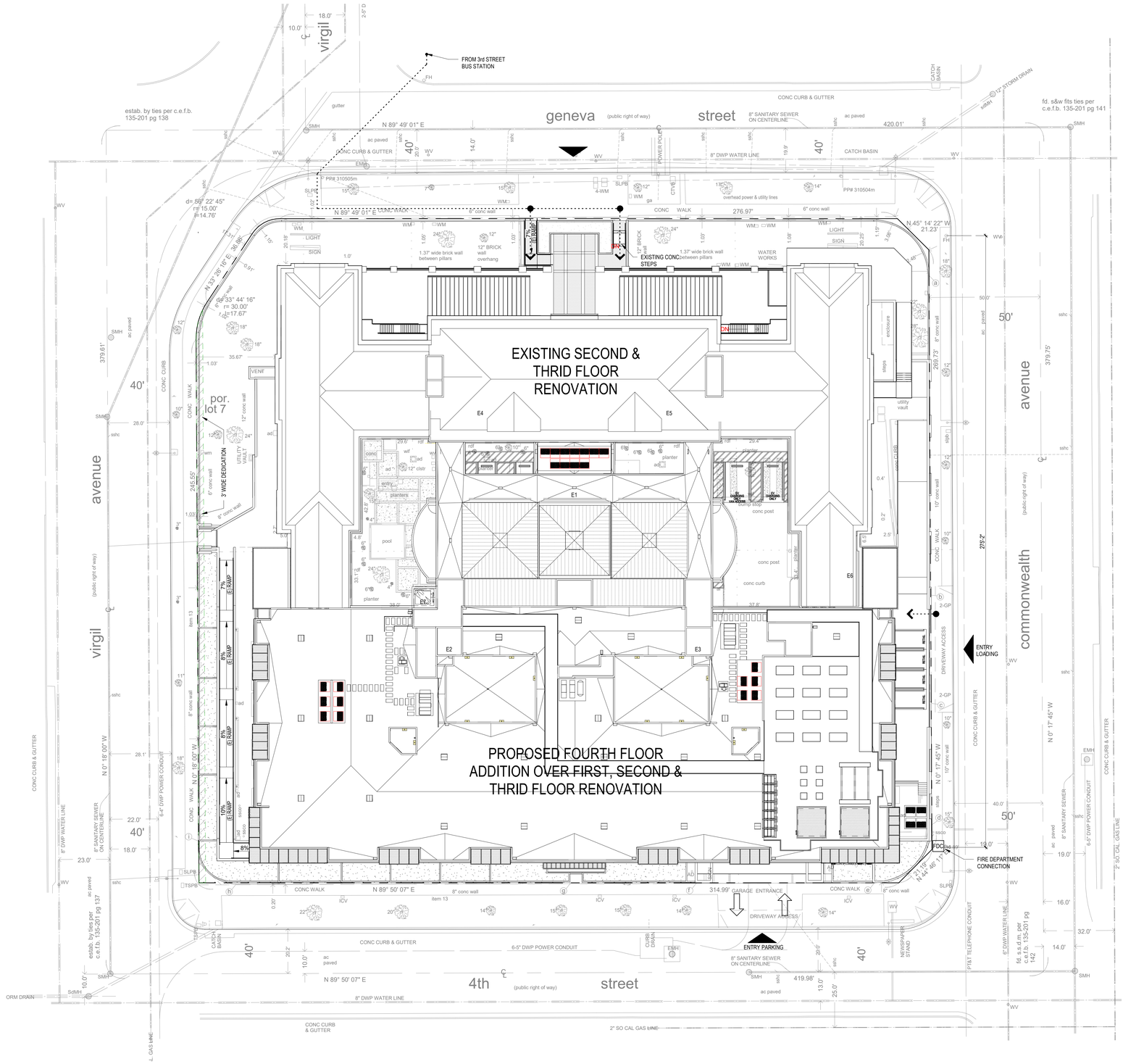
No.	Revision Date	Description

OPEN SPACE DIAGRAM

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A0-12

1/11/2022 4:49:22 PM



GENERAL NOTES - SITE PLAN

1. THESE ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE AND LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS. IT IS NOT TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. REFER TO PLANS BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS
2. THIS SITE PLAN IS FOR BUILDING DEPARTMENT USE ONLY. ALL DIMENSIONS SHOWN ARE APPROXIMATE, REFER TO PLANS PREPARED BY CIVIL ENGINEER FOR EXACT BUILDING LOCATIONS, CURBS, STREETS, DRIVEWAYS, UTILITIES, GRADING, SITE ACCESSIBILITY, BUILDING LOCATION, SETBACKS, SIDEWALKS, ETC. REFER TO PLANS PREPARED BY LANDSCAPE ARCHITECT FOR SIDEWALKS, POOLS, HARDSCAPES, LANDSCAPES, FENCING, ETC.
3. REFER TO CIVIL ENGINEER DRAWINGS FOR ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED.
4. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR PLANTING, IRRIGATION, DRAINAGE, WALKWAYS, PATIOS, SITE LIGHTING INFO AND FOR THE COMMON AREAS.
5. THE ACCESSIBLE PATH OF TRAVEL SHALL BE PROVIDED PER CIVIL ENGINEER AND SHALL COMPLY WITH
6. REFER TO CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
7. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQ'D. BY CBC. SEC. 3006.
8. FOR SITE APPURTENANCES NOT SHOWN, REFER TO CIVIL, LANDSCAPE, ELECTRICAL SITE PLAN.

FIRE DEPARTMENT NOTES

1. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505.1)

LEGEND

- BUILDING ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE ROUTE PER CBC 1110A.1- AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTION OF THE BUILDING REQUIRED TO BE ACCESSIBLE. ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY. THE ACCESSIBLE ROUTE SHALL BE THE MOST DIRECT ROUTE AND TO MAXIMUM EXTEND FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. SEE CIVIL DWG FOR ADDITIONAL INFORMATION.
- VEHICULAR ENTRY / EXIT
- NO PARKING-FIRE LANE — FIRE LANE RED CURBS / WHITE LETTERING "NO PARKING - FIRE LANE" ON PUBLIC STREETS. EXACT LOCATION TO DETERMINED BY LA FIRE DEPARTMENT AND TRAFFIC ENGINEERING DIVISION.
- BP — (E) BACKFLOW PREVENTER
- FDC — (E) FIRE DEPARTMENT CONNECTION
- FH — (E) FIRE HYDRANT
- G — (E) GAS METER
- KB — (E) KNOX BOX
- W — (E) WATER METER

EXHIBIT "A"
Page No. 4 of 22
Case No. CPC-2020-4011-GPA1-ZC1-HD-SPR-HCA

ARCHITECTURAL SITE PLAN | 1" = 20'-0" | 1

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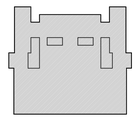

Sheet Issue & Revision Log

No.	Revision Date	Description
3	11-15-2021	1st Com. Accessibility Plan Check Submittal
5	01-15-2022	1st Fire Dept Plan Check

ARCHITECTURAL SITE PLAN

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A1-20

1/11/2022 4:49:29 PM

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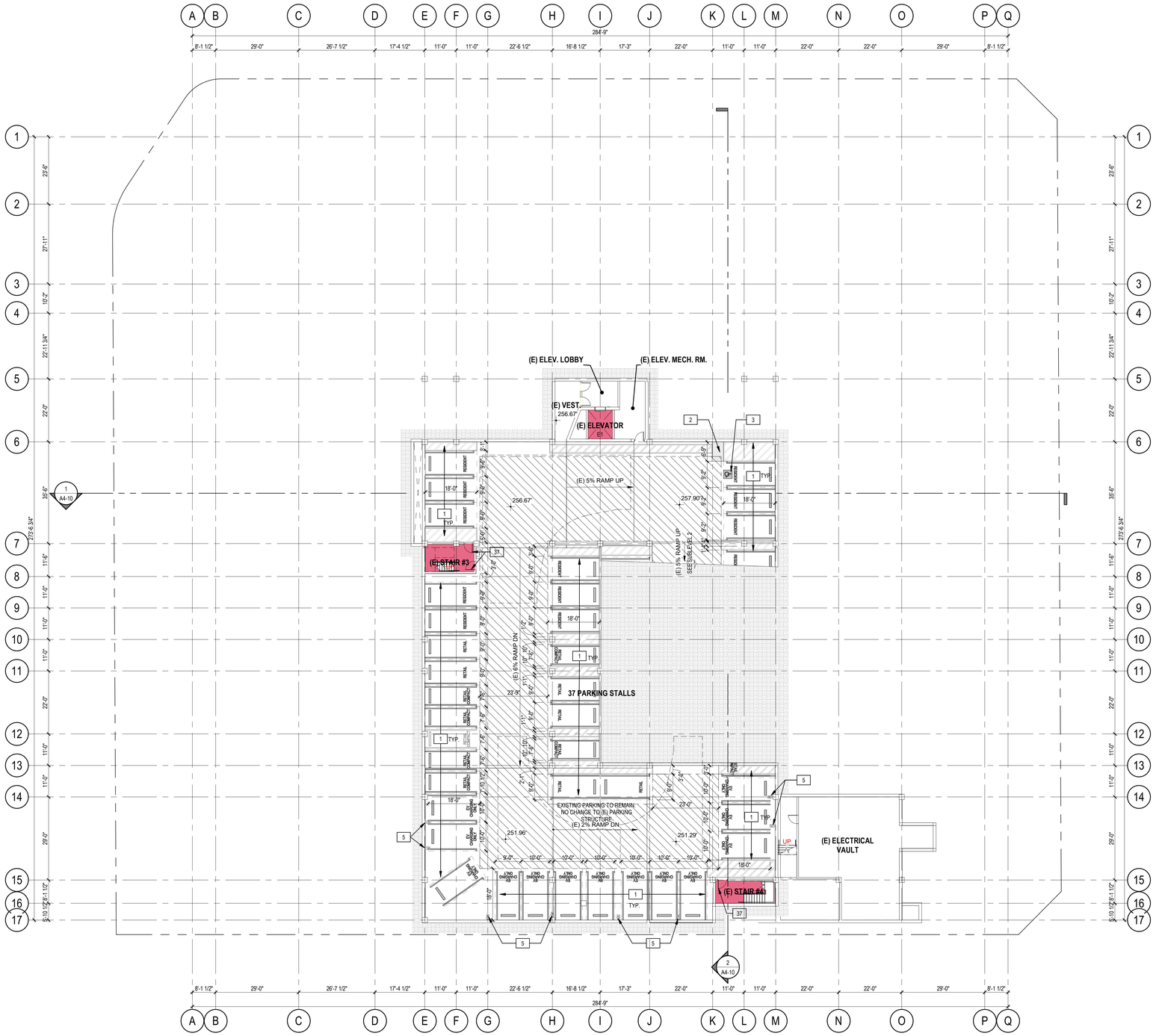

KEYNOTES - FLOOR PLAN

1. PARKING STALL PAINTED STRIPING. (2) COATS OF WHITE TRAFFICE PAINT (PER CITY OF LOS ANGELES TEMPLATE DETAIL). DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
2. DETECTABLE WARNING PAVING/TRUNCATED DOMES PER DETAIL 1/AD-01
3. ACCESSIBLE PARKING. SEE SHEET AD-01
4. SHORT TERM SURFACE MOUNT BICYCLE RACK (MFR BY THE PARK, MODEL#398-8021 BLACK) 4/AD-33
5. WALL/POST MOUNTED DUAL PORT EV CHARGER, 1" RACEWAY CONDUIT TERMINATION FOR FUTURE EVCS, PAINTED TEXT "EV ONLY" PER SHEET AD-01
6. SIGN OF ACCESSIBILITY ON ENTRY DOOR
7. LONG TERM SURFACE MOUNT BIKE RACK (MFR BY DERO, MODEL# DERO DUPLEX, GALVANIZED) 3/AD-33
8. BIKE REPAIR STATION
9. RECYCLE AREA FOR RETAIL SPACE OCCUPANTS
10. DRINKING FOUNTAIN HIGH AND LOW PER DETAIL 5/AD-02
11. UNISEX ID SYMBOL, MOUNTED ON DOOR & ADJACENT WALL (CFCI)
12. WALL MOUNTED FLAT SCREEN TV WITH BRACKET (OFOI), PROVIDE BACKING
13. PROVIDE SIGN STATING MAXIMUM NUMBER OF OCCUPANCY LOAD (CBC 1004.3)
14. ELECTRICAL SUB PANEL. REFER TO ELECTRICAL PLAN
15. IN-FILL WALL OPENING WITH STUDS AND DRYWALL
16. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENING SUBJECT TO FOOT TRAFFIC
17. 2-HOUR FIRE RATED SHAFT ENCLOSURE
18. ILLUMINATED UNIT NUMBERING
19. COLUMN ENCLOSURE
20. WALL MOUNT WAYFINDER SIGNAGE
21. TUBE STEEL FRAMED CANOPY, REFER TO DETAIL
22. METAL PLANTER BOX - REFER TO LANDSCAPE
23. PLANTER, REFER TO LANDSCAPE
24. EXTERIOR SIGNAGE - PROVIDE POWER AND CONDUIT
25. 42" HIGH A.F.F. FLOOR MOUNT GLASS RAILING, REFER TO DETAIL 6/AD-31
26. 42" HIGH A.F.F. - FLOOR MOUNT METAL PIPE GUARDRAIL, REFER TO DETAIL
27. PARAPET, REFER TO DETAIL
28. EXISTING STAIR BARRIER TO REMAIN
29. EXISTING FIRE DEPARTMENT CONNECTION
30. EXISTING MOTORIZED GARAGE GATE. NOTE: GATE MUST REMAIN TO OPEN DURING BUSINESS HOUR
31. 42" HIGH A.F.F. - FLOOR MOUNT METAL PIPE FALL PROTECTION RAIL
32. NEW MECHANICAL PLATFORM, LIGHT GAUGE METAL STUD FRAMING - SEE STRUCTURAL DRAWINGS
33. NEW ELEVATOR CONTROL EQUIPMENT
34. EXISTING 42" GUARDRAIL
37. CONTRACTOR TO VERIFY EXISTING DOOR TO HAVE 90 MIN. FIRE-RATED

LEGEND - FLOOR PLAN

- 101 — DOOR TAG, SEE SHEET A7-10
- W — WINDOW TAG, SEE SHEET A7-20
- X — STOREFRONT TAG, SEE SHEET A7-30 & 31
- 1 — KEYED NUMBER NOTES
- 1 — WALL TYPE REFERENCE - SEE SHEET AD-50
- STANDPIPE
- DETECTABLE WARNING PAVING
- FE — FIRE EXTINGUISHER @ 3,000 SF PER UNIT
  FIRE EXTINGUISHER CABINET. TOP AT +48" MAX AFF.
  -SEMI-RECESSED IN FRAMED WALLS
  -SURFACE MOUNTED TO CONCRETE OR CMU
- 8'-2" MIN. VERTICAL HEAD CLEARANCE
- INDICATES ACCESSIBILITY REQUIREMENTS
- (E) WALL TO REMAIN
- (N) PROPOSED WALL TO BE CONSTRUCTED
- (E) 1-HR RATED FIRE PARTITION
- (N) 1-HR RATED FIRE PARTITION
- (E) 2-HR RATED FIRE PARTITION
- (N) 2-HR RATED FIRE PARTITION

EXHIBIT "A"
Page No. 5 of 22
Case No. CPC-2020-4011-GPA-ZCJ-HD-SPR-HCA

SUB PARKING LEVEL 2 - FLOOR PLAN | 1/16" = 1'-0" | 1

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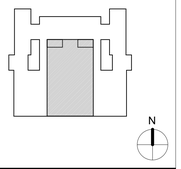


Sheet Issue & Revision Log

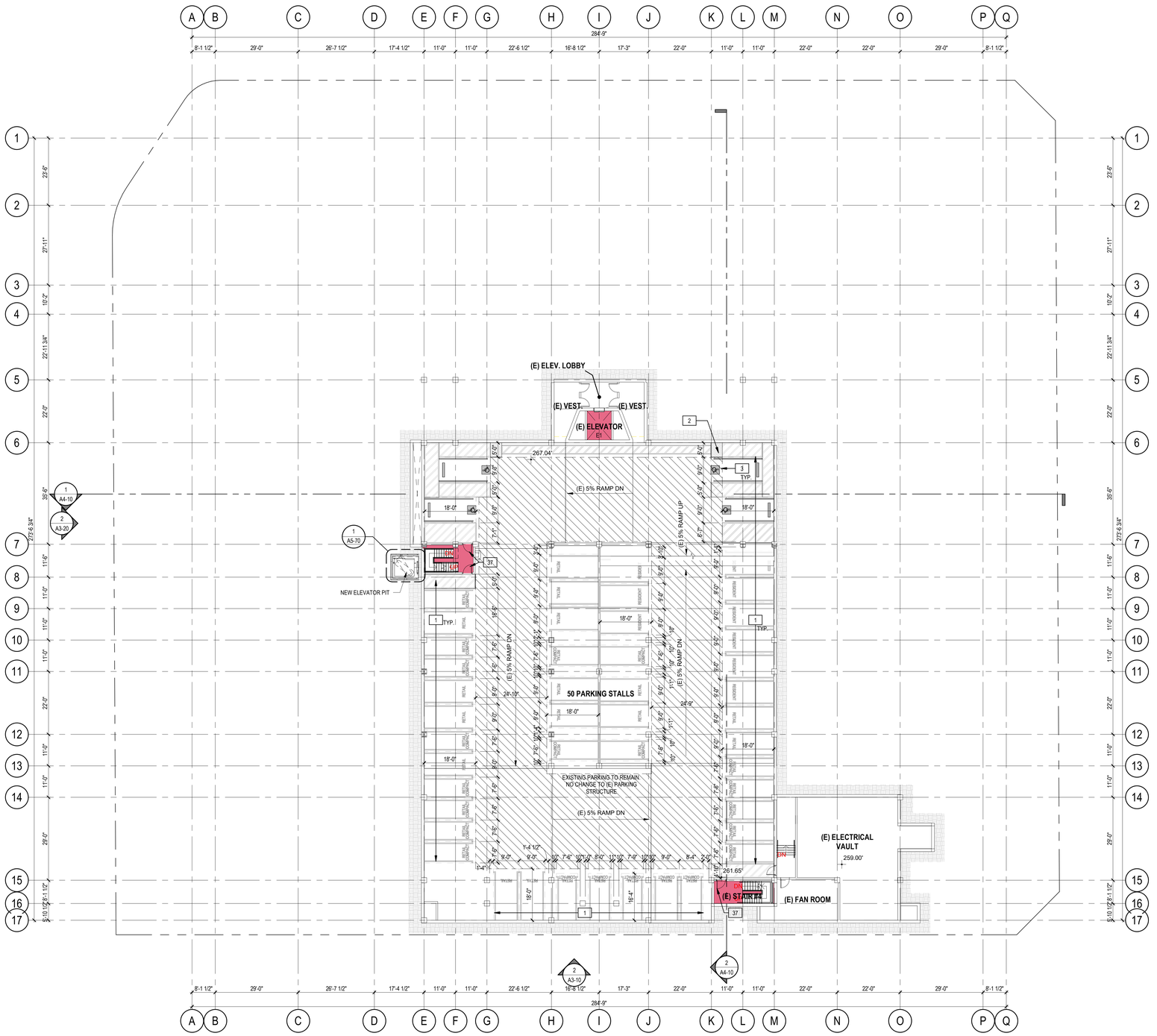
No.	Revision Date	Description
4	11-15-2021	Int Bldg. Plan Check Submittal
5	01-15-2022	1st Fire Dept Plan Check

SUB PARKING 2 - FLOOR PLAN

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A2-05

1/11/2022 4:49:35 PM



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LEGEND - FLOOR PLAN

- 101 — DOOR TAG, SEE SHEET A7-10
- W — WINDOW TAG, SEE SHEET A7-20
- X — STOREFRONT TAG, SEE SHEET A7-30 & 31
- 1 — KEYED NUMBER NOTES
- 1 — WALL TYPE REFERENCE - SEE SHEET AD-50
- STANDPIPE
- DETECTABLE WARNING PAVING
- FE — FIRE EXTINGUISHER @ 3,000 SF PER UNIT
  FIRE EXTINGUISHER CABINET. TOP AT +48" MAX AFF.
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- (N) 2-HR RATED FIRE PARTITION

SUB PARKING LEVEL 1 - FLOOR PLAN | 1/16" = 1'-0" | 1

EXHIBIT "A"
Page No. 6 of 22
Case No. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

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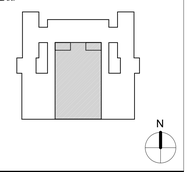

Sheet Issue & Revision Log

No.	Revision Date	Description
4	11-15-2021	1st Bldg. Plan Check Submittal

SUB PARKING 1 - FLOOR PLAN

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A2-06

1/11/2022 4:49:39 PM

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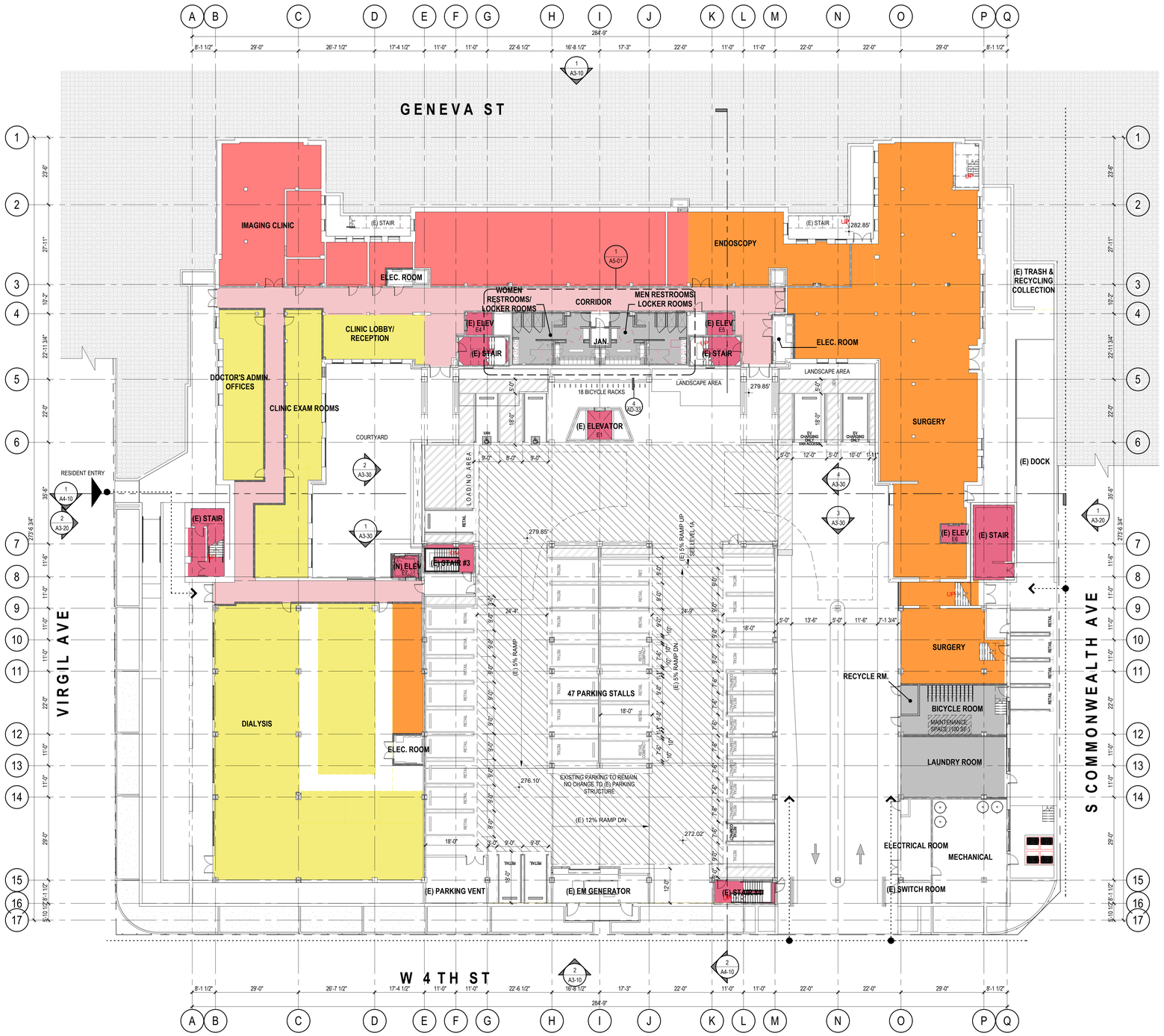

NOTE:
- FOR CORRIDOR WIDTH REFER TO SEGMENT PLAN SHEET A2-15 & A2-16
- FOR EXIT SIGNS REFER TO SHEET A2-30 TO A2-33
- REFER TO A5 SERIES FOR FURNITURE PLANS

LEVEL 1 - RENOVATION | 1/16" = 1'-0" | 1

LEGEND - FLOOR PLAN

- 101 — DOOR TAG, SEE SCHEDULE
- W — WINDOW TAG, SEE SCHEDULE
- X — STOREFRONT TAG, SEE SCHEDULE
- 1 — KEYED NUMBER NOTES
- 1 — WALL TYPE REFERENCE - SEE SHEET A9
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- (N) 2-HR RATED FIRE PARTITION

GENERAL NOTES - FLOOR PLAN

A. REFER TO SHEET AD-50 FOR INTERIOR PARTITIONS.

B. PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES, UNLESS NOTED OTHERWISE. PLAN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" DIMENSIONS ARE FROM FACE OF APPLIED FINISH.

C. INSTALL WORK STRAIGHT, PLUMB, LEVEL, SQUARE, AND TRUE, IN PROPER ALIGNMENT.

D. FLATNESS: LEVEL FLOORS TO TRUE PLANE WITHIN 1/4 INCH (6 MM) IN 10'-0" (3 M) WHEN TESTED BY TEN FOOT (3 M) STRAIGHTEDGE PLACED ANYWHERE ON FLOOR IN ANY DIRECTION.

E. BEFORE PROCEEDING WITH PARTITION FRAMING, PROVIDE LAYOUT MARKINGS OF PARTITIONS AND ASSOCIATED IN-WALL ELECTRICAL DEVICES ON SUBFLOOR FOR REVIEW BY ARCHITECT. BEFORE PROCEEDING WITH PARTITION FRAMING, PROVIDE LAYOUT MARKINGS OF PARTITIONS AND ASSOCIATED IN-WALL ELECTRICAL DEVICES ON SUBFLOOR FOR REVIEW BY ARCHITECT.

F. COORDINATE FURNITURE-RELATED ELECTRICAL LAYOUT WITH FURNITURE VENDOR.

G. WHERE HANDRAILS, GRAB BARS, CABINETS, WALL-MOUNTED DOOR STOPS, OR OTHER WALL-HUNG ITEMS ARE ATTACHED TO PARTITIONS, INSTALL BACKER PLATES [OR WOOD BLOCKING] ACCURATELY POSITIONED AND FIRMLY SECURED TO METAL STUDS, WHETHER OR NOT SUCH BACKER PLATES OR BLOCKING ARE INDICATED ON DRAWINGS.

H. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.

I. CLOSE AND PATCH HOLES AND OPENINGS IN EXISTING FLOOR, WALL AND CEILING WHICH EXIST OR RESULT FROM DEMOLITION OR ALTERATION WORK TO MATCH ADJACENT UNDISTURBED SURFACES.

J. PRIOR TO CONCEALMENT OF FIRE RESISTIVE MATERIALS BY OTHER WORK, PATCH AND REPAIR AREAS OF REMOVED OR DAMAGED APPLIED FIREPROOFING. COMPLETE PATCHING AND REPAIR TO MAINTAIN EXISTING FIRE-RESISTANCE DESIGN IN ACCORDANCE WITH FIREPROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CONDITIONS OF EXPOSURE AND INTENDED USE. COORDINATE TESTING AND INSPECTION OF ASSEMBLIES AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

K. PROVIDE FIRESTOPPING OF PENETRATIONS AND VOIDS THROUGH FIRE-RATED WALL, FLOOR AND PARTITION ASSEMBLIES [AND ROOF] INCLUDING EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUIT AND OTHER ELEMENTS. REFER TO SHEET **AD-54** FOR FIRESTOPPING OF PENETRATIONS AND VOIDS.

L. AT SOUND-RATED PARTITION WALLS, PROVIDE CONTINUOUS BEAD OF ACOUSTICAL SEALANT AT A JUNCTURE OF BOTH FACES OF RUNNERS OR PLATES WITH FLOOR AND CEILING CONSTRUCTION, AND WHEREVER GYPSUM BOARD ABUTS DISSIMILAR MATERIALS.
   a. AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF SEALANT.
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M. THIS BUILDING IS NOT EXPOSED TO A NOISE LEVEL OF 65dB Leq-1-HOUR DURING ANY HOUR OF OPERATION.

N. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN T803.11.

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R. IN EVERY GROUP A, E, I, R-1, R-2 AND R-2-1, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIALS SHALL BE MADE FROM A NONFLAMMABLE MATERIALS OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM. (TITLE 19, DIV 1, 3.08)**

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T. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE ≥ 7' IN ANY PLAN DIMENSION. (CBC 1208.1)

LADBS- GREEN BUILDING ENVIRONMENTAL QUALITY NOTES

- MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREA OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
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- ACOUSTICL CONTROL COMPLIANCE USING THE PERFORMANCE METHOD SHALL SHOW THE SITE FEATURES AND CONSTRUCTION MATERIALS USED IN THE ADDITION/ALTERATION ENVELOPE ON THE PLANS, AS DETERMINED BY THE ACOUSTICAL REPORT.
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EXHIBIT "A"
Page No. 7 of 22
Case No. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

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CLIENT:
MITAA GROUP
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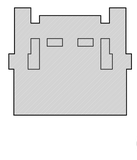
PHONE NO. 213.388.6168

KEYPLAN:



Sheet Issue & Revision Log

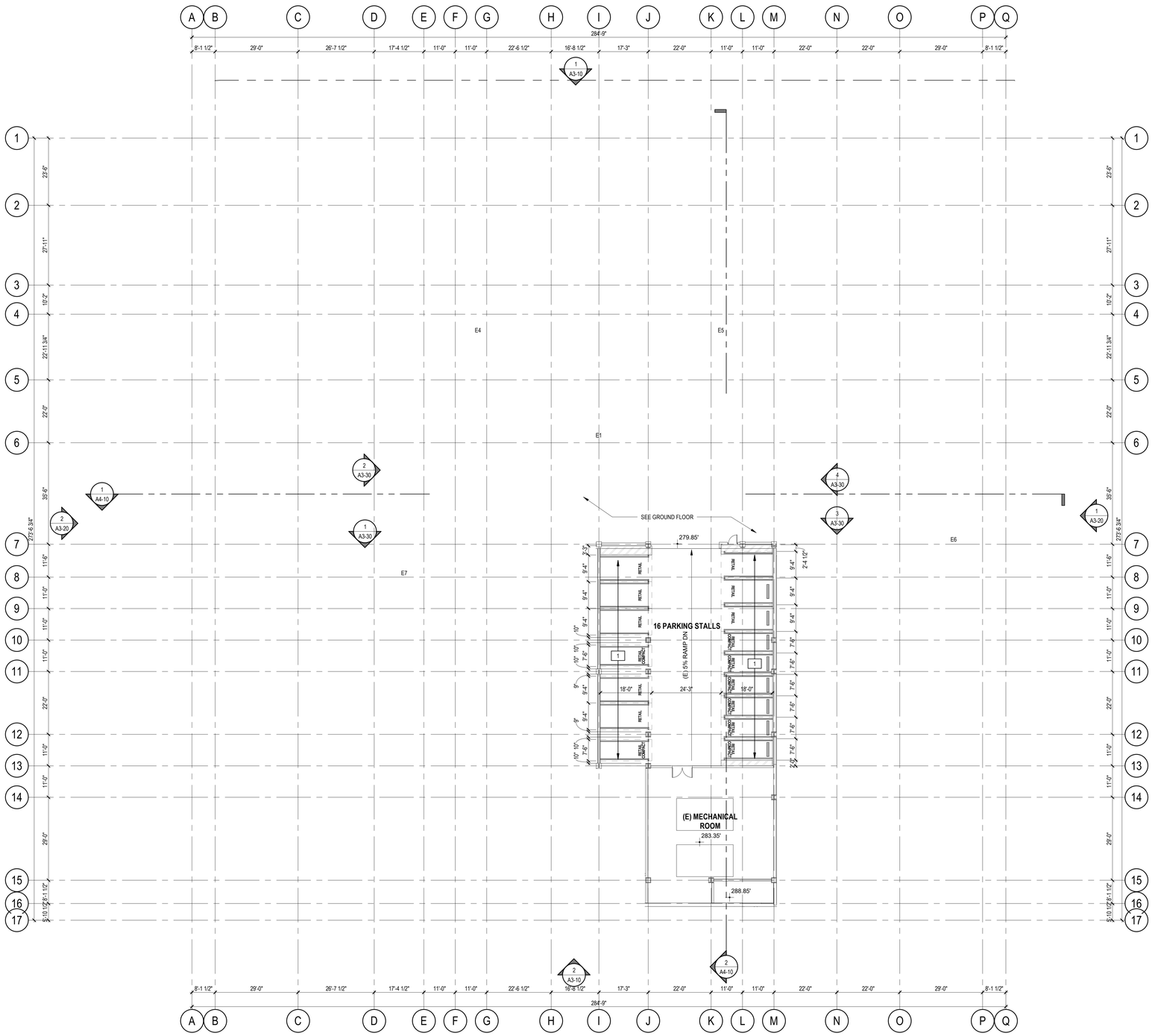
No.	Revision Date	Description
4	11-15-2021	1st Bldg. Plan Check Submittal
5	01-15-2022	1st Fire Dept Plan Check

LEVEL 1 RENOVATION

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A2-07

1/11/2022 4:49:42 PM



KEYNOTES - FLOOR PLAN

1	PARKING STALL PAINTED STRIPING. (2) COATS OF WHITE TRAFFICE PAINT (PER CITY OF LOS ANGELES TEMPLATE DETAIL). DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
2	DETECTABLE WARNING PAVING/TRUNCATED DOMES PER DETAIL 1/AD-01
3	ACCESSIBLE PARKING. SEE SHEET AD-01
4	SHORT TERM SURFACE MOUNT BICYCLE RACK (MFR BY THE PARK, MODEL#398-8021 BLACK) 4/AD-33
5	WALL/POST MOUNTED DUAL PORT EV CHARGER, 1" RACEWAY CONDUIT TERMINATION FOR FUTURE EVCS, PAINTED TEXT "EV ONLY" PER SHEET AD-01
6	SIGN OF ACCESSIBILITY ON ENTRY DOOR
7	LONG TERM SURFACE MOUNT BIKE RACK (MFR BY DERO, MODEL# DERO DUPLEX, GALVANIZED) 3/AD-33
8	BIKE REPAIR STATION
9	RECYCLE AREA FOR RETAIL SPACE OCCUPANTS
10	DRINKING FOUNTAIN HIGH AND LOW PER DETAIL 5/AD-02
11	UNISEX ID SYMBOL, MOUNTED ON DOOR & ADJACENT WALL (CFCI)
12	WALL MOUNTED FLAT SCREEN TV WITH BRACKET (OFOI), PROVIDE BACKING
13	PROVIDE SIGN STATING MAXIMUM NUMBER OF OCCUPANCY LOAD (CBC 1004.3)
14	ELECTRICAL SUB PANEL. REFER TO ELECTRICAL PLAN
15	IN-FILL WALL OPENING WITH STUDS AND DRYWALL
16	NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENING SUBJECT TO FOOT TRAFFIC
17	2-HOUR FIRE RATED SHAFT ENCLOSURE
18	ILLUMINATED UNIT NUMBERING
19	COLUMN ENCLOSURE
20	WALL MOUNT WAYFINDER SIGNAGE
21	TUBE STEEL FRAMED CANOPY, REFER TO DETAIL
22	METAL PLANTER BOX - REFER TO LANDSCAPE
23	PLANTER, REFER TO LANDSCAPE
24	EXTERIOR SIGNAGE - PROVIDE POWER AND CONDUIT
25	42" HIGH A.F.F. FLOOR MOUNT GLASS RAILING, REFER TO DETAIL 6/AD-31
26	42" HIGH A.F.F. - FLOOR MOUNT METAL PIPE GUARDRAIL, REFER TO DETAIL
27	PARAPET, REFER TO DETAIL
28	EXISTING STAIR BARRIER TO REMAIN
29	EXISTING FIRE DEPARTMENT CONNECTION
30	EXISTING MOTORIZED GARAGE GATE. NOTE: GATE MUST REMAIN TO OPEN DURING BUSINESS HOUR
31	42" HIGH A.F.F. - FLOOR MOUNT METAL PIPE FALL PROTECTION RAIL
32	NEW MECHANICAL PLATFORM, LIGHT GAUGE METAL STUD FRAMING - SEE STRUCTURAL DRAWINGS
33	NEW ELEVATOR CONTROL EQUIPMENT
34	EXISTING 42" GUARDRAIL
37	CONTRACTOR TO VERIFY EXISTING DOOR TO HAVE 90 MIN. FIRE-RATED

LEGEND - FLOOR PLAN

- 101 — DOOR TAG, SEE SHEET A7-10
- W — WINDOW TAG, SEE SHEET A7-20
- X — STOREFRONT TAG, SEE SHEET A7-30 & 31
- 1 — KEYED NUMBER NOTES
- 1 — WALL TYPE REFERENCE - SEE SHEET AD-50
- STANDPIPE
- DETECTABLE WARNING PAVING
- FE — FIRE EXTINGUISHER @ 3,000 SF PER UNIT
  FIRE EXTINGUISHER CABINET. TOP AT +48" MAX AFF.
  -SEMI-RECESSED IN FRAMED WALLS
  -SURFACE MOUNTED TO CONCRETE OR CMU
- 8'-2" MIN. VERTICAL HEAD CLEARANCE
- INDICATES ACCESSIBILITY REQUIREMENTS
- (E) WALL TO REMAIN
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- (E) 1-HR RATED FIRE PARTITION
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N W E S

PARKING MEZZANINE | 1/16" = 1'-0" | 1

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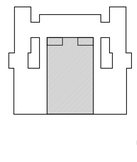

Sheet Issue & Revision Log

No.	Revision Date	Description

PARKING 1A - FLOOR PLAN

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A2-08

1/11/2022 4:49:49 PM



NOTE:
- FOR CORRIDOR WIDTH REFER TO SEGMENT PLAN SHEET A2-15 & A2-16
- FOR EXIT SIGNS REFER TO SHEET A2-30 TO A2-33
- REFER TO A5 SERIES FOR FURNITURE PLANS

LEGEND - FLOOR PLAN

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- W — WINDOW TAG, SEE SCHEDULE
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LEVEL 2 RENOVATION | 1/16" = 1'-0" | 1

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KEYPLAN:

Sheet Issue & Revision Log

No.	Revision Date	Description
3	11-15-2021	1st Clarification Plan Check Submittal
4	11-15-2021	1st Fire Dept Plan Check
5	01-15-2022	1st Fire Dept Plan Check

LEVEL 2 RENOVATION

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A2-09

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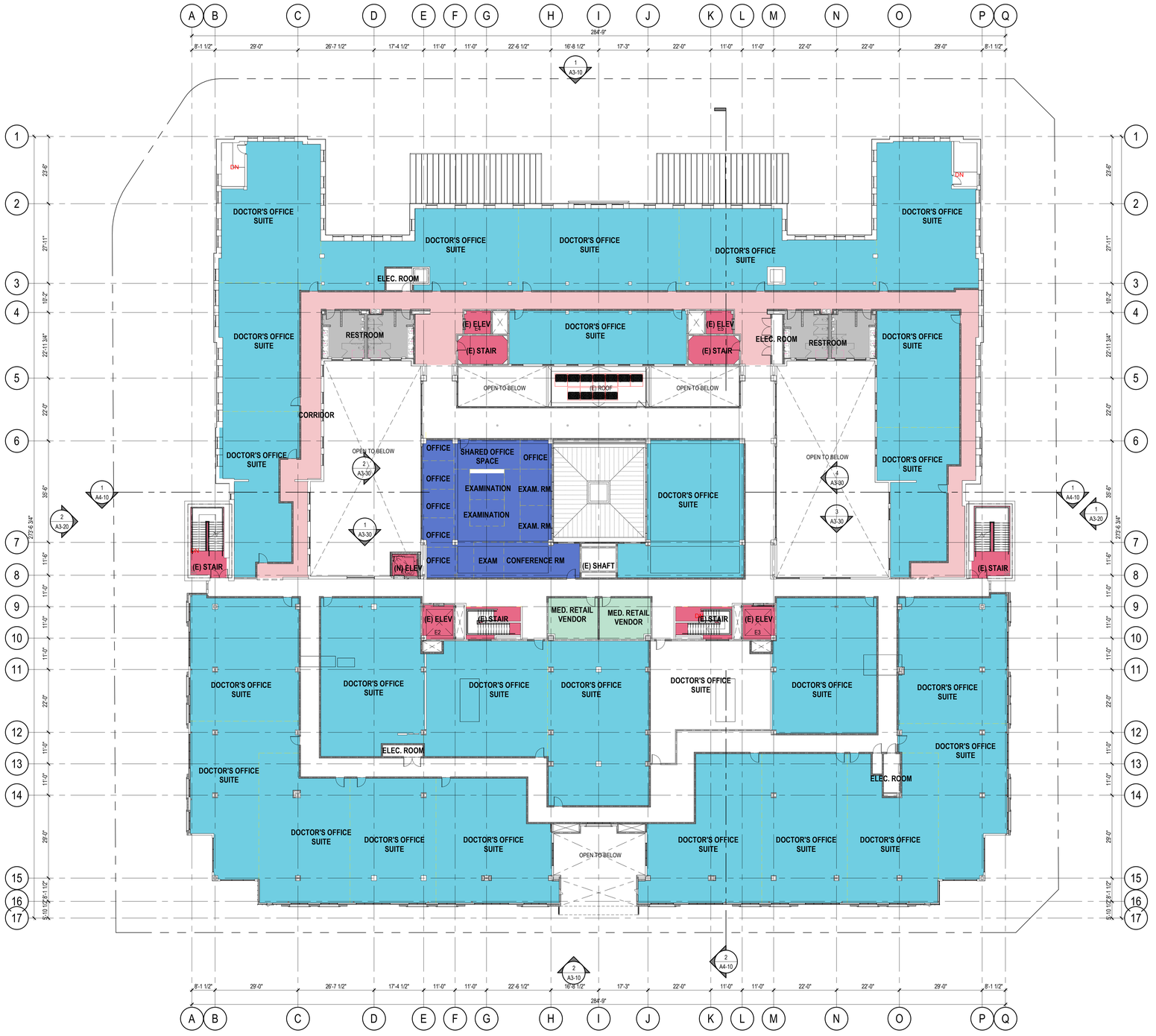

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LEVEL 2 RENOVATION

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H. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.

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J. PRIOR TO CONCEALMENT OF FIRE RESISTIVE MATERIALS BY OTHER WORK, PATCH AND REPAIR AREAS OF REMOVED OR DAMAGED APPLIED FIREPROOFING. COMPLETE PATCHING AND REPAIR TO MAINTAIN EXISTING FIRE-RESISTANCE DESIGN IN ACCORDANCE WITH FIREPROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CONDITIONS OF EXPOSURE AND INTENDED USE. COORDINATE TESTING AND INSPECTION OF ASSEMBLIES AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

K. PROVIDE FIRESTOPPING OF PENETRATIONS AND VOIDS THROUGH FIRE-RATED WALL, FLOOR AND PARTITION ASSEMBLIES [AND ROOF] INCLUDING EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUIT AND OTHER ELEMENTS. REFER TO SHEET **AD-54** FOR FIRESTOPPING OF PENETRATIONS AND VOIDS.

L. AT SOUND-RATED PARTITION WALLS, PROVIDE CONTINUOUS BEAD OF ACOUSTICAL SEALANT AT A JUNCTURE OF BOTH FACES OF RUNNERS OR PLATES WITH FLOOR AND CEILING CONSTRUCTION, AND WHEREVER GYPSUM BOARD ABUTS DISSIMILAR MATERIALS.
   a. AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF SEALANT.
   b. SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE OFF OPENINGS AND JOINTS.

M. THIS BUILDING IS NOT EXPOSED TO A NOISE LEVEL OF 65dB Leq-1-HOUR DURING ANY HOUR OF OPERATION.

N. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN T803.11.

O. MATERIAL, OTHER THAN FOAM PLASTICS, USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED (LAFC 804.1)

Q. CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS AND CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED (LAFC 807.3)**

R. IN EVERY GROUP A, E, I, R-1, R-2 AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIALS SHALL BE MADE FROM A NONFLAMMABLE MATERIALS OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM. (TITLE 19, DIV 1, 3.08)**

S. EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN 1 ROOM THAT SHALL HAVE ≥120 SF. OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF ≥70 SF. (CBC 1208.3)**

T. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE ≥ 7' IN ANY PLAN DIMENSION. (CBC 1208.1)

LADBS- GREEN BUILDING ENVIRONMENTAL QUALITY NOTES

- MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREA OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- ACOUSTICAL CONTROL COMPLIANCE USING THE PRESSCRIPTIVE METHOD, SHALL HAVE SOUND-RATED ASSEMBLY DETAILS SPECIFY THE STC (OR OITC) RATING, THE CONSTRUCTION USED TO ACHIEVE SUCH RATING, AND THE REFERENCE DOCUMENT USED TO JUSTIFY THE RATING (eg. "Ga File No." FROM THE GYPSUM MANUAL, ITEM # FROM LADBS'S INFORMATION BULLETIN P/BC 2008-069, TEST REPORT FROM A.L.A. CITY APPROVED TESTING AGENCY, SECTION # FROM OFFICE OF NOISE CONTROL'S STC CATALOG).
- ACOUSTICL CONTROL COMPLIANCE USING THE PERFORMANCE METHOD SHALL SHOW THE SITE FEATURES AND CONSTRUCTION MATERIALS USED IN THE ADDITION/ALTERATION ENVELOPE ON THE PLANS, AS DETERMINED BY THE ACOUSTICAL REPORT.
- PROVIDE NEW MERV 13 FILTERS AT ALL NEW OR UPGRADING MECHANICAL VENTILATION SYSTEM

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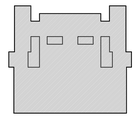
KEYPLAN:



Sheet Issue & Revision Log

No.	Revision Date	Description
5	01-15-2022	1st Fire Dept Plan Check

LEVEL 3 RENOVATION

PA/PM:	VDBG
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JOB NO:	21-005

A2-10

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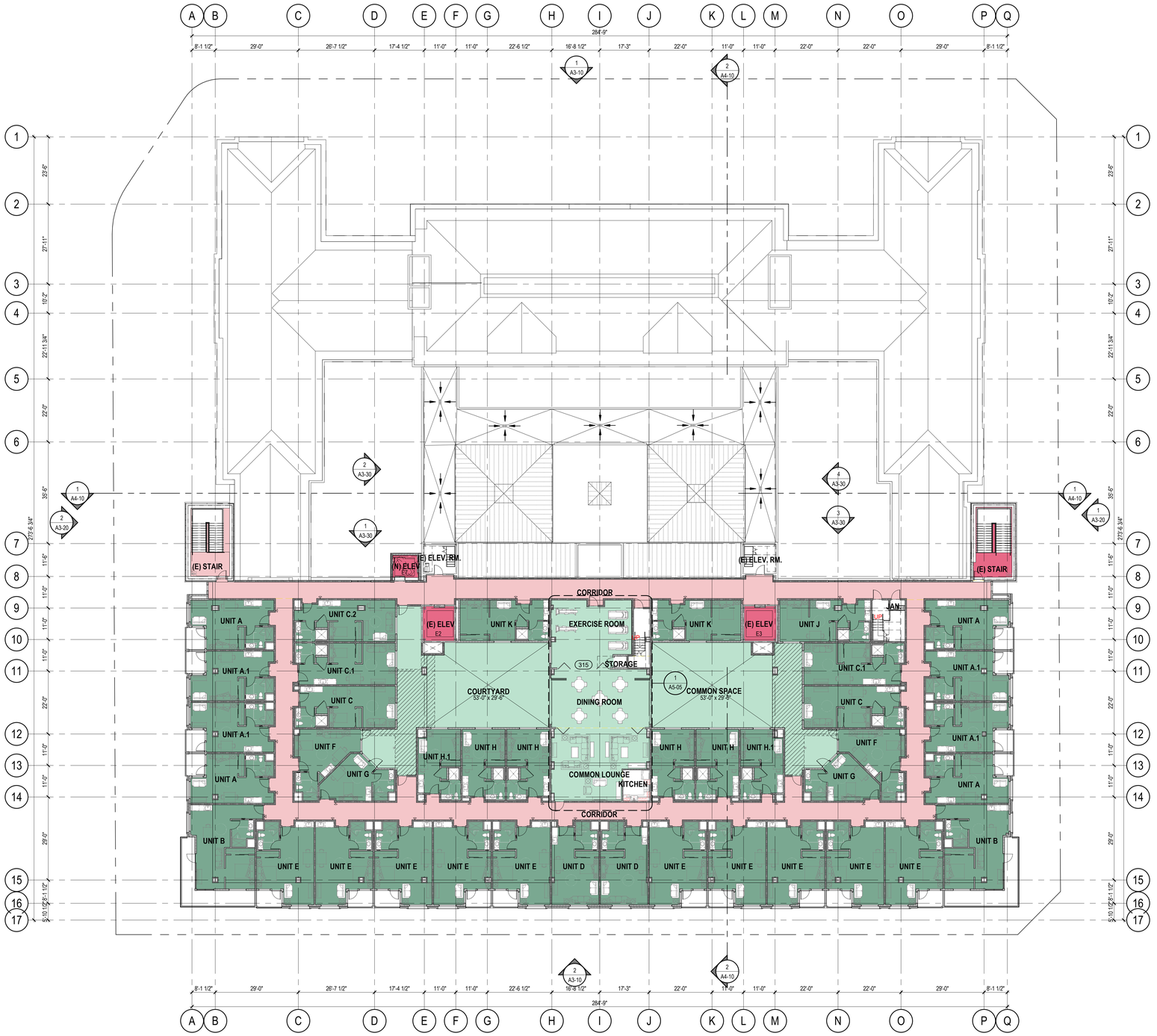

NOTE:
- FOR CORRIDOR WIDTH REFER TO SEGMENT PLAN SHEET A2-15 & A2-16
- FOR EXIT SIGNS REFER TO SHEET A2-30 TO A2-33
- REFER TO A5 SERIES FOR FURNITURE PLANS
- THIS FACILITY DOES NOT OFFER LICENSED 24-HOUR CARE FACILITES IN GROUP R-2.1, R-3.1, R-4

LEVEL 3 ADDITION | 1/16" = 1'-0" | 1

LEGEND - FLOOR PLAN

- 101 — DOOR TAG, SEE SCHEDULE
- W — WINDOW TAG, SEE SCHEDULE
- X — STOREFRONT TAG, SEE SCHEDULE
- 1 — KEYED NUMBER NOTES
- 1 — WALL TYPE REFERENCE - SEE SHEET A9
- STANDPIPE
- DETECTABLE WARNING PAVING, SEE DETAIL 1/AD-01
- FE — FIRE EXTINGUISHER @ 3,000 SF PER UNIT
  FIRE EXTINGUISHER CABINET. TOP AT +48" MAX AFF.
  -SEMI-RECESSED IN FRAMED WALLS
  -SURFACE MOUNTED TO CONCRETE OR CMU
- INDICATES ACCESSIBILITY REQUIREMENTS
- (E) WALL TO REMAIN
- (N) PROPOSED WALL TO BE CONSTRUCTED
- (E) 1-HR RATED FIRE PARTITION
- (N) 1-HR RATED FIRE PARTITION
- (E) 2-HR RATED FIRE PARTITION
- (N) 2-HR RATED FIRE PARTITION

GENERAL NOTES - FLOOR PLAN

A. REFER TO SHEET AD-50 FOR INTERIOR PARTITIONS.

B. PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES, UNLESS NOTED OTHERWISE. PLAN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" DIMENSIONS ARE FROM FACE OF APPLIED FINISH.

C. INSTALL WORK STRAIGHT, PLUMB, LEVEL, SQUARE, AND TRUE, IN PROPER ALIGNMENT.

D. FLATNESS: LEVEL FLOORS TO TRUE PLANE WITHIN 1/4 INCH (6 MM) IN 10'-0" (3 M) WHEN TESTED BY TEN FOOT (3 M) STRAIGHTEDGE PLACED ANYWHERE ON FLOOR IN ANY DIRECTION.

E. BEFORE PROCEEDING WITH PARTITION FRAMING, PROVIDE LAYOUT MARKINGS OF PARTITIONS AND ASSOCIATED IN-WALL ELECTRICAL DEVICES ON SUBFLOOR FOR REVIEW BY ARCHITECT. BEFORE PROCEEDING WITH PARTITION FRAMING, PROVIDE LAYOUT MARKINGS OF PARTITIONS AND ASSOCIATED IN-WALL ELECTRICAL DEVICES ON SUBFLOOR FOR REVIEW BY ARCHITECT.

F. COORDINATE FURNITURE-RELATED ELECTRICAL LAYOUT WITH FURNITURE VENDOR.

G. WHERE HANDRAILS, GRAB BARS, CABINETS, WALL-MOUNTED DOOR STOPS, OR OTHER WALL-HUNG ITEMS ARE ATTACHED TO PARTITIONS, INSTALL BACKER PLATES [OR WOOD BLOCKING] ACCURATELY POSITIONED AND FIRMLY SECURED TO METAL STUDS, WHETHER OR NOT SUCH BACKER PLATES OR BLOCKING ARE INDICATED ON DRAWINGS.

H. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.

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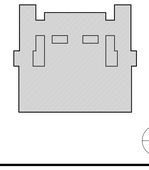

Sheet Issue & Revision Log

No.	Revision Date	Description
5	01-15-2022	1st Fire Dept Plan Check

LEVEL 4 ADDITION

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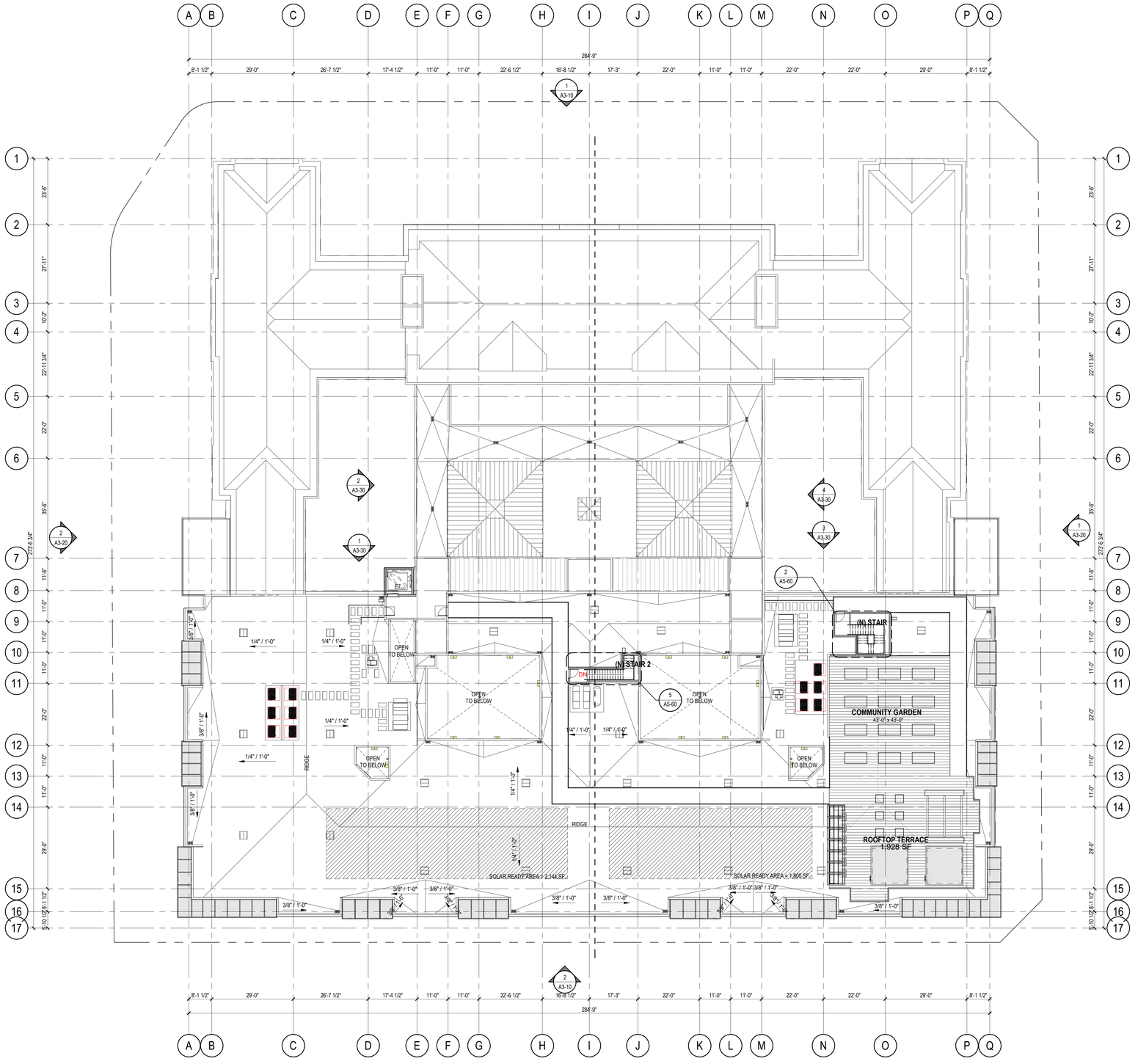

ROOF PLAN KEYNOTE

1. CLASS-A ROOF COVERING: MECHANICALLY ADHERED, 60 MILL, SINGLE PLY, TPO ROOFING MEMBRANE OVER 1/4" DENS DECK COVER BOARDS (FIRESTONE TPO: ICC ESR-2831, CARLISLE
2. PROVIDE WALKING PADS TO ALL ROOF TOP EQUIPMENT
3. RIGID INSULATION CRICKET, MIN. 1/4"/12" SLOPE
4. ROOF DRAIN AND OVERFLOW DRAIN
5. 42" HIGH METAL GUARDRAIL
6. DESIGNATED AREA FOR SOLAR PANEL SYSTEM. PROVIDE 2" CONDUIT PER CALGREEN SECTION AND ELECTRICAL DRAWINGS.
7. CONDENSING UNIT ON SUPPORT PAD (REFER TO MECHANICAL)
8. PAINTED METAL FRAMED CANOPY WITH PERFORATED METAL IN-FILL PANEL (BOK MODERN PATTERN B17 COLOR BLACK). SEE DETAIL 5/AD-31
9. PEDESTAL PAVER SYSTEM (BISON) - LARR 26198
10. RAISED CONCRETE WALKWAY — 2 / AD-81
11. BISON ALUMINUM CUBES, 4' x 8' PLANTER BOX
12. PAINTED STEEL FRAMED SHADE STRUCTURE WITH PERFORATED METAL IN-FILL PANEL ON TOP (BOK MODERN PATTERN B17 COLOR BLACK)
13. BLACK PAINTED STEEL FRAMED SHADE STRUCTURE WITH FABRIC CANOPY ON TOP
14. BLACK PAINTED STEEL FRAME SHADE STRUCTURE
15. 36" HIGH A.F.F. - 2" DIA. GALV. PIPE FALL PROTECTION RAIL — 13 / AD-81, 14 / AD-81
16. BISON ALUMINUM CUBES, 2'x4' PLANTER BOX
17. BISON ALUMINUM CUBES, 2'x14' PLANTER BOX

ROOF PLAN NOTES

1. FOR TYPICAL ROOFING DETAILS REFER TO SHEET AD-80, AD-81
2. ROOF INSULATION: PROVIDE BATT INSULATION FULLY PACKED IN MAIN ROOF FRAMING CAVITIES AND IN ALL CAVITIES OF ROOF CRICKET FRAMING
3. VERIFY SIZE AND LOCATION OF ALL ROOF PENETRATIONS AND EQUIPMENT WITH STRUCTURAL, MECHANICAL AND PLUMBING. FOR PENETRATION DETAILS REFER TO DETAILS AD-80, AD-81.
4. AS REQUIRED BY CBC SEC. 1013.5 : 42" MIN. GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCHES OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
5. THE MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH T1505.1 (CBC 1407.1)

SOLAR READY ZONE

1. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
2. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
3. SOLAR ZONE MUST BE LOCATED NO CLOSER THAN TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
4. IF BUILDING ROOF AREA IS LESS THAN OR EQUAL TO 10,000 SF THEN MINIMUM AREA IS 80 SF. IF BUILDING ROOF AREA IS GREATER THAN 10,000 SF THEN MINIMUM AREA IS 160 SF.

ROOF AREA = 26,292 SF
SOLAR READY ZONE = 15% MIN OF ROOF AREA = 3,944 SF
PROVIDED SOLAR READY ZONE = 3,968 SF

HATCHED AREA INDICATES SOLAR READY ZONE

ROOF PLAN LEGEND

- SLOPE ROOF 1/4" PER FOOT MIN. - U.N.O.
- 0'-0" (T.O.P.) — TOP OF PARAPET HEIGHT - TAKEN FROM ROOF DECK LEVEL
- 0'-0" (T.O.S.) — TOP OF SHEATHING - TAKEN FROM ROOF DECK LEVEL
- BUILT-UP CRICKET 1/4" PER FOOT MIN. - U.N.O. — 15 / AD-81
- ROOF MEMBRANE TRAFFIC PAD. 150 MIL. THICK 36" WIDE. SECURE TO ROOFING PER MANUFACTURER'S RECOMMENDATIONS. — 3 / AD-80
- ROOF DRAIN AND OVERFLOW — 4 / AD-81
- GRAVITY ROOF VENT — 13 / AD-80
- SCUPPER AND DOWNSPOUT — 18 / AD-81
- CONCRETE SPLASH BLOCK
- MAKE-UP AIR UNIT - REFER TO MECHANICAL DRAWINGS
- REFLIEF FAN - REFER TO MECHANICAL DRAWINGS
- VRV SYSTEM CONDENSING UNIT - REFER TO MECHANICAL DRAWINGS
- DOMESTIC WATER HEATER - REFER TO PLUMBING DRAWINGS
- STORAGE TANK - REFER TO PLUMBING DRAWINGS

N W E S

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ROOF LEVEL - FLOOR PLAN | 1/16" = 1'-0" | 2

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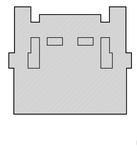

Sheet Issue & Revision Log

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ROOF LEVEL ADDITION

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NORTH ELEVATION 3/32" = 1'-0" 1

ELEVATION - MATERIAL

1	EXTERIOR PLASTER FINISH
2	WINDOW SYSTEM
3	NICHIHA FIBER CEMENT SIDING- LARR 26081
4	NICHIHA FIBER CEMENT TRIM- LARR 26081
5	STEEL CANOPY
6	ALUMINUM STOREFRONT SYSTEM
7	PLANTER BOX
8	GLASS RAILING
9	METAL PANEL
10	SUNSHADE
11	STEEL TRELLIS
12	ALUMINUM REVEAL
13	(E) BRICK VENEER
14	(E) PLANTER
15	EXTERIOR WOODEN BOX LIGHT FIXTURE (PEDESTRIAN LIGHTING)
16	VANDAL RESISTANT, WALL MOUNT - PEDESTRIAN LIGHTING) ALONG THE PROPERTY PERIMETER



SOUTH ELEVATION 3/32" = 1'-0" 2

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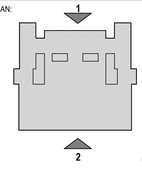

Sheet Issue & Revision Log

No.	Revision Date	Description

BUILDING ELEVATIONS

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JOB NO:	21-005

A3-10.

1/11/2022 4:51:19 PM

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ELEVATION - MATERIAL	
1	EXTERIOR PLASTER FINISH
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3	NICHIHA FIBER CEMENT SIDING- LARR 26081
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16	VANDAL RESISTANT, WALL MOUNT - PEDESTRIAN LIGHTING) ALONG THE PROPERTY PERIMETER



EAST ELEVATION 3/32" = 1'-0" **1**

ELEVATION - MATERIAL	
1	EXTERIOR PLASTER FINISH
2	WINDOW SYSTEM
3	NICHIHA FIBER CEMENT SIDING- LARR 26081
4	NICHIHA FIBER CEMENT TRIM- LARR 26081
5	STEEL CANOPY
6	ALUMINUM STOREFRONT SYSTEM
7	PLANTER BOX
8	GLASS RAILING
9	METAL PANEL
10	SUNSHADE
11	STEEL TRELLIS
12	ALUMINUM REVEAL
13	(E) BRICK VENEER
14	(E) PLANTER
15	EXTERIOR WOODEN BOX LIGHT FIXTURE (PEDESTRIAN LIGHTING)
16	VANDAL RESISTANT, WALL MOUNT - PEDESTRIAN LIGHTING) ALONG THE PROPERTY PERIMETER



WEST ELEVATION 3/32" = 1'-0" **2**

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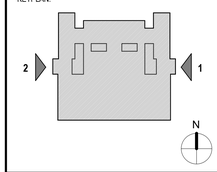
CLIENT:
MITAA GROUP
3700 WILSHIRE BLVD, SUITE 200
LOS ANGELES, CA 90010
PHONE NO. 213.388.6168

KEYPLAN:



Sheet Issue & Revision Log

No.	Revision Date	Description

BUILDING ELEVATIONS

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A3-20.

1/11/2022 4:52:05 PM

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VIEW #2 - 4TH ST



VIEW #1 - SWC 4TH ST & VIRGIL AVE

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VIEW #3 - SEC 4TH ST & COMMONWEALTH AVE



VIEW #4 - ROOFTOP TERRACE

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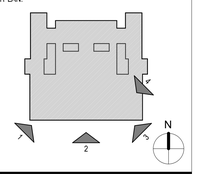

Sheet Issue & Revision Log

No.	Revision Date	Description

PERSPECTIVE

PA/PM:	VDBG
DRAWN BY:	VDBG
JOB NO:	21-005

A3-21

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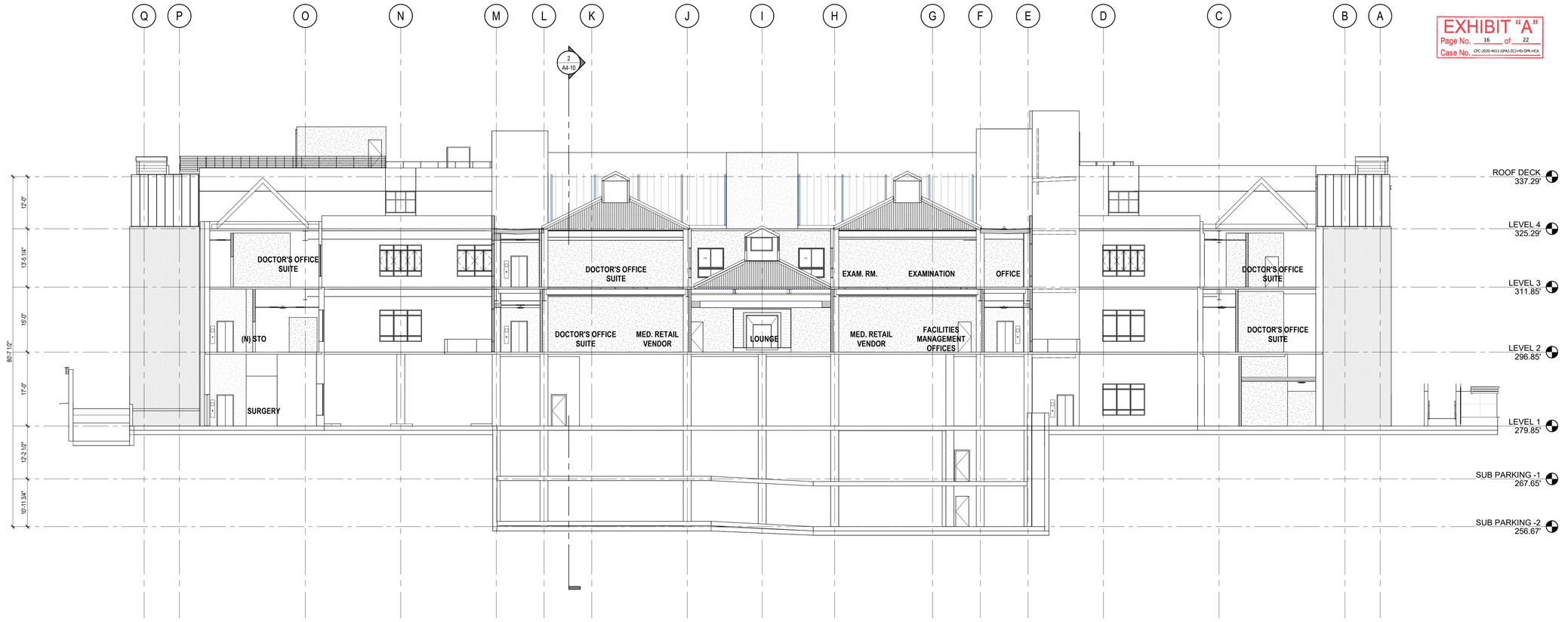
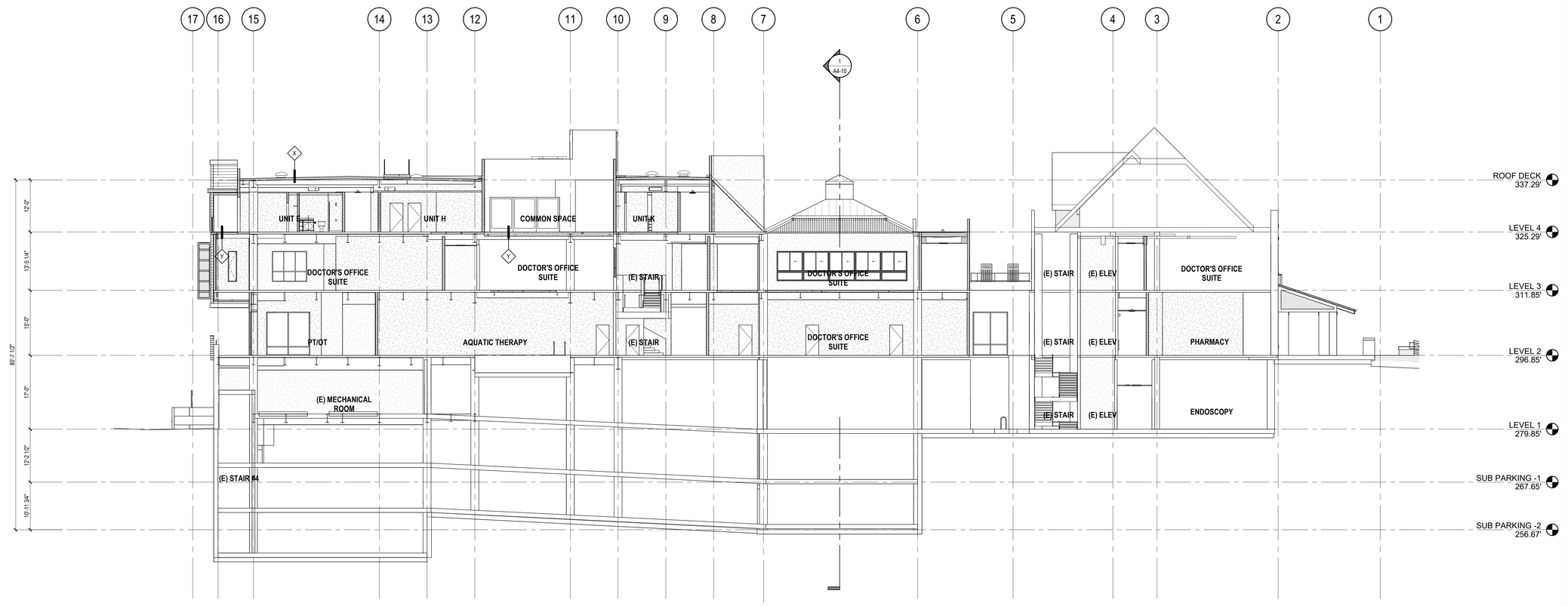


BUILDING SECTION A | 3/32" = 1'-0" | 1



BUILDING SECTION B | 3/32" = 1'-0" | 2

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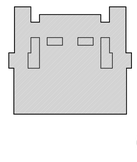

Sheet Issue & Revision Log

No.	Revision Date	Description

BUILDING SECTIONS

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DRAWN BY:	VDBG
JOB NO:	21-005

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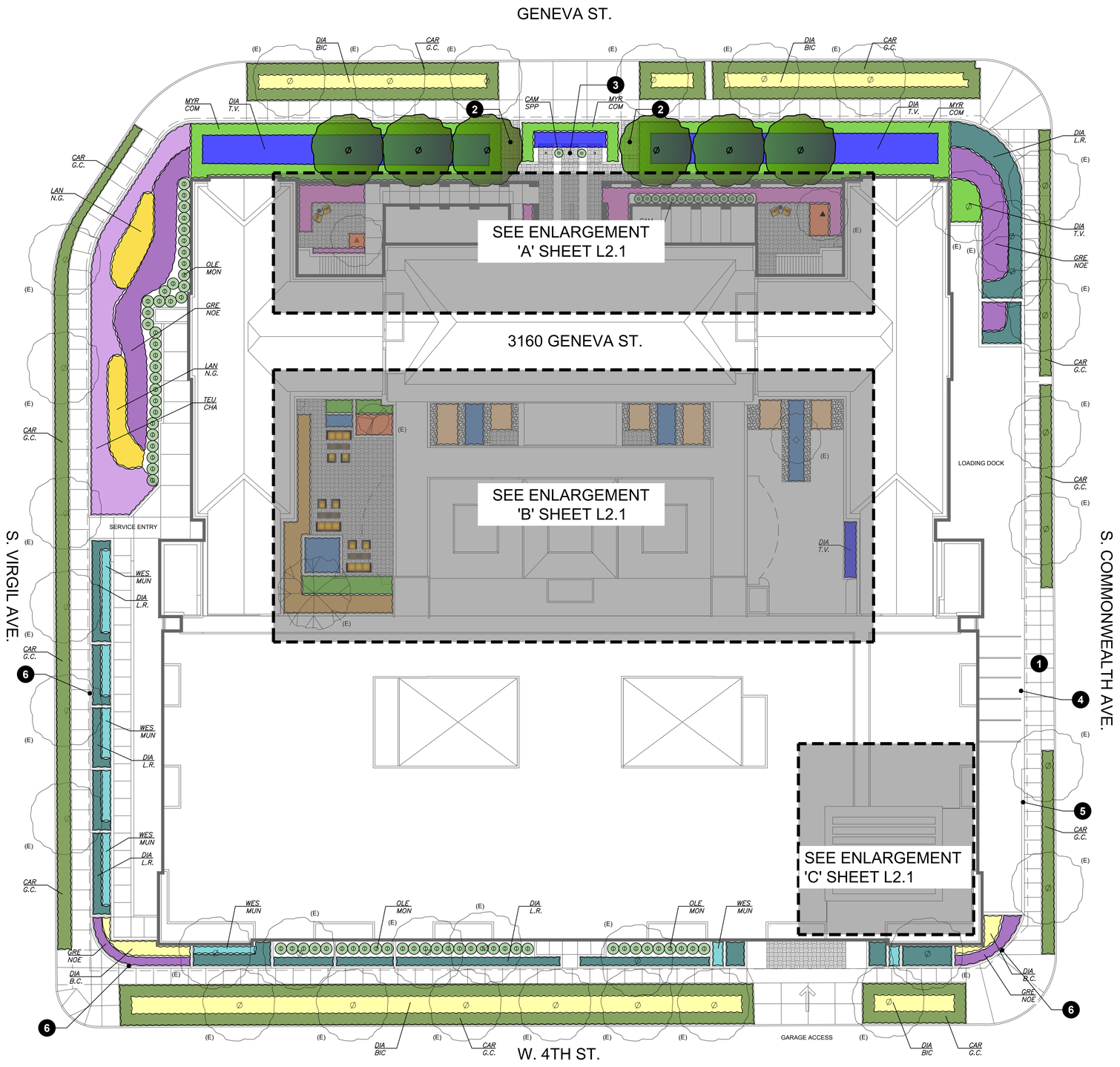

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX / STD.	12'-14' X 6'-7' 2" CAL.	M	FLOWERING TREE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	BAM AK	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	15 GAL.	48" O.C.	M	TALL SCREENING SHRUB
	CAM SAS	CAMELLIA SASANQUA 'WHITE DOVES'	WHITE DOVE CAMELLIA	5 GAL.	36" O.C.	M	TALL FLOWERING SHRUB
	CAR G.C.	CARISSA M. 'GREEN CARPET'	DWARF NATAL PLUM	1 GAL.	36" O.C.	L	EVERGREEN LOW GROUNDCOVER
	CLI MIN	CLIVIA MINIATA 'MONYA'	FLAME CLIVIA	1 GAL.	24" O.C.	M	LOW FLOWERING SHRUB
	DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	36" O.C.	M	MEDIUM FLOWERING SHRUB
	DIA L.R.	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	DIA T.V.	DIANELLA TASMANICA VARIEGATA	WHITE STRIPED TASMAN FLAX LILY	5 GAL.	36" O.C.	M	UPRIGHT ACCENT
	GRE NOE	GREVILLEA NOELLII	NOEL'S GREVILLEA	5 GAL.	48" O.C.	L	MEDIUM FLOWERING SHRUB
	MYR COM	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	1 GAL.	36" O.C.	L	MEDIUM SCREENING SHRUB
	POL MUN	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	36" O.C.	M	MEDIUM SHRUB
	LAN N.G.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	VL	LOW FLOWERING SHRUB
	LIR MUS	LIRIOPE MUSCARI	LILYTURF	1 GAL.	24" O.C.	M	LOW FLOWERING SHRUB
	OLE MON	OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	TALL SCREENING SHRUB
	OPH PLA	OPHIOPOGON PLANISCAPUS	BLACK MONDO GRASS	1 GAL.	18" O.C.	M	LOW GRASS LIKE SHRUB
	TEU CHA	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.	24" O.C.	L	LOW FLOWERING SHRUB
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	1 GAL.	36" O.C.	L	LOW SHRUB

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF LOS ANGELES

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	--
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	--
	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	--
	CHORISIA SPECIOSA	FLOSS-SILK TREE	--
	EXISTING TREE	--	--

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

LEGEND

1. EXISTING CONCRETE SIDEWALK.
2. BRICK PAVING AT BUILDING ENTRY.
3. EXISTING FLAG POLES.
4. 8' VEHICULAR GATE AT LOADING DOCK.
5. 8' MASONRY WALL AT LOADING DOCK.
6. EXISTING TERRACED BRICK PLANTER WALLS.

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GENEVA CHO
LOS ANGELES, CA

COLOR CODED PLANTING PLAN

L1.1
JOB # 21007
DATE 01/11/22

0 8 16 32 48

RLA
8841 RESEARCH DR
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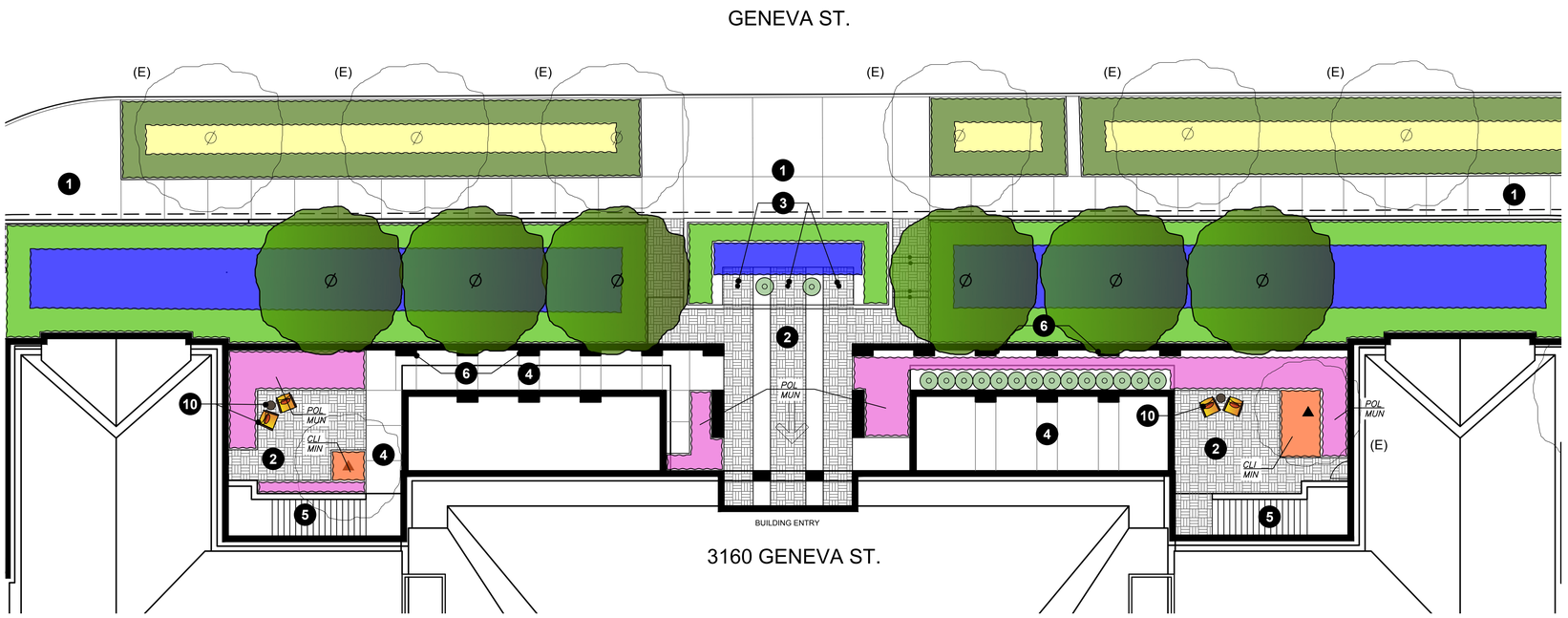

A BUILDING ENTRY
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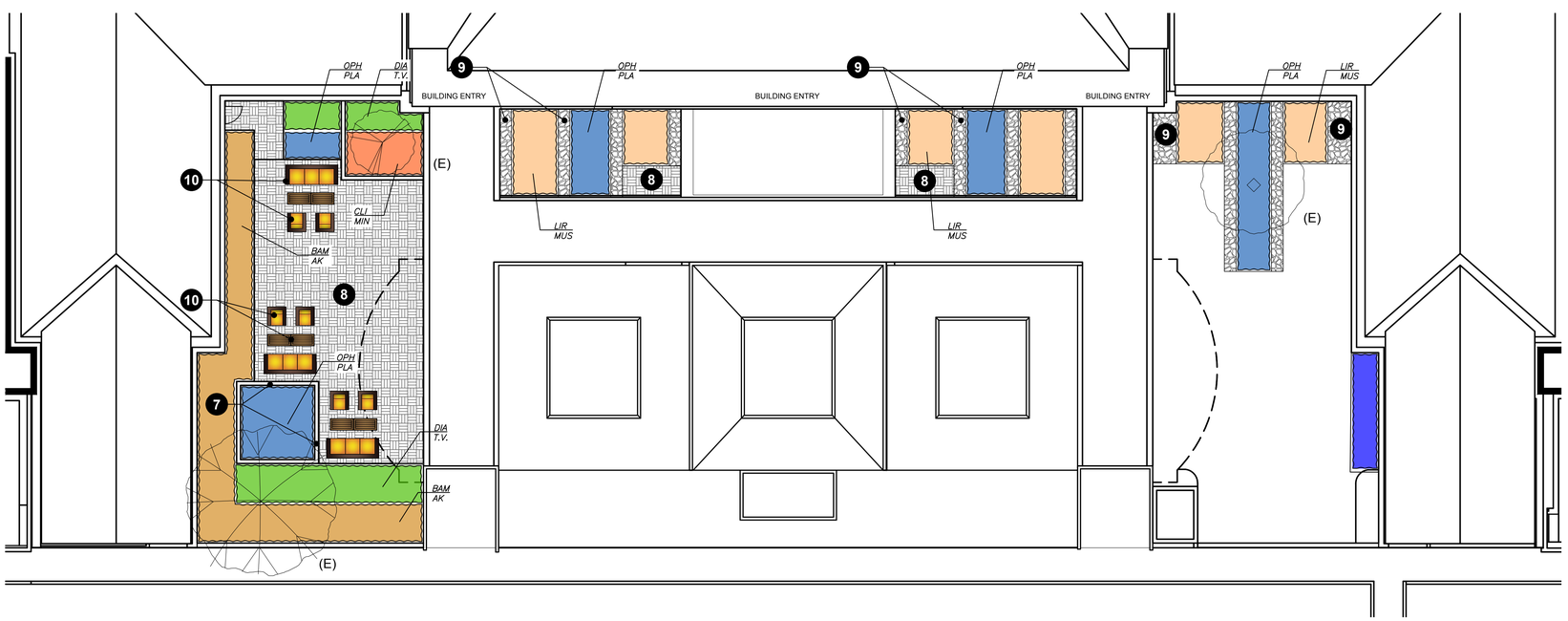

B GARAGE LEVEL
SCALE: 1"=10'-0"

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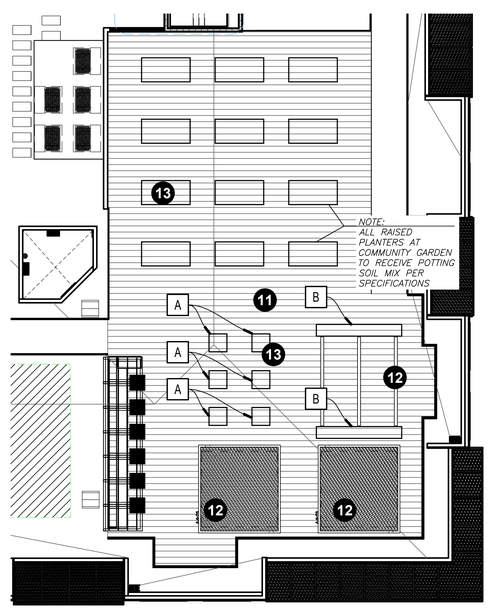

C ROOF DECK - COMMUNITY GARDEN
SCALE: 1"=10'-0"

LEGEND

1. EXISTING CONCRETE SIDEWALK
2. BRICK PAVING AT BUILDING ENTRY
3. EXISTING FLAG POLES
4. EXISTING CONCRETE PAVING
5. STAIRS TO LOWER LEVEL
6. ARCHITECTURAL BALUSTRADE
7. EXISTING FOUNTAIN WALL TO REMAIN
8. EXISTING CONCRETE PAVING TO BE REPLACED WITH BRICK PAVING IN BASKET WEAVE PATTERN
9. DECORATIVE COBBLE.
10. SITE FURNISHINGS
11. WOOD DECKING
12. SHADE STRUCTURE
13. LANDSCAPE POTTERY

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GENEVA CHO
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COLOR CODED PLANTING PLAN ENLARGEMENT

L2.1

JOB # 21007
DATE 01/11/22

0 5 10 20 30

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949.387.1323
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MAGNOLIA GRANDIFLORA /
SOUTHERN MAGNOLIA



BAMBUSA MULTIPLEX 'ALPHONSE KARR' /
ALPHONSE KARR



CAMELLIA SASANQUA 'WHITE DOVES' /
WHITE DOVE CAMELLIA



CARISSA M. 'GREEN CARPET' /
GREEN CARPET NATAL PLUM



CLIVIA MINIATA 'MONYA' /
FLAME CLIVIA



DIETES BICOLOR /
FORTNIGHT LILY



DIANELLA REVOLUTA 'LITTLE REV' /
LITTLE REV FLAX LILY



DIANELLA T. 'VARIEGATA' /
VARIEGATED DIANELLA



GREVILLEA NOELLII /
NOELL'S GREVILLEA



MYRTUS COMMUNIS 'COMPACTA' /
DWARF MYRTLE



POLYSTICHUM MUNITUM /
SWORD FERN



LANTANA 'NEW GOLD' /
NEW GOLD LANTANA



LIRIOPE MUSCARI /
BLUE LILY TURF



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



OPHIOPOGON PLANISCAPUS 'NIGRESCENS' /
BLACK MONDO GRASS



TEUCRIUM CHAMAEDRYS /
WALL GERMANDER



WESTRINGIA F. 'MUNDI' /
MUNDI COAST ROSEMARY

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GENEVA CHO
LOS ANGELES, CA

PLANTING IMAGES

L3.1

JOB # 21007
DATE 01/11/22

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HARDSCAPE NOTES

1. VISIT THE SITE PRIOR TO SUBMITTING BIDS.
2. SUBMIT A UNIT COST FOR IMPORT SOIL IN-PLACE AND BE COMPLETELY AWARE OF THE AMOUNT OF SOIL NECESSARY TO REACH THE SATISFACTORY GROUND LEVEL.
3. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
4. CONCRETE PAVING JOINTS INCLUDE THREE BASIC JOINT TYPES: CONTRACTION, DOWELED CONSTRUCTION, AND ISOLATION. SEE HARDSCAPE DETAILS FOR ADDITIONAL INFORMATION. PROVIDE DOWELED CONSTRUCTION JOINTS BETWEEN DIFFERENT PAVING TYPES, CHANGES IN DIRECTION, 50-FEET ON-CENTER FOR LINEAR WALKS, END OF DAY POURS, OR WHERE SPECIFICALLY INDICATED ON THE PLANS.
5. PROVIDE AN ISOLATION JOINT WHERE CONCRETE PAVING ABUTS A VERTICAL SURFACE SUCH AS BUILDINGS, WALLS, STEPS, ETC. SEE HARDSCAPE DETAILS FOR ADDITIONAL INFORMATION.
6. SUBMIT A "PAVING JOINT AND POUR SEQUENCE PLAN" TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLING CONCRETE PAVING. THIS PLAN SHOULD CLEARLY INDICATE CONTRACTOR'S PROPOSED CONCRETE POUR SEQUENCE WITH JOINT LOCATIONS TO INCLUDE CONTRACTION, DOWELED CONSTRUCTION, AND ISOLATION JOINTS. PLAN TO ALSO CONFIRM JOINT TYPE WHETHER HAND-TOOLED OR SAW CUT.
7. USE PIERI "FACE-OFF" BY WR GRACE, OR APPROVED EQUAL, TO PREVENT PERMANENT CEMENTITIOUS STAINING ON ADJACENT HARDSCAPE ELEMENTS WHEN PLACING CONCRETE.
8. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
9. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
10. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
11. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.
12. COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE, CURRENT EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND WITH OTHER CURRENT RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
13. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC., ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
14. VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH GEOTECHNICAL SOILS REPORT IN REGARD TO ITEMS SUCH AS SUB-BASE PREPARATION, PRE-SATURATION, SOIL COMPACTION, REINFORCING, SLAB THICKNESS, SLAB JOINTING/DOWELING AND FOOTING REQUIREMENTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF GEOTECHNICAL SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE GEOTECHNICAL SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE.
15. BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND / OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.
16. LANDSCAPE LIGHT FIXTURE LOCATIONS AS INDICATED ON THESE PLANS ARE APPROXIMATE. FINAL LOCATION TO BE VERIFIED BY LANDSCAPE ARCHITECT ON SITE.
17. DO NOT SCALE DRAWINGS.
18. PROVIDE A REPRESENTATIVE SAMPLE OF EACH PAINTED OR STAINED ELEMENT TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FINISH. REFER TO DETAILS AND SPECIFICATIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.
19. PROVIDE A MOCK-UP OF EACH HARDSCAPE ELEMENT. ITEMS TO INCLUDE, BUT ARE NOT LIMITED TO PAVING AND WALL TYPES NOTED IN THE COLOR AND FINISH SCHEDULES. SAMPLES TO BE PLACED IN A LOCATION SPECIFIED BY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. REFER TO MOCK-UP REQUIREMENTS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
20. WHERE PAVING AND FINISH GRADE MEET, DEPRESS FINISH GRADE 1" IN TURF AREAS AND 1-1/2" IN GROUND COVER / SHRUB AREAS, UNLESS OTHERWISE INDICATED.
21. PROJECT WALKS SHALL NOT EXCEED A SLOPE OF 1:20 (5% GRADIENT) UNLESS OTHERWISE INDICATED.
22. ACCESSIBLE RAMPS SHALL NOT EXCEED 1:12 OR 8.33%.
23. PLANTER AREAS SHALL NOT EXCEED 2:1 SLOPE UNLESS OTHERWISE INDICATED.
24. HOLD FINISH GRADE A MINIMUM OF 6" BELOW FINISH FLOOR, UNLESS OTHERWISE INDICATED.
25. CONSTRUCT ALL CURVE TO CURVE AND CURVE TO TANGENT LINES TO BE NEAT, TRIM, SMOOTH AND UNIFORM.
26. CONSTRUCT ALL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, UNLESS OTHERWISE INDICATED.
27. ALL CONCRETE PAVING BANDS AND CONCRETE CAPS SHALL HAVE CONTROL JOINTS AT 5'-0" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE ON THE PLANS. ALL WALLS SHALL HAVE CONTROL JOINTS AT 20'-0" O.C. MAXIMUM UNLESS NOTED OTHERWISE ON THE PLANS.
28. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
29. PRIOR TO INSTALLING ABOVE-GRADE DEVICES SUCH AS IRRIGATION VALVE BOXES, GATE VALVES, BASKET STRAINERS, FLOW SENSORS, BACKFLOW ASSEMBLIES, CONTROLLERS, QUICK COUPLERS, JUNCTION/ PULL BOXES, GFCI'S, TRANSFORMERS, SIGNS, GAS METERS, UTILITY VAULTS, LIGHT FIXTURES, CLEAN-OUTS, DRAINS, MANHOLES, PIV'S, FDC'S, AND WATER METERS, PLACE A WOOD STAKE IN PROPOSED LOCATIONS WITH DEVICE CLEARLY LABELED ON STAKE IN BLACK INK. OBTAIN LANDSCAPE ARCHITECT'S OR IRRIGATION DESIGNER'S APPROVAL OF STAKED LOCATIONS PRIOR TO INSTALLING DEVICES.
30. DO NOT INSTALL DEVICES SUCH AS CLEAN-OUTS, VALVE BOXES, GATE VALVES, ETC. IN PAVED AREAS WHEN INSTALLING THEM IN AN ADJACENT PLANTER IS POSSIBLE. IF THIS CANNOT BE ACHIEVED, CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
31. INSTALL INTERSECTING ELEMENT AT 90 DEGREES UNLESS NOTED OTHERWISE ON PLANS.

PAVING & WALL SCHEDULE

KEY	DESCRIPTION	DETAIL	MFR. / SUPPLIER	COLOR	FINISH	PATTERN	COMMENTS
P1	BRICK PAVING	A, L-4.2	PRESERVE IN PLACE	USE EXISTING SALVAGED BRICK	STUCCO FINISH WITH BRICK CAP	INFILL: BASKET WEAVE BAND: STACKED BOND	SEAL BRICK AND GROUT. PROVIDE MOCK-UP FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING
W1	PRECAST VENEER AT EXISTING PLANTER WALL	-	PRESERVE IN PLACE	PAINT TO MATCH BUILDING	STUCCO FINISH WITH BRICK CAP	-	CLEAN AND PRESERVE EXISTING BRICK CAP. PAINT STUCCO WALL TO MATCH ARCHITECTURE

NOTES:
A. CONTRACTOR SHALL PREPARE MOCK-UPS FOR PAVING. SEE 'MOCK-UP REQUIREMENTS', SHEET L0.0.
B. PROVIDE AN ISOLATION JOINT WHERE PAVING ABUTS VERTICAL SURFACES SUCH AS BUILDINGS, WALLS, STEPS, OR, AS NOTED IN THESE DRAWINGS.
C. CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING INSPECTOR FOR APPROVAL OF COLOR CONTRAST WITH FINISH SURFACE.

SITE FURNISHING SCHEDULE

KEY	DESCRIPTION	QTY	MFR. / SUPPLIER	MODEL	COLOR	FINISH	MOUNTING	COMMENTS
S1	LOUNGE CHAIR	4	FORMS AND SURFACES	VAYA CHAIR	SLATE'	LOW SHEEN	SURFACE MOUNT	--
S2	SIDE TABLE	2	FORMS AND SURFACES	VAYA TABLE	SLATE'	LOW SHEEN	SURFACE MOUNT	--
S3	SECTIONAL	2	GLOSTER	GRID SMALL CENTER	FABRIC: CAMERON GRANITE FRAME: METEOR	MATTE	--	--
		4		GRID SMALL CORNER UNIT	FABRIC: CAMERON GRANITE FRAME: METEOR	MATTE	--	--
S4	DEEP LOUNGE CHAIR	4	GLOSTER	GRID LOUNGE CHAIR	FABRIC: CAMERON GRANITE FRAME: METEOR	MATTE	--	--
S5	COFFEE TABLE	4	GLOSTER	GRID SQUARE COFFEE TABLE	TABLE TOP: TEAK FRAME: METEOR	NATURAL MATTE	--	--

NOTE: SITE FURNISHINGS ARE LONG LEAD ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE LEAD TIMES IN THE OVERALL PROJECT SCHEDULE. SUBSTITUTIONS WILL NOT BE ACCEPTED.

PLANTING NOTES

1. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
2. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
4. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
5. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
6. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
7. PROVIDE PRE-PLANT WEED CONTROL IN ALL PROPOSED PLANTER AREAS, PER SPECIFICATIONS, PRIOR TO START OF PLANTING. WEED CONTROL INCLUDES ERADICATION OF ALL EXISTING WEED PLANTS, AS WELL AS VIABLE SEEDS AND ROOTS. USE A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 14 DAYS BEFORE REMOVING BY MOWING OR GRUBBING. APPLY WATER BY IRRIGATION OR BY HAND FOR 10 DAYS AS REQUIRED TO ACHIEVE WEED GERMINATION, AND THEN RE-APPLY CONTACT HERBICIDES PER ABOVE. REPEAT AS REQUIRED TO ELIMINATE ALL WEEDS PRIOR TO PROCEEDING WITH PLANTING OPERATIONS.
8. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
9. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED ON PLANTING PLAN. HAVE SAMPLES TESTED BY WAYPOINT ANALYTICAL, (800) 264-4522, FOR SOIL FERTILITY. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. ENSURE THAT ROUGH GRADING HAS BEEN CERTIFIED BY CIVIL ENGINEER AND THAT CIVIL ENGINEER OR OWNER'S AUTHORIZED REPRESENTATIVE HAS APPROVED FINE GRADING TO $\frac{1}{10}$TH OF A FOOT PRIOR TO BEGINNING SOIL PREPARATION OPERATIONS. PROVIDE FOR INCLUSION OF ALL AMENDMENTS, SETTLING, ETC. IN DETERMINATION OF FINAL GRADES.
11. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
12. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHY APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
13. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
15. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED AT ONE-HALF THE SPECIFIED ON CENTER SPACING FROM THE EDGE.
16. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
17. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
18. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
19. DURING THE LENGTH OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
20. MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF AND BIO-RETENTION BASIN BOTTOMS) WITH A 3" DEEP LAYER OF .5"-1.5" FOREST FLOOR BARK MULCH BY AGUINAGA GREEN OR APPROVED EQUAL, AT THE CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
21. KEEP BARK MULCH 4-INCHES CLEAR FROM BASE OF TREES, SHRUBS, GRASSES, AND SUCCULENTS.
22. CONTRACTOR SHALL REPLACE ANY EXISTING PLANT MATERIAL WHICH IS DAMAGED BY CONSTRUCTION OPERATIONS. REPLACEMENT PLANT MATERIAL MUST BE OF MATCHING SPECIES, INSTALLED FROM THE FOLLOWING MINIMUM SIZE: 15-GALLON TREE, 1-GALLON SHRUB, FLATTED GROUNDCOVER AND SODDED TURF.
23. INSTALLATIONS THAT ARE ADJACENT OPEN SPACE, NATURALIZED SLOPES OR UNDEVELOPED LAND ARE SUBJECT TO DAMAGE BY RODENTS OR DEER AND SHALL BE TREATED WITH AN APPROPRIATE REPELLENT IN A SPRAY AND/OR TABLET FORM. REPELLEX BY GROPOWER OR APPROVED EQUAL, THAT PROVIDES IMMEDIATE AND LONG TERM PROTECTION, SHALL BE USED.
24. INSTALL TEMPORARY EROSION CONTROL MATTING (SC-150 BY NORTH AMERICAN GREEN OR APPROVED EQUAL) ON ALL SLOPES 3:1 AND STEEPER AND 3' AND GREATER IN HEIGHT. SECURE NETTING IN PLACE WITH 9" LONG GALVANIZED SOIL STAPLES AT 12" O.C. ALONG THE TOP OF THE SLOPE AND 5' O.C. DOWN THE SLOPE IN BOTH DIRECTIONS. PROVIDE MINIMUM 24" OVERLAP AT TOP AND BOTTOM AND 36" OVERLAP ALONG THE SIDES.
25. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. ROOT BARRIERS ARE TO BE 'UB24-2' BY DEEP ROOT CORPORATION, (800) 458-7668, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS INSTALLED ADJACENT TO A BIOSWALE SHALL NOT INTERFERE WITH DRAINAGE TO OR FROM THE BIOSWALE SYSTEM.
26. ANNUAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM OF 48 HOURS IN ADVANCE OF NEED FOR DELIVERY.

REFERENCE KEYNOTES

KEY	DESCRIPTION	DETAIL
A	EXISTING CONCRETE WALK TO REMAIN & PROTECTED-IN-PLACE	--
B	EXISTING CURB & GUTTER TO REMAIN & PROTECTED-IN-PLACE	--
C	EXISTING ADA RAMP TO REMAIN & PROTECTED-IN-PLACE	--
D	EXISTING FDC TO REMAIN & PROTECTED-IN-PLACE	--
E	EXISTING RETAINING WALL TO REMAIN & PROTECTED-IN-PLACE	--
F	PROJECT SIGNAGE	PER SIGNAGE CONSULTANT
G	EXISTING BRICK PAVING TO REMAIN & PROTECTED-IN-PLACE	--
H	EXISTING BRICK STAIRS & HANDRAILS TO REMAIN & PROTECTED-IN-PLACE	--
I	EXISTING FLAG POLES TO REMAIN & PROTECTED-IN-PLACE	--
J	EXISTING VEHICULAR GATE TO REMAIN & PROTECTED-IN-PLACE	--

TREE PROTECTION NOTES

A. THE LIMITS OF ALL TREE PROTECTION ZONES SHALL BE STAKED IN THE FIELD. A 6'-0" HIGH CHAIN LINK FENCE WITH POSTS SUNK INTO THE GROUND SHALL BE ERECTED TO ENCLOSE THE TREE PROTECTION ZONE.

B. THE TREE PROTECTION ZONE (TPZ) IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF (4.5) FEET ABOVE EXISTING GRADE (AKA DBH; DIAMETER AT BREAST HEIGHT).

C. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR MOVED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

D. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL USE THE SMALLEST EQUIPMENT POSSIBLE, AND OPERATE FROM OUTSIDE THE TREE PROTECTION ZONE.

E. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6" OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6" DEPTH.

F. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.

G. NO MATERIALS, EQUIPMENT, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE. NO DEBRIS OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.

K. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS, MUST BE MONITORED BY THE LANDSCAPE ARCHITECT.

L. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF REROUTING IS NOT POSSIBLE, TRENCHING WITHIN THE TPZ IS TO BE PERFORMED BY AIRSPADE UNDER THE SUPERVISION AND DIRECTION OF A LICENSED ARBORIST. IF AT ANY TIME, TWENTY-FIVE (25) PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE WOULD BE SEPARATED FROM THE TREE BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING.

M. NO ROOTS LARGER THAN ONE INCH (1.5") DIAMETER SHALL BE CUT UNLESS REVIEWED AND APPROVED BY LICENSED ARBORIST. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS (NO TRENCHES OR BACKHOES). CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE EXCAVATION.

O. MINOR ROOT DAMAGE DURING GRADING OR CONSTRUCTION SHALL BE PRUNED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF EXTENSIVE ROOT DAMAGE.

M. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND NOT BY CONSTRUCTION PERSONNEL.

N. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.

O. SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.

P. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER TO RECOMMEND EVALUATION BY A LICENSED ARBORIST. PROCUREMENT OF A LICENSED ARBORIST SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
∅	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	--
▲	LAGERSTROEMIA INDICA	CRAPE MYRTLE	--
	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	--
	CHORISIA SPECIOSA	FLOSS-SILK TREE	--

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION	DETAIL	QTY.
ø	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX / STD.	12'-14' X 6'-7' 2" CAL.	M	FLOWERING TREE	A / L5.1	6

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DETAIL	QTY.
	BAM AK	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	15 GAL.	48" O.C.	M	TALL SCREENING SHRUB	B, C / L5.1	43
	CAM SAS	CAMELLIA SASANQUA 'WHITE DOVES'	WHITE DOVE CAMELLIA	5 GAL.	36" O.C.	M	TALL FLOWERING SHRUB	B, C / L5.1	15
	CAR G.C.	CARISSA M. 'GREEN CARPET'	DWARF NATAL PLUM	1 GAL.	36" O.C.	L	EVERGREEN LOW GROUNDCOVER	B, C / L5.1	679
	CLI MIN	CLIVIA MINIATA 'MONYA'	FLAME CLIVIA	1 GAL.	24" O.C.	M	LOW FLOWERING SHRUB	B, C / L5.1	94
	DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	36" O.C.	L	MEDIUM FLOWERING SHRUB	B, C / L5.1	340
	DIA L.R.	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT	B, C / L5.1	488
	DIA T.V.	DIANELLA TASMANICA VARIEGATA	WHITE STRIPED TASMAN FLAX LILY	5 GAL.	36" O.C.	M	UPRIGHT ACCENT	B, C / L5.1	310
	GRE NOE	GREVILLEA NOELLII	NOEL'S GREVILLEA	5 GAL.	36" O.C.	L	MEDIUM FLOWERING SHRUB	B, C / L5.1	141
	MYR COM	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	1 GAL.	36" O.C.	L	MEDIUM SCREENING SHRUB	B, C / L5.1	304
	POL MUN	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	36" O.C.	M	MEDIUM SHRUB	B, C / L5.1	95
	LAN N.G.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	VL	LOW FLOWERING SHRUB	B, C / L5.1	71
	LIR MUS	LIRIOPE MUSCARI	LILYTURF	1 GAL.	24" O.C.	M	LOW FLOWERING SHRUB	B, C / L5.1	116
	OLE MON	OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	TALL SCREENING SHRUB	B, C / L5.1	62
	OPH PLA	OPHIOPOGON PLANISCAPUS	BLACK MONDO GRASS	1 GAL.	18" O.C.	M	LOW GRASS LIKE SHRUB	B, C / L5.1	222
	TEU CHA	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.	24" O.C.	L	LOW FLOWERING SHRUB	B, C / L5.1	349
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	1 GAL.	30" O.C.	L	LOW SHRUB	B, C / L5.1	71

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF LOS ANGELES

VARISCO DESIGNS
30 Coporate Drive, Suite 201
Irvine, CA 92612
949.679.6500
variscodesings.com

CONSULTANT:
RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

STAMP: REGISTERED LANDSCAPE ARCHITECT — TRAVIS EBBERT — LIC. #4624 — (Signature) — 12/15/21 (Date) — 07/21/22 (Exp. Date) — STATE OF CALIFORNIA

GENEVA MEDICAL
3160 GENEVA STREET LOS ANGELES, CA 90020

CLIENT:
MITAA GROUP
3700 WILSHIRE BLVD. SUITE 200
LOS ANGELES, CA 90010
PHONE NO. 213.388.6168

EXHIBIT "A"
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Case No. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

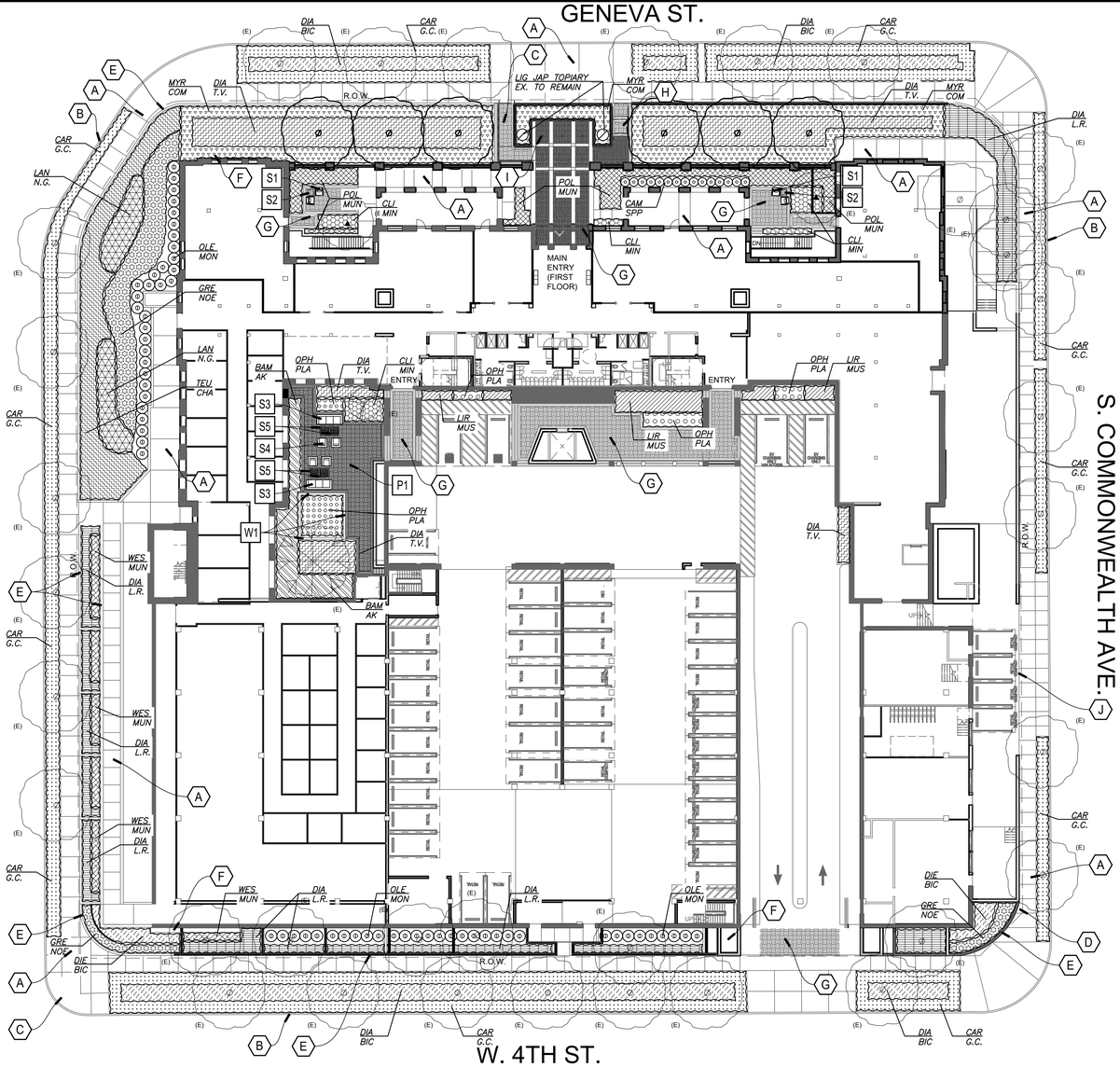
Sheet Issue & Revision Log
Sheet Date

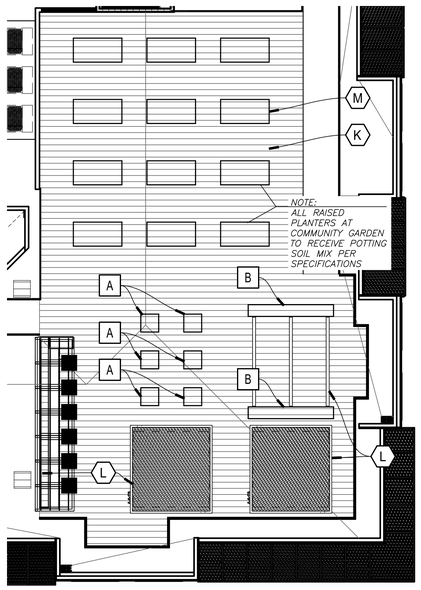
HARDSCAPE & PLANTING NOTES - SCHEDULES

PA/PM:	RG
DRAWN BY:	RG
JOB NO:	21007

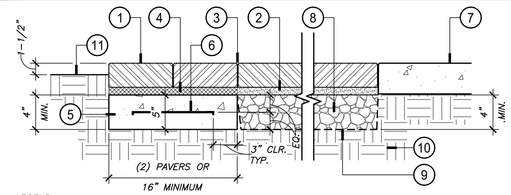
L4.1

DATE: 12/15/2021





A ROOF LEVEL PLANTING
SCALE: 1" = 10'-0"



LEGEND:
1. SALVAGED BRICK PAVING - SEE CONSTRUCTION LEGEND FOR PATTERN
2. 1" BEDDING COURSE OF SHARP NORMAL WEIGHT SCREENING SAND.
3. GROUTED JOINT. PROVIDE MOCK UP FOR APPROVAL.
4. 1/2" THIN SET BONDING LAYER. "VBM BONDER" BY ORCO BLENDED PRODUCTS.
5. CONTINUOUS (3000 PSI) CONCRETE SUB-SLAB ALONG PERIMETER PAVERS AT PLANTER AREAS.
6. (2) CONTINUOUS #4 BARS WITH #4 TIES 24" O.C.
7. ADJACENT EXISTING HARDSCAPE.
8. MINIMUM 4" THICK LAYER OF CLASS II AGGREGATE BASE, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM OF 90% COMPACTION - VERIFY WITH GOETECHNICAL SOILS REPORT.
9. SINGLE CONTINUOUS LAYER OF MIRAFI FW402 GEOSYNTHETIC FABRIC UNDER ENTIRE CONCRETE PAVER AREA.
10. 90% COMPACTED SUBGRADE - VERIFY WITH REQUIREMENTS NOTED IN THE GEOTECHNICAL SOILS REPORT.
11. FINISH GRADE.

NOTES:
A. VERIFY PAVING THICKNESS, BASE PREPARATION, PSI, AND REINFORCING RECOMMENDATIONS WITH REQUIREMENTS NOTED IN THE GEOTECHNICAL SOILS REPORT PRIOR TO STARTING WORK.
B. PROVIDE PAVER SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PER SPECIFICATIONS.

A BRICK PAVING — SCALE: 1-1/2" = 1'-0"

CONTAINER PLANTING SCHEDULE

SYMBOL	CONTAINER SIZE	BOTANICAL NAME	COMMON NAME	SIZE	QTY. PER CONTAINER	TOTAL QTY.
A	PER ARCHITECT	OLEA 'MONTRA'	LITTLE OLLIE	15 GAL.	1	6
B	PER ARCHITECT	PHILODENDRON 'XANADU'	XANADU PHILODENDRON	5 GAL.	7	14

NOTE: INSTALL 2"-3" DEEP LAYER OF 1"-2" MEXICAN BEACH PEBBLE - BLACK AS PROVIDED BY SOUTHWEST BOULDER & STONE (WWW.SOUTHWESTBOULDER.COM) & CWM MODULAR INSERT BY TOURNESOL (WWW.TOURNESOL.COM)

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION	DETAIL	QTY.
Ø	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX / STD.	12'-14' X 6'-7' 2" CAL.	M	FLOWERING TREE	A / L5.1	6

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DETAIL	QTY.
	BAM AK	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	15 GAL.	48" O.C.	M	TALL SCREENING SHRUB	B, C / L5.1	43
⊙	*CAM SAS*	CAMELLIA SASANQUA 'WHITE DOVES'	WHITE DOVE CAMELLIA	5 GAL.	36" O.C.	M	TALL FLOWERING SHRUB	B, C / L5.1	15
	CAR G.C.	CARISSA M. 'GREEN CARPET'	DWARF NATAL PLUM	1 GAL.	36" O.C.	L	EVERGREEN LOW GROUNDCOVER	B, C / L5.1	679
	CLI MIN	CLIVIA MINIATA 'MONYA'	FLAME CLIVIA	1 GAL.	24" O.C.	M	LOW FLOWERING SHRUB	B, C / L5.1	94
	DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	36" O.C.	L	MEDIUM FLOWERING SHRUB	B, C / L5.1	340
	DIA L.R.	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT	B, C / L5.1	488
	DIA T.V.	DIANELLA TASMANICA VARIEGATA	WHITE STRIPED TASMAN FLAX LILY	5 GAL.	36" O.C.	M	UPRIGHT ACCENT	B, C / L5.1	310
	GRE NOE	GREVILLEA NOELLII	NOEL'S GREVILLEA	5 GAL.	36" O.C.	L	MEDIUM FLOWERING SHRUB	B, C / L5.1	141
	MYR COM	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	1 GAL.	36" O.C.	L	MEDIUM SCREENING SHRUB	B, C / L5.1	304
	POL MUN	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	36" O.C.	M	MEDIUM SHRUB	B, C / L5.1	95
	LAN N.G.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	VL	LOW FLOWERING SHRUB	B, C / L5.1	71
	LIR MUS	LIRIOPE MUSCARI	LILYTURF	1 GAL.	24" O.C.	M	LOW FLOWERING SHRUB	B, C / L5.1	116
⊙	*OLE MON*	OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	TALL SCREENING SHRUB	B, C / L5.1	62
	OPH PLA	OPHIOPOGON PLANISCAPUS	BLACK MONDO GRASS	1 GAL.	18" O.C.	M	LOW GRASS LIKE SHRUB	B, C / L5.1	222
	TEU CHA	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.	24" O.C.	L	LOW FLOWERING SHRUB	B, C / L5.1	349
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	1 GAL.	30" O.C.	L	LOW SHRUB	B, C / L5.1	71

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF LOS ANGELES

REFERENCE KEYNOTES

KEY	DESCRIPTION	DETAIL
A	EXISTING CONCRETE WALK TO REMAIN & PROTECTED-IN-PLACE	--
B	EXISTING CURB & GUTTER TO REMAIN & PROTECTED-IN-PLACE	--
C	EXISTING ADA RAMP TO REMAIN & PROTECTED-IN-PLACE	--
D	EXISTING FDC TO REMAIN & PROTECTED-IN-PLACE	--
E	EXISTING RETAINING WALL TO REMAIN & PROTECTED-IN-PLACE	--
F	PROJECT SIGNAGE	PER SIGNAGE CONSULTANT
G	EXISTING BRICK PAVING TO REMAIN & PROTECTED-IN-PLACE	--
H	EXISTING BRICK STAIRS & HANDRAILS TO REMAIN & PROTECTED-IN-PLACE	--
I	EXISTING FLAG POLES TO REMAIN & PROTECTED-IN-PLACE	--
J	EXISTING VEHICULAR GATE TO REMAIN & PROTECTED-IN-PLACE	--
K	PAVING MATERIAL	PER ARCH. PLANS
L	SHADE STRUCTURE	PER ARCH. PLANS
M	POTTERY & SITE FUNRISHING	PER ARCH. PLANS

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
Ø	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	--
▲	LAGERSTROEMIA INDICA	CRAPE MYRTLE	--
	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	--
	CHORISIA SPECIOSA	FLOSS-SILK TREE	--

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

PAVING & WALL SCHEDULE

KEY	DESCRIPTION	DETAIL	MFR. / SUPPLIER	COLOR	FINISH	PATTERN	COMMENTS
P1	BRICK PAVING	A, L-4.2	PRESERVE IN PLACE	USE EXISTING SALVAGED BRICK	STUCCO FINISH WITH BRICK CAP	INFILL: BASKET WEAVE BAND: STACKED BOND	SEAL BRICK AND GROUT. PROVIDE MOCK-UP FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING
W1	PRECAST VENEER AT EXISTING PLANTER WALL	-	PRESERVE IN PLACE	PAINT TO MATCH BUILDING	STUCCO FINISH WITH BRICK CAP	-	CLEAN AND PRESERVE EXISTING BRICK CAP. PAINT STUCCO WALL TO MATCH ARCHITECTURE

NOTES:
A. CONTRACTOR SHALL PREPARE MOCK-UPS FOR PAVING. SEE 'MOCK-UP REQUIREMENTS', SHEET L0.0.
B. PROVIDE AN ISOLATION JOINT WHERE PAVING ABUTS VERTICAL SURFACES SUCH AS BUILDINGS, WALLS, STEPS, OR, AS NOTED IN THESE DRAWINGS.
C. CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING INSPECTOR FOR APPROVAL OF COLOR CONTRAST WITH FINISH SURFACE.

SITE FURNISHING SCHEDULE

KEY	DESCRIPTION	QTY	MFR. / SUPPLIER	MODEL	COLOR	FINISH	MOUNTING	COMMENTS
S1	LOUNGE CHAIR	4	FORMS AND SURFACES	VAYA CHAIR	SLATE	LOW SHEEN	SURFACE MOUNT	--
S2	SIDE TABLE	2	FORMS AND SURFACES	VAYA TABLE	SLATE	LOW SHEEN	SURFACE MOUNT	--
S3	SECTIONAL	2	GLOSTER	GRID SMALL CENTER	FABRIC: CAMERON GRANITE FRAME: METEOR	MATTE	--	--
		4		GRID SMALL CORNER UNIT	FABRIC: CAMERON GRANITE FRAME: METEOR	MATTE	--	--
S4	DEEP LOUNGE CHAIR	4	GLOSTER	GRID LOUNGE CHAIR	FABRIC: CAMERON GRANITE FRAME: METEOR	MATTE	--	--
S5	COFFEE TABLE	4	GLOSTER	GRID SQUARE COFFEE TABLE	TABLE TOP: TEAK FRAME: METEOR	NATURAL MATTE	--	--

NOTE: SITE FURNISHINGS ARE LONG LEAD ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE LEAD TIMES IN THE OVERALL PROJECT SCHEDULE. SUBSTITUTIONS WILL NOT BE ACCEPTED.

0 10 20 40 60

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STAMP:
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER ELLIS EBEL
No. 4402
12/15/21
07/21/22 (EXP. 08/31)
STATE OF CALIFORNIA

GENEVA MEDICAL

3160 GENEVA STREET LOS ANGELES, CA 90020

CLIENT:
MITAA GROUP
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Page No. 21 of 22
Case No. CPC-2020-4011-GPA1-ZCI-HD-SPR-HCA

Sheet Issue & Revision Log

Sheet	Date

HARDSCAPE & PLANTING PLAN

PA/PM:	RG
DRAWN BY:	RG
JOB NO:	21007

L4.2

DATE: 12/15/2021

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF VARISCO DESIGNS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH VARISCO DESIGNS. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF VARISCO DESIGNS PRIOR TO THE COMMENCEMENT OF WORK.

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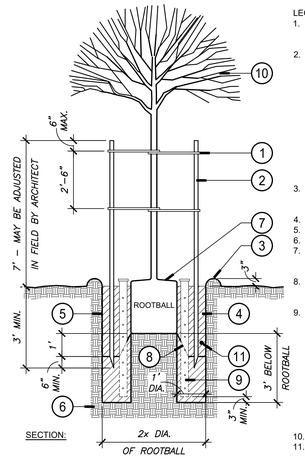
PLANTING NOTES

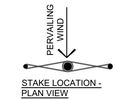
1. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
2. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
4. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
5. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
6. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
7. PROVIDE PRE-PLANT WEED CONTROL IN ALL PROPOSED PLANTER AREAS, PER SPECIFICATIONS, PRIOR TO START OF PLANTING. WEED CONTROL INCLUDES ERADICATION OF ALL EXISTING WEED PLANTS, AS WELL AS VIABLE SEEDS AND ROOTS. USE A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 14 DAYS BEFORE REMOVING BY MOWING OR GRUBBING. APPLY WATER BY IRRIGATION OR BY HAND FOR 10 DAYS AS REQUIRED TO ACHIEVE WEED GERMINATION, AND THEN RE-APPLY CONTACT HERBICIDES PER ABOVE. REPEAT AS REQUIRED TO ELIMINATE ALL WEEDS PRIOR TO PROCEEDING WITH PLANTING OPERATIONS.
8. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
9. BEFORE BIDDING AND AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED ON PLANTING PLAN. HAVE SAMPLES TESTED BY WAYPOINT ANALYTICAL, (800) 264-4522, FOR SOIL FERTILITY. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. ENSURE THAT ROUGH GRADING HAS BEEN CERTIFIED BY CIVIL ENGINEER AND THAT CIVIL ENGINEER OR OWNER'S AUTHORIZED REPRESENTATIVE HAS APPROVED FINE GRADING TO ±TH OF A FOOT PRIOR TO BEGINNING SOIL PREPARATION OPERATIONS. PROVIDE FOR INCLUSION OF ALL AMENDMENTS, SETTLING, ETC. IN DETERMINATION OF FINAL GRADES.
11. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
12. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHY APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
13. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
15. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED AT ONE-HALF THE SPECIFIED ON CENTER SPACING FROM THE EDGE.
16. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
17. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
18. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
19. DURING THE LENGTH OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
20. MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF AND BIO-RETENTION BASIN BOTTOMS) WITH A 3" DEEP LAYER OF .5"-1.5" FOREST FLOOR BARK MULCH BY AGUINAGA GREEN OR APPROVED EQUAL, AT THE CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
21. KEEP BARK MULCH 4-INCHES CLEAR FROM BASE OF TREES, SHRUBS, GRASSES, AND SUCCULENTS.
22. CONTRACTOR SHALL REPLACE ANY EXISTING PLANT MATERIAL WHICH IS DAMAGED BY CONSTRUCTION OPERATIONS. REPLACEMENT PLANT MATERIAL MUST BE OF MATCHING SPECIES, INSTALLED FROM THE FOLLOWING MINIMUM SIZE: 15-GALLON TREE, 1-GALLON SHRUB, FLATTED GROUNDCOVER AND SODDED TURF.
23. INSTALLATIONS THAT ARE ADJACENT OPEN SPACE, NATURALIZED SLOPES OR UNDEVELOPED LAND ARE SUBJECT TO DAMAGE BY RODENTS OR DEER AND SHALL BE TREATED WITH AN APPROPRIATE REPELLENT IN A SPRAY AND/OR TABLET FORM. REPELLEX BY GROPOWER OR APPROVED EQUAL, THAT PROVIDES IMMEDIATE AND LONG TERM PROTECTION, SHALL BE USED.
24. INSTALL EROSION CONTROL MAT ON SLOPES 2:1 AND STEEPER, SECURE WITH 12" LONG GALVANIZED SOIL STAPLES 12" O.C. HORIZONTALLY ALONG SLOPE AND 5' O.C. VERTICALLY DOWN THE SLOPE. PROVIDE MINIMUM 3' OVERLAP AT TOP AND BOTTOM AND MINIMUM 4" OVERLAP ALONG SIDES. 3
25. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. ROOT BARRIERS ARE TO BE 'UB24-2' BY DEEP ROOT CORPORATION, (800) 458-7668, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS INSTALLED ADJACENT TO A BIOSWALE SHALL NOT INTERFERE WITH DRAINAGE TO OR FROM THE BIOSWALE SYSTEM.
26. ANNUAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM OF 48 HOURS IN ADVANCE OF NEED FOR DELIVERY.



SECTION:

LEGEND:
1. (4) VIT RUBBER "CINCH TIES" - ATTACH TO WOOD STAKES IN A FIGURE EIGHT PATTERN WITH GALVANIZED ROOFING NAILS.
2. (2) 2" DIA. X 10' WOOD STAKES FOR 24" BOX AND SMALLER TREES OR (2) 3" DIA. X 10' WOOD STAKES FOR 36" BOX AND LARGER TREES. STAKES TO BE UNTREATED LODGEPOLE PINE WITH TAPERED POINTS AND CHAMFERED TOPS. CUT TOP OF STAKES IF DIRECTED BY LANDSCAPE ARCHITECT. DO NOT ALLOW TOP OF STAKES TO EXTEND INTO TREE CANOPY. LONGER 12' LONG STAKES ARE TO BE USED, AS NECESSARY, TO PROVIDE ADDITIONAL SUPPORT FOR TALL AND/OR TOP-HEAVY TREES
3. WATER BASIN - 3" MINIMUM DEPTH. REMOVE BASIN IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
4. AMENDED BACKFILL PER SPECIFICATIONS.
5. SCARIFY SIDES AND BOTTOM OF TREE PIT.
6. NATIVE UNDISTURBED SOIL.
7. AFTER SETTLING TREE, SET TOP OF ROOTBALL 3" ABOVE SURROUNDING FINISH GRADE AND SLOPE GRADE FOR DRAINAGE.
8. CREATE A 45 DEGREE CHAMFERED PEDESTAL FROM UNDISTURBED NATIVE SOIL TO REDUCE TREE SETTLEMENT.
9. INSTALL (2) 4" DIA. SDR 35 PERFORATED SEWER STANDPIPE WITH DRAIN SOCK AT OPPOSITE SIDES OF TREE PIT. PAINT TOP 6" OF STANDPIPE BLACK. TERMINATE TOP OF STANDPIPES WITH BLACK NDS #111 (4" ROUND) GRATES. INSTALL TOP OF GRATE 2" ABOVE FINISH GRADE. ORIENT STANDPIPES IN SAME LOCATION AT EACH TREE GROUPING TO FACILITATE VERIFICATION AND MAINTENANCE. STANDPIPES TO BE LOCATED IN OPPOSING CORNERS OF PLANT PIT.
10. TREE - PLUMB AND CENTER IN PIT.
11. PLANT TABLET PER SPECIFICATION.

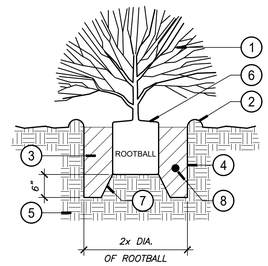
NOTES:
A. ENSURE THAT TREE TIES ARE INSTALLED LOOSE ENOUGH TO ALLOW FOR ADEQUATE TRUNK MOVEMENT.
B. INSTALL STANDPIPE FOR 24" BOX TREES AND LARGER TREES ONLY.
C. SLOPE BOTTOM OF PLANT PIT TO SUMP AT 2% MINIMUM.
D. KEEP MULCH 4" CLEAR OF TRUNK, TYPICAL.
E. AT TURF AREAS, MAINTAIN TURF AT 12" CLEAR FROM BASE OF TRUNK AND INSTALL 'ARBOR GARD' TRUNK PROTECTOR.



STAKE LOCATION - PLAN VIEW

A TREE PLANTING

SCALE: 3/8" = 1'-0"



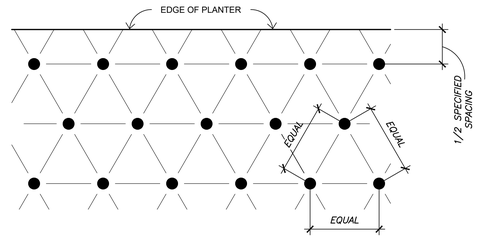
SECTION:

LEGEND:
1. SHRUB - PLUMB AND CENTER IN PIT.
2. WATER BASIN - 3" MINIMUM DEPTH. REMOVE BASIN IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
3. AMENDED BACKFILL PER SPECIFICATIONS.
4. SCARIFY SIDES AND BOTTOM OF SHRUB PIT.
5. NATIVE UNDISTURBED SOIL.
6. AFTER SETTLING SHRUB, SET TOP OF ROOTBALL 1" ABOVE SURROUNDING FINISH GRADE AND SLOPE GRADE FOR DRAINAGE.
7. CREATE A 45 DEGREE CHAMFERED PEDESTAL FROM UNDISTURBED NATIVE SOIL TO REDUCE TREE SETTLEMENT.
8. PLANT TABLET PER SPECIFICATION.

NOTES:
A. KEEP MULCH 4" CLEAR OF CROWN, TYPICAL.
B. ROOTS MUST NOT BE ROOT BOUND. LOOSEN ANY TIGHTLY PACKED ROOTS.

B SHRUB PLANTING

SCALE: 3/4" = 1'-0"



NOTES:
A. ALL SHRUBS / GROUND COVERS TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.
B. PLANT MATERIAL AT THE EDGE OF PLANTER AREAS SHALL BE LOCATED ½ OF THE ON-CENTER SPACING DISTANCE INDICATED IN THE LEGEND. FOR EXAMPLE, IF SPACING IS INDICATED AS 24" ON CENTER, PLANTS AT THE EDGE OF THE PLANTER SHALL BE LOCATED 12" FROM THE EDGE.
C. PLANT SPACING INDICATED IN THE PLANTING LEGEND IS THE MAXIMUM ALLOWED SPACING. IN NARROW PLANTER AREAS, SPACING MAY NEED TO BE REDUCED IN ORDER TO MAINTAIN THE MAXIMUM ON-CENTER SPACING AND SPACING FROM EDGE OF PLANTER AS INDICATED ON THIS DETAIL.

C SHRUB & GROUNDCOVER SPACING

SCALE: N.T.S.

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PHONE NO. 213.388.6168

CLIENT: MITAA GROUP

EXHIBIT "A"
Page No. 22 of 22
Case No. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

Sheet Issue & Revision Log

Sheet Date

PLANTING DETAILS

PA/PM:	RG
DRAWN BY:	RG
JOB NO:	21007

L5.1

DATE: 12/15/2021

Exhibit B

Environmental Clearance

Exhibit B.1: ENV-2020-4012-MND and Appendices linked below

MND: https://planning.lacity.org/odocument/8431d824-790c-45ce-a46f-a96729641f75/ENV-2020-4012.pdf

Appendix A: https://planning.lacity.org/odocument/16d3e509-a240-467f-a9b9-e8bb7e784254/ENV-2020-4012-A.pdf

Appendix B: https://planning.lacity.org/odocument/db6c200e-07da-4d0f-a514-4d1fb271e0b4/ENV-2020-4012-B.pdf

Appendix C: https://planning.lacity.org/odocument/78c4a44a-4ac8-456e-ae9a-256f4e2e45c6/ENV-2020-4012-C.pdf

Appendix D: https://planning.lacity.org/odocument/0af5797b-34c0-4125-ab5c-33cfd668c7f8/ENV-2020-4012-D.pdf

Appendix E: https://planning.lacity.org/odocument/42a0fbba-f877-4f68-af98-6fc91b52bd9b/ENV-2020-4012-E.pdf

Appendix F: https://planning.lacity.org/odocument/33a18a55-6fbd-4413-8625-ddae7fc3dbec/ENV-2020-4012-F.pdf

Appendix G: https://planning.lacity.org/odocument/1bb7d620-fee6-4dc8-84a9-7a7e068fa2f3/ENV-2020-4012-G.pdf

Appendix H: https://planning.lacity.org/odocument/d0f6182f-51f2-4b08-98aa-383cfb9f1805/ENV-2020-4012-H.pdf

Exhibit B.2: Mitigation and Monitoring Program

Attached

MITIGATION AND MONITORING PROGRAM

1.1 INTRODUCTION

This Mitigation Monitoring Program ("MMP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project's impacts in the MND takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

1.2 ORGANIZATION

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency : the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

1.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

1.4 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

1.5 MITIGATION MONITORING PROGRAM

A. Hazards & Hazardous Materials

Mitigation Measures

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

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency**: Department of Building and Safety
- **Monitoring Phase**: Pre-construction and during construction
- **Monitoring Frequency**: Once, during plan check, once during construction, prior to installation of the dual phase system
- **Action Indicating Compliance**: Building Permit clearance

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

1) Active Sub Slab Ventilation System – any soil gas contaminants will be draw out from beneath the slab and then exhaust through the roof line, through a matrix of blower driven suction points;
2) Gas Detection System – integrated with the Sub Slab Ventilation System, this system will utilize methane gas sensors that are located in specific areas, as well as in line with exhaust system at roof line.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency**: Department of Building and Safety
- **Monitoring Phase**: During site construction and operation
- **Monitoring Frequency**: Continuous monitoring throughout construction and operation
- **Action Indicating Compliance**: Certificate of Occupancy clearance

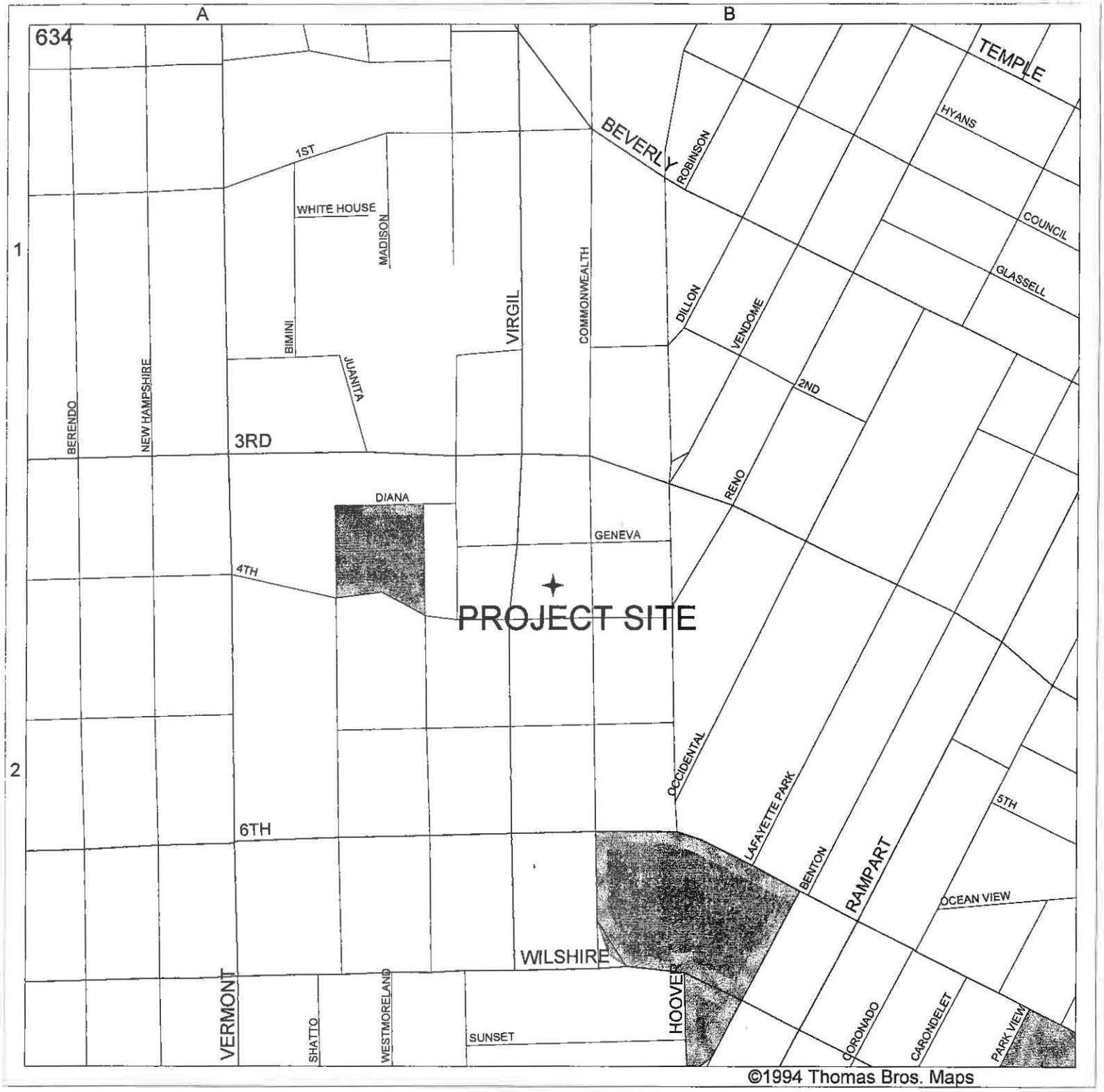
MM-3: If any wells were encountered, the applicant shall immediately notify DOGGR's appropriate well review engineer and submit for DOGGR review an amended site plan with surveyed well location. As needed, DOGGR would send a follow-up well evaluation letter to the property owner and local permitting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

- **Enforcement Agency:** The Department of Conservation's Geologic Energy Management Division (CalGEM) (formally known as the Division of Oil, Gas and Geothermal Resources or DOGGR)
- **Monitoring Agency**: CalGEM
- **Monitoring Phase**: Construction
- **Monitoring Frequency**: As needed
- **Action Indicating Compliance**: n/a

Exhibit C

Maps

(Vicinity Map, Radius Map, ZIMAS Map)



VICINITY MAP

SITE : 3160 W. GENEVA STREET

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

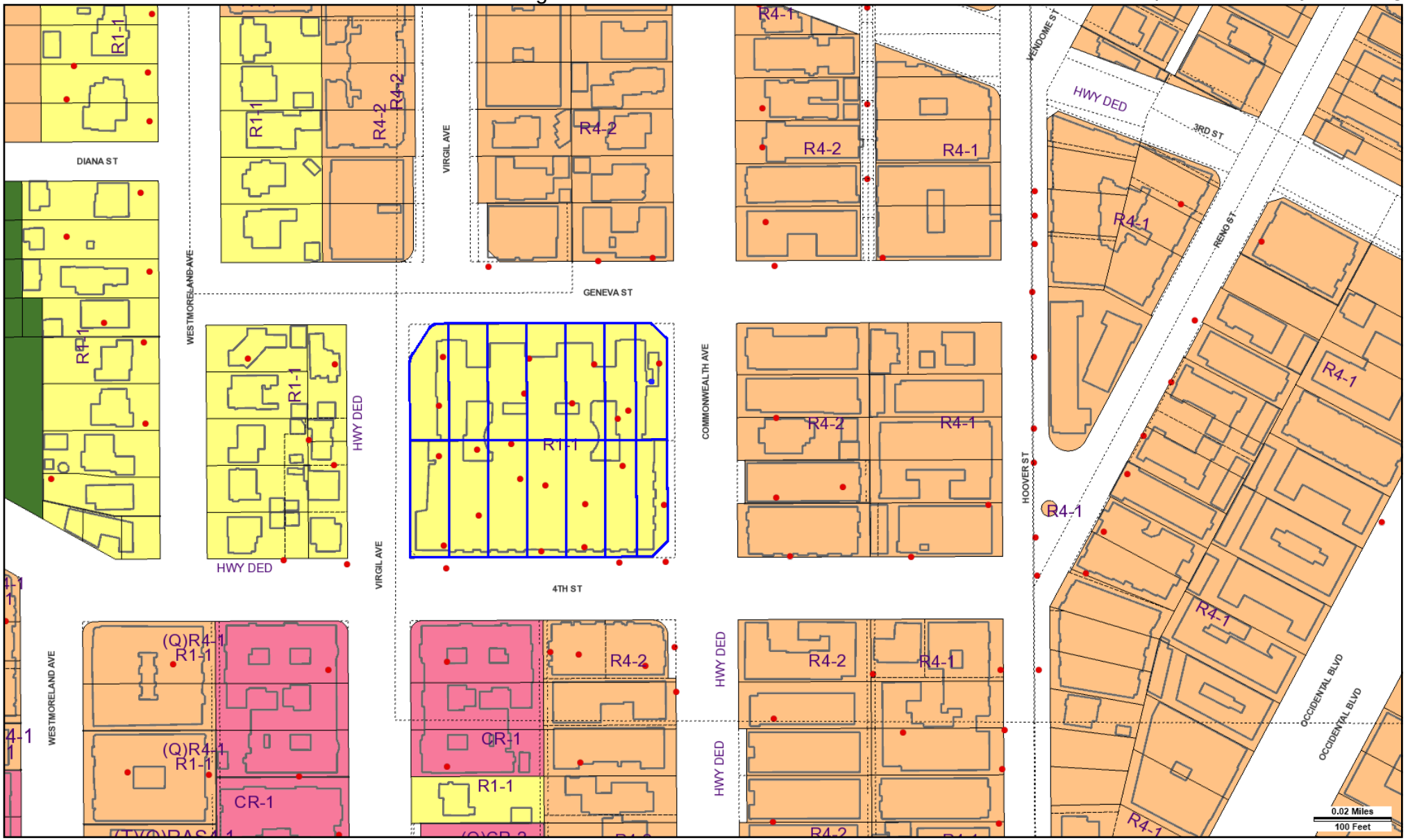

3 RD
4 TH
5 TH
DIANA ST
GENEVA ST
WESTMORELAND AVE
VIRGIL AVE
SHATTO PL
COMMONWEALTH AVE
RENO ST
HOOVER BLVD
OCCIDENTAL BLVD
SHRINERS HOSPITAL FOR CHILDREN
CPC-2020-4011-GPAJ-ZCJ-SPR-HCA
ZAI-19XX-86
ZA-1986-1252-SM
ZA-1993-478-F
CPC-19XX-21758
CPC-19XX-21757
CPC-1986-834-GPC
CPC-5739
PRE-SCHOOL
CPC-19XX-27362
CPC-13510
CPC-2003-5386-ZC
CPC-2000-5216-CU
ZA-2004-6991-ZAD
ZA-1982-251
ZA-1978-125
CPC-19XX-18728
CPC-4286
CPC-19XX-18728
CPC-13510
YD-7637-YV
CPC-4995
CPC-1995-148-GPC
CPC-1984-1-HD
ZA-11473
C2-1
ZA-19XX-17712
CHURCH & PRIVATE SCHOOL
ZA-1979-35
YD-3496
CPC-1984-1-HD
YD-7188
YD-3196-YV
ZA-19XX-1195
ZA-1988-1096-SM
CPC-19XX-21438
YV-16639
CPC-8247
CPC-10656
VACANT
ZA-2015-3648-ZAA
4 CONDOS
10 CONDOS
39 CONDOS
74 CONDOS
90 CONDOS
SHATTO RECREATION CENTER
CPC-2027
CPC-19XX-1702
ZA-1988-57-ZV
CPC-19XX-1364
CPC-2002-1128-GA
CPC-1990-596-GPAC
ZA-1996-400-YV
CPC-19XX-28282
CPC-1987-335-ZC
CPC-1987-3-ZC
CPC-1986-83
ZA-1995-175-ZV
BZA-1995-5153-ZV-YV
ZAI-2363
CPC-19XX-16169
CPC-19XX-16170
CPC-6951
CPC-1987-775-DB
CPC-1987-774-ZC
YV-19XX-1360
YD-1360
CPC-19XX-29381
CPC-19XX-29201
CPC-1986-684-ZC
CPC-1986-834-ZC-GPA-PPR
ZA-1979-30
ZA-1998-511-CUZ-PA1
ZA-1998-511-CUZ
CPC-3693
CPC-2000-1976-SP
CPC-1984-1-HD
ZAI-19XX-1304
ZA-2004-4093-ZAA
ZA-1979-296
YV-7559
CPC-2000-1976-SP
CPC-1984-1-HD
CPC-19XX-21438
CPC-1984-1-HD
CPC-1984-1-HD
CPC-1984-1-HD

ZIMAS INTRANET

Generalized Zoning

01/14/2022

City of Los Angeles
Department of City Planning



Address: 3150 W GENEVA ST

APN: 5501023013

PIN #: 136-5A201 227

Tract: SOUTH HALF OF THE WEST END UNIVERSITY ADDITION

Block: 17

Lot: FR 1

Arb: None

Zoning: R1-1

General Plan: High Medium Residential

Exhibit D

Departmental Letters

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: August 18, 2020

TO: Nickolas Hendricks, Senior City Planner
Department of City Planning

FROM: Timothy Tyson, Chief Forester
Bureau of Street Services, Urban Forestry Division

SUBJECT: **CPC 2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – 3150 W. Geneva St.**

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

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

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

TT:AS:djm

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 8/12/2020

To: Charlie Rausch, Senior City Planner
Department of City Planning
200 N. Spring St., 6th Floor MS-395

From: Jay Wong, Manager
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: CPC 2020-4011 GPA ZC
3150 W GENEVA ST 90020

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Virgil Ave., two (2) on Geneva St., two (2) on Commonwealth Ave., and one (1) on 4th St.

NOTES:

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

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

CC: Land Development Group MS 901
Engineering District Office: CEN

+FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

December 17, 2020

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Nicholas Hendricks

FROM: Los Angeles Fire Department

SUBJECT: **CITY PLANNING CASE CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA (3150 West Geneva St.) (EXPEDITE)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please email **lafdhydrants@lacity.org** You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RD:jb
CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA **(EXPEDITE)**

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 5, 2020

To: Mr. Vince Bertoni, Director
Department of City Planning
Attn: Nicholas Hendricks (Senior City Planner)

for

From: Bertram Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: **Case No. CPC 2020-4011 (GPA/ZC/ZV/ZAD/SPR/HCA): 3160 West Geneva Street**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval a General Plan Amendment, Zone Change, Zone Variance, Zoning Administrator Adjustment, Site Plan Review and Housing Crisis Act adjoining the area involved:

1. Dedication Required:

   Geneva Street (Local Street) – None.

   Commonwealth Avenue (Collector Street) – None.

   4th Street (Collector Street) – None.

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

2. Improvements Required:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. The applicant shall file a request with the Bureau of Engineering Central District Office to verify that the existing sewer lines have enough capacity to handle the additional flow generated by the proposed development (213) 482-7030 (email: eng.centralinfo@lacity.org).

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

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

Any questions regarding this report may be directed to Quyen Phan of my staff at (213) 808-8604 or Quyen.Phan@lacity.org.

cc: Mee Semcken
Central District Office

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 202000381

Part I. To be Completed by Applicant DCP Case Number

Applicant	Lee Consulting Group, LLC	Address	1000 Wilshire Blvd. Suite 1800 Los Angeles, CA 90017
Phone	213-706-7475	Email	meehae2@yahoo.com
Owner	GenevaCho, LLC	Address	3700 Wilshire Blvd. #200 Los Angeles, CA 90010
Project Address	3160 W. Geneva St.	APN	5501023013
Engineering District	Central		

Project description (attach ZIMAS map with highlighted parcel(s))
Renovation of an existing hospital building and addition of 30,000 SF on the 3rd floor.

Is there a tract or parcel map being filed in conjunction with this: [ ] Yes [**X**] No

If yes,Tract Map No. _____ Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE [ ] Yes [**X**] No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot? [ ] Yes [**X**] No

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?
GENEVA ST (LOCAL STREET - STANDARD, W=60')

Does the project front an intersection of two major or secondary highways? [ ] Yes [**X**] No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-1.

Apparent width of existing half right of way (street centerline to property line):	GENEVA ST - 40 FT ft
Standard dimension for half right of way (from S-470-1), (street centerline to property line):	GENEVA ST - 30 FT ft
Apparent width of existing half roadway (street centerline to curb face):	GENEVA ST - 18 FT ft
Standard street dimension for half roadway (street centerline to curb face):	GENEVA ST - 18 FT ft
Is the lot connected to the sewer?	[**X**] Yes [ ] No
Distance from subject lot to nearest main line sewer	40 ft
Is the subject lot(s) within the hillside ordinance boundary?	[ ] Yes [**X**] No

Preliminary Required Improvements:

Planning Case Referral Form Recommendation:	
Dedication Required:	[ ] Yes [**X**] No
Street Widening Required:	[ ] Yes [**X**] No
Other Improvements Required:	[ ] Yes [**X**] No

If yes, please list preliminary required improvements:

NOTE: The information on this PCRF is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what **may** be required by BOE. If the PCRF Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRF Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRF Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Thomas Lang Date: 08/06/2020

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

3160 W. Geneva St
DOT Case No. CEN20-50158

Date: February 1, 2021

To: Milena Zasadzien, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE NEROLOGICAL MEDICAL CENTER PROJECT AT 3160 WEST GENEVA STREET**

The LADOT has reviewed the transportation analyses prepared by Crain & Associates dated January 8, 2021, for the proposed GenevaCho Neurological Medical Center at 3160 West Geneva Street within the Wilshire Community in the City of Los Angles. In compliance with SB 743 and the CEQA guidelines, a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in LADOT's July 2019 Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

1. Project Description
   GenevaCho Neurological Medical Center (the "Project"), the proposed renovation of the two-story existing building that consists of approximately 141,164 square feet of outpatient clinic and medical use along with the addition of a third story for up to 40 senior independent living residences. The site previously housed the Shriners Children's Hospital that closed in 2017. The building has an existing footprint of approximately 82,096 square feet. This building will be renovated to accommodate the development of the Project. Project parking would be provided on-site within two subterranean levels, the ground-level, and mezzanine parking level. All Project vehicular access/egress would be via an existing driveway on 4th Street on the southern side of the Project site. The Project is anticipated to be completed in Year 2022. The conceptual Project Site plan is illustrated in **Attachment A.**

2. Freeway Safety Analysis
   Per the Interim Guidance for Freeway Safety Analysis memorandum issued by DOT on May 1, 2020 to address Caltrans safety concerns on freeways, the study addresses the project's effects on vehicle queuing on freeway off-ramps. Such an evaluation measures the project's potential to lengthen a forecasted off-ramp queue and create speed differentials between vehicles exiting the freeway off-ramps and vehicles operating on the freeway mainline. The evaluation included the number of project trips expected to be added to a nearby freeway off-ramp serving the project site. It was determined that project traffic will **not** exceed 25 peak hour trips. Therefore, a freeway ramp analysis was not required.

3. CEQA Screening Threshold
   Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed 250 daily vehicle trips screening threshold. Using the City of Los Angeles

VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3. A copy of the VMT Calculator summary report is provided as **Attachment B**.

4. Transportation Impacts

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.3 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The new LADOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The LADOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. LADOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the Central APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

The results show that with the Project, the Household VMT per Capita would be **1.5** compared to the threshold of 6.0, and the Work VMT per Capita would be **5.8** compared to the threshold of 7.6. Therefore, it is concluded that the Project would not cause significant VMT impacts for both Household VMT and Work VMT. A copy of the VMT Calculator summary report is provided as **Attachment B.**

5. Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the LAMC. Therefore, LADOT continues to require and review a project's site access, circulation, and operational plan to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. As shown in **Attachment C,** the study intersections listed below are analyzed using the "level of service (LOS)" screening methodology to evaluate the operational characteristics intersections based on the delay being experienced by vehicles passing through an intersection in the peak hour, calculated using a

ratio of its traffic volume and its intersection capacity and based on intersection geometrics peak-hour volumes, turning movements and signal phasing. LADOT has reviewed this analysis and determined that it adequately discloses operational concern.

1. Vermont Avenue & 3rd Street (signalized)
2. Virgil Avenue & 3rd Street (signalized)
3. Virgil Avenue & 4th Street (signalized)
4. Project Driveway & 4th Street (unsignalized)
5. Commonwealth Avenue & 4th Street (unsignalized)
6. Virgil Avenue & 6th Street (signalized)

PROJECT REQUIREMENTS

A. CEQA (Corrective Measure)

The purpose of a Transportation Demand Management (TDM) plan is to reduce the use of single occupant vehicles (SOV) by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. A TDM plan should include design features, transportation services, education, and incentives intended to reduce the amount of SOV during commute hours. Through strategic building design and orientation, this project can facilitate access to transit, can provide a pedestrian-friendly environment, can promote non-automobile travel and can support the goals of a trip-reduction program. A preliminary TDM program shall be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the project. The TDM program should include, but not be limited to, the following strategies:

- Reduce Parking Supply: The Project proposes to provide a total of 153 on-site automobile parking spaces, which represents a reduction of 171 automobile parking spaces from the amount required by direct application of the LAMC. The Project will be requesting a Zone Variance to request a parking variance to reduce parking.

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

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

B. Non-CEQA Related Requirements and Considerations

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

1. Parking Requirements
   The Project would provide a total of 153 on-site parking spaces,18 short-term and 21 long-term bicycle parking. The applicant should check with the Departments of Building and Safety and City Planning on the number of Code-required parking spaces.

2. Highway Dedication and Street Widening Requirements
   Per the new Mobility Element of the General Plan **4th Street and Commonwealth Street** both are designated as Collector Street, which would require a 20-foot half-width roadway

within a 33-foot half-width right-of-way. **Geneva Street** is designated as Collector Street which requires a 18-foot half-width roadway within a 30-foot half-width right-of-way. **Virgil Avenue** is designated Avenue II which requires a 28-foot half-width roadway within a 33-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk/merger requirements for this project.

3. Project Access and Circulation
   As illustrated in **Attachment A** previously described under project description, the project is proposing one driveway on 4th Street for all types of access such as service, delivery, and truck loading/unloading and trash collection. LADOT may recommend additional requirements once a complete review of the loading operations is conducted. Any changes to the project's site access, circulation scheme, or loading/unloading area after issuance of this report would require separate review and approval and should be coordinated as soon as possible with LADOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). Driveway placement and design shall be approved by the Department of City Planning (City Planning) in consultation with LADOT, prior to issuance of a Letter of Determination by City Planning.

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

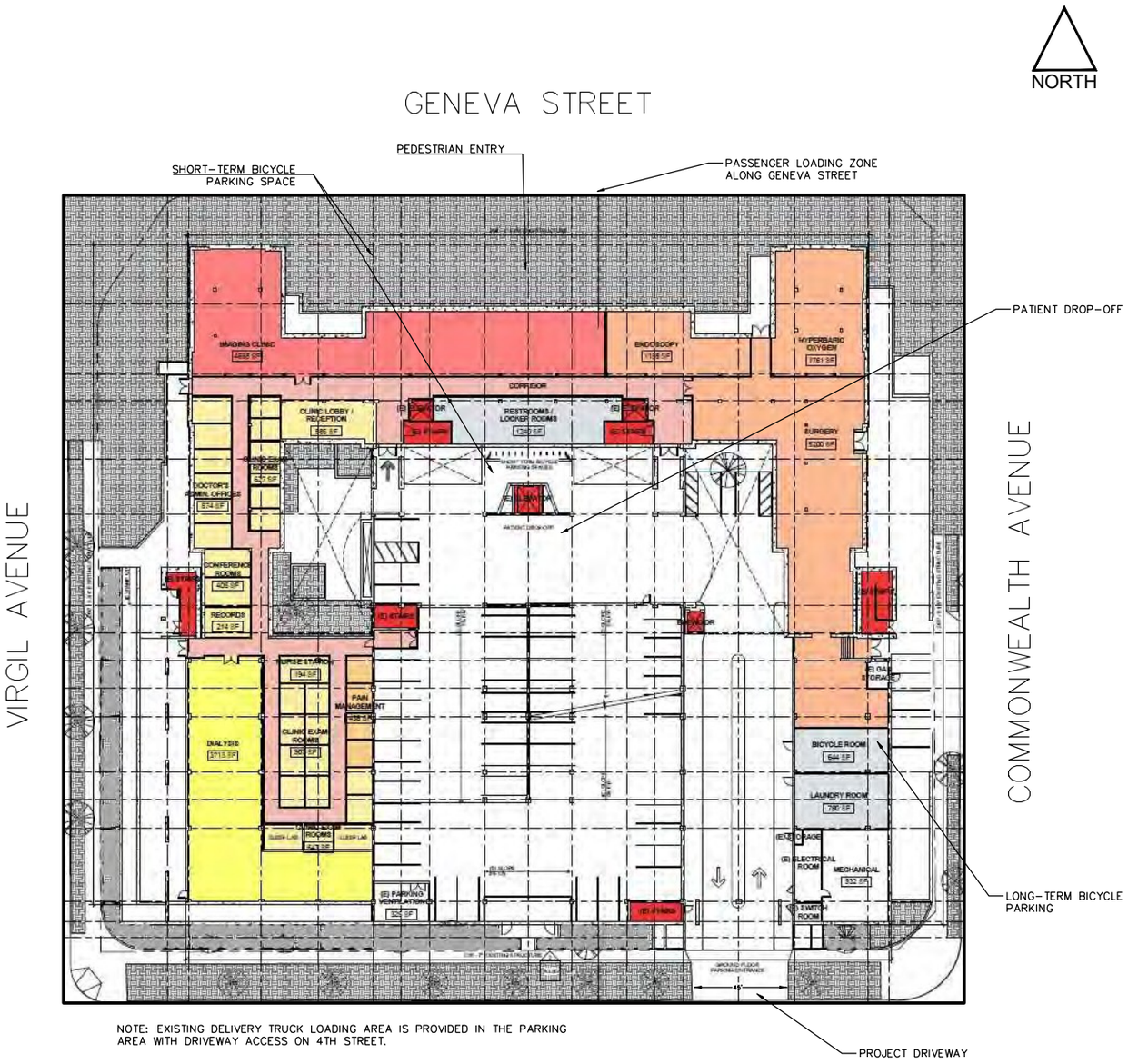
5. Development Review Fees
   Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Russell Hasan of my staff at (213) 972-8406.

Attachments

J:\Letters\2021\CEN20-50158_3160 Geneva Street.docx

c: Craig Bullock, Council District 13
Matthew Masuda, Central District, BOE
Bhuvan Bajaj, Hollywood-Wilshire District, LADOT
Taimour Tanavoli, Case Management, LADOT
Hilary Mau, KOA|Crain Associates



NOTE: EXISTING DELIVERY TRUCK LOADING AREA IS PROVIDED IN THE PARKING AREA WITH DRIVEWAY ACCESS ON 4TH STREET.

FIGURE 2

12/24/2020

FN: GENEVA(3160)\GRAPHICS\SITEPLAN_DETAILED

CONCEPTUAL SITE PLAN

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: GenevaCho Neurological Medical Center

Scenario: With Project

Address: 3160 GENEVA ST, 90020

www



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
		DU

☐

Proposed Project Land Use

Land Use Type	Value	Unit
		DU

☑

Project Screening Summary

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	3,320 Net Daily Trips
The net increase in daily VMT ≤ 0	20,687 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

10/7/2020

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: GenevaCho Neurological MedicalCenter

Scenario: With Project

Address: 3160 GENEVA ST, 90020



Proposed Project Land Use Type	Value	Unit
Office | Medical Office	141.164	ksf
(custom) Senior Independent Housing | Daily	148	Trips
(custom) Senior Independent Housing | HBW-A	0	Percent
(custom) Senior Independent Housing | HBO-A	20	Percent
(custom) Senior Independent Housing | NHB-A	5	Percent
(custom) Senior Independent Housing | HBW-P	15	Percent
(custom) Senior Independent Housing | HBO-P	41	Percent
(custom) Senior Independent Housing | NHB-P	19	Percent
(custom) Senior Independent Housing | Daily	40	Residents
(custom) Senior Independent Housing | Daily	0	Employees
(custom) Senior Independent Housing | Daily	Non-Retai	Retail/Non-R

TDM Strategies

Select each section to show individual strategies ☑

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

Parking

Reduce Parking Supply

- ☐ ☑ 324 city code parking provision for the project site
- ☐ ☑ 153 actual parking provision for the project site

Unbundle Parking

- ☐ ☐ 25 monthly parking cost (dollar) for the project site
- ☑ ☐ 100 percent of employees eligible
- ☐ ☐ 6.00 daily parking charge (dollar)
- ☐ ☐ 50 percent of employees subject to priced parking
- ☐ ☐ cost (dollar) of annual permit

Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
20,299 Daily VMT	**16,099** Daily VMT
1.9 Household VMT per Capita	**1.5** Household VMT per Capita
7.3 Work VMT per Employee	**5.8** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: No Threshold = 7.6 15% Below APC	**Work: No** Threshold = 7.6 15% Below APC

Measuring the Miles

10/7/2020

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: October 7, 2020
Project Name: GenevaCho Neurological Medical Center
Project Scenario: With Project
Project Address: 3160 GENEVA ST, 90020

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	*0*	*DU*
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	*Family*	*0*	*DU*
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	*0.000*	*ksf*
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	*General Office*	*0.000*	*ksf*
	Medical Office	141.164	ksf
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*
Other	Senior Independent Housing	148	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: October 7, 2020
Project Name: GenevaCho Neurological Medical Center
Project Scenario: With Project
Project Address: 3160 GENEVA ST, 90020

Version 1.3

Analysis Results

Total Employees: 423
Total Population: 40

Proposed Project		*With Mitigation*	
3,262	**Daily Vehicle Trips**	**2,587**	**Daily Vehicle Trips**
20,299	**Daily VMT**	**16,099**	**Daily VMT**
1.9	**Household VMT per Capita**	**1.5**	**Household VMT per Capita**
7.3	**Work VMT per Employee**	**5.8**	**Work VMT per Employee**

Significant VMT Impact?

APC: Central

Impact Threshold: 15% Below APC Average
Household = 6.0
Work = 7.6

Proposed Project		*With Mitigation*	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 6.0	No	Household > 6.0	No
Work > 7.6	No	Work > 7.6	No

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: October 7, 2020
Project Name: GenevaCho Neurological Medical Cente
Project Scenario: With Project
Project Address: 3160 GENEVA ST, 90020

Version 1.3

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	*0*	324
		Actual parking provision (spaces)	*0*	153
	Unbundle parking	*Monthly cost for parking ($)*	*$0*	*$0*
	Parking cash-out	Employees eligible (%)	100%	100%
	Price workplace parking	*Daily parking charge ($)*	*$0.00*	*$0.00*
		Employees subject to priced parking (%)	*0%*	*0%*
	Residential area parking permits	*Cost of annual permit ($)*	*$0*	*$0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	*Reduce transit headways*	*Reduction in headways (increase in frequency) (%)*	*0%*	*0%*
		Existing transit mode share (as a percent of total daily trips) (%)	*0%*	*0%*
		Lines within project site improved (<50%, >=50%)	*0*	*0*
	Implement neighborhood shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees and residents eligible (%)	*0%*	*0%*
	Transit subsidies	Employees and residents eligible (%)	*0%*	90%
		Amount of transit subsidy per passenger (daily equivalent) ($)	*$0.00*	$0.75
Education & Encouragement	*Voluntary travel behavior change program*	*Employees and residents participating (%)*	*0%*	*0%*
	Promotions and marketing	Employees and residents participating (%)	*0%*	100%

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
	Employer sponsored vanpool or shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees eligible (%)	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	*Includes indoor bike parking/lockers, showers, & repair station (Yes/No)*	*0*	*0*
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: October 7, 2020
Project Name: GenevaCho Neurological Medical Center
Project Scenario: With Project
Project Address: 3160 GENEVA ST, 90020

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	*0%*	13%	*0%*	13%	*0%*	13%	*0%*	13%	*0%*	13%	*0%*	13%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Parking cash-out	*0%*	*0%*	8%	8%	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Price workplace parking	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Residential area parking permits	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
Transit	Reduce transit headways	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Transit subsidies	*0%*	6%	*0%*	6%	*0%*	6%	*0%*	6%	*0%*	6%	*0%*	6%	
Education & Encouragement	Voluntary travel behavior change program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	*0%*	4%	*0%*	4%	*0%*	4%	*0%*	4%	*0%*	4%	*0%*	*0%*	
Commute Trip Reductions	Required commute trip reduction program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Employer sponsored vanpool or shuttle	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
	Ride-share program	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	
Shared Mobility	Car-share	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	
	School carpool program	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Urban

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Bicycle Infrastructure sections 1 -3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	
Neighborhood Enhancement	Traffic calming improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	TDM Strategy Appendix, Neighborhood Enhancement sections 1 -2
	Pedestrian network improvements	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*1%*	*21%*	*8%*	*27%*	*1%*	*21%*	*1%*	*21%*	*1%*	*21%*	*1%*	*18%*
MAX. TDM EFFECT	*1%*	*21%*	*8%*	*27%*	*1%*	*21%*	*1%*	*21%*	*1%*	*21%*	*1%*	*21%*

= Minimum (X%, 1-[(1-A)*(1-B)…])
where X%=

PLACE TYPE MAX:	urban	75%
	compact infill	*40%*
	suburban center	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,…). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: October 7, 2020
Project Name: GenevaCho Neurological Medical Cente
Project Scenario: With Project
Project Address: 3160 GENEVA ST, 90020

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	22	-95.5%	1	7.5	165	8
Home Based Other Production	61	-78.7%	13	5.1	311	66
Non-Home Based Other Production	956	-8.3%	877	7.6	7,266	6,665
Home-Based Work Attraction	614	-21.2%	484	7.0	4,298	3,388
Home-Based Other Attraction	2,659	-59.1%	1,087	4.9	13,029	5,326
Non-Home Based Other Attraction	936	-8.3%	858	6.1	5,710	5,234

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-0.6%	1	8	-21.2%	1	6
Home Based Other Production	-0.6%	13	66	-21.2%	10	52
Non-Home Based Other Production	-0.6%	871	6,623	-21.2%	691	5,253
Home-Based Work Attraction	-8.3%	444	3,108	-27.3%	352	2,465
Home-Based Other Attraction	-0.6%	1,080	5,293	-21.2%	857	4,198
Non-Home Based Other Attraction	-0.6%	853	5,201	-21.2%	676	4,125

MXD VMT Methodology Per Capita & Per Employee

Total Population: 40
Total Employees: 423
APC: Central

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**74**	**58**
Total Home Based Work Attraction VMT	**3,108**	**2,465**
Total Home Based VMT Per Capita	**1.9**	**1.5**
Total Work Based VMT Per Employee	**7.3**	**5.8**

The results of the delay-based quantitative analysis of future traffic conditions at the study intersections are summarized in Table 12.

Table 12: Future (2022) Intersection Delay Summary

				Future (2022) Conditions				
				Without Project		With Project		
No.	Intersection	Peak Hour	Approach	Delay[1]	LOS[2]	Delay[1]	LOS[2]	Change[3]
1	Vermont Avenue &	AM		121.9	F	129.4	F	7.5
	3rd Street	PM		113.1	F	127.4	F	14.3
2	Virgil Avenue &	AM		45.7	D	46.8	D	1.1
	3rd Street	PM		36.6	D	39.5	D	2.9
3	Virgil Avenue &	AM		7.6	A	8.5	A	0.9
	4th Street	PM		25.3	C	46.2	D	20.9
4	Project Driveway &	AM	Overall	0.0	A	2.9	A	2.9
	4th Street		SB	0.0	A	13.3	B	13.3
			EB	0.0	A	3.9	A	3.9
			WB	0.0	A	0.0	A	0.0
		PM	Overall	0.0	A	11.0	B	11.0
			SB	0.0	A	30.2	D	30.2
			EB	0.0	A	1.4	A	1.4
			WB	0.0	A	0.4	A	0.4
5	Commonwealth Avenue &	AM	Overall	11.5	B	12.2	B	0.7
	4th Street		NB	10.9	B	11.4	B	0.5
			SB	12.5	B	12.7	B	0.2
			EB	11.3	B	12.7	B	1.4
			WB	10.9	B	11.6	B	0.7
		PM	Overall	27.0	D	54.3	F	27.3
			NB	35.2	E	49.0	E	13.8
			SB	13.5	B	15.0	B	1.5
			EB	25.5	D	81.3	F	55.8
			WB	11.9	B	13.3	B	1.4
6	Virgil Avenue &	AM		19.8	B	20.2	C	0.4
	6th Street	PM		19.8	B	20.6	C	0.8

Note:
[1] Delay in seconds; [2] LOS = Level of Service; [3] Change in delay reported in seconds.

As shown, under Future (2022) Without Project conditions, traffic operations are expected to degrade when compared with existing conditions, due to ambient and related project traffic volume growth. With the addition of Project trips, the four signalized study intersections would remain at the same LOS, except for the PM peak hour conditions at Virgil Avenue & 4th Street and Virgil Avenue & 6th Street. The traffic condition would degrade by an LOS value, but remain at LOS D or better. The unsignalized intersection of the Project Driveway & 4th Street will continue to operate at LOS A during the AM peak hour and decline to LOS B during the PM peak hour. The Commonwealth Avenue & 4th Street intersection will degrade

Exhibit E

Public Comments: Interested Parties

USC Leonard Davis
School of Gerontology

PINCHAS COHEN, M.D.
Dean, USC Leonard Davis School of Gerontology
Executive Director, Ethel Percy Andrus Gerontology Center
William and Sylvia Kugel Dean's Chair of Gerontology
Professor of Gerontology and Medicine

Wednesday, May 23, 2018

To Whom It May Concern:

It is a pleasure to be collaborating with Dr. Kyung Cho who is developing the **GenevaCho Village** Memory and Aging care facility in Los Angeles along with the **CENTER FOR NEURO-DEGENERATIVE DISEASE CURE.**

We study aging and dementia at the USC Davis School and it is clear that the growth in the number of patients with Alzheimer's disease and other dementias will be exponential over the next several decades. In fact, we expect the number of individuals with these conditions to double in the next 30-years. There already is a shortage of memory care beds in Los Angeles and this will only become more severe in coming years.

This project promises to be a state-of-the-art facility that will incorporate the latest interventional and care approaches in an upscale facility.

As part of the work we are planning with Dr. Cho we will be developing a number of research projects and will be sending our gerontology and nutrition graduates to intern in this new facility.

Please don't hesitate to contact me with any questions.

Sincerely,

Pinchas Cohen, M.D.
Dean, USC Leonard Davis School of Gerontology
Executive Director, Ethel Percy Andrus Gerontology Center

University of Southern California
http://www.usc.edu/faculty/Cohen/
3715 McClintock Ave, Los Angeles, California 90089-0191 • Tel: 213 740 1354 • E-mail: hassy@usc.edu

USC Leonard Davis
School of Gerontology

PINCHAS COHEN, M.D.
Dean, USC Leonard Davis School of Gerontology
Executive Director, Ethel Percy Andrus Gerontology Center
William and Sylvia Kugel Dean's Chair of Gerontology
Professor of Gerontology and Medicine

Thursday, May 14, 2021

To Whom It May Concern:

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Dean, USC Leonard Davis School of Gerontology
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University of Southern California
http://www.usc.edu/faculty/Cohen/
3715 McClintock Ave, Los Angeles, California 90089-0191 • Tel: 213 740 1354 • E-mail: hassy@usc.edu

CONSULATE GENERAL OF THE REPUBLIC OF KOREA
LOS ANGELES
3243 Wilshire Blvd., Los Angeles, CA 90010 · Tel: (213) 385-9300 · Fax: (213) 385-1849

May 24, 2021

Mr. Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

Dear Mr. Jojo Pewsawang,

I am requested by Dr. Kyung Ku Cho, who is well respected neurologist in Korean American community and Los Angeles area, to write a letter to support his efforts to build advanced medical facility at prior Shriner Hospital in downtown Los Angeles.

During 35 years, Dr. Cho has been trying to especially improve the community senior health cares like dementia and stroke cares. He is holding Clinical Associate Professor at UCLA and USC board member in School of Geriatrics.

According to HPI(Healthy Place Index), Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. I believe that the Genevacho Medical Center will contribute significantly to meeting the medical demands of the neighborhood and will make great contribution to enhance the HPI rate percentile of Koreatown. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the diverse communities in Koreatown.

Therefore, I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011.

With best regards,

Kyung Jae Park
Consul General of the Republic of Korea

RADIO SEOUL

MR Jojo Pewsawang

City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

Dear Mr Jojo:

I am Vice President at Radio Seoul 1650 Inc, in Los Angeles

Name: Brian Jun

Address : 3731 Wilshire Blvd., #1000 Los Angeles CA 90010

I am requested by Dr Kyung Ku Cho and his team who is well respected neurologist in Korean American community and Los Angeles area to write a letter to support his and his team efforts to build amazing medical facility at prior Shreiner hospital in downtown Los Angeles.

Dr Cho has been trying to involve especially to improve senior's cares like Dementia and stroke cares and he has tried to make the community senior health better last 35 years.

He is holding Clinical Associate Professor at UCLA and USC board member in School of Geriatrics.

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

RADIO SEOUL

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities.

Genevacho Medical Center
will provide more convenient and easier medical service accessibilities to the community.
"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

I and my organization will really appreciate your very positive supports about this Dr Kyung Ku Cho's team efforts and their dream to make the community and Los Angeles Health care system better.

If you need any information from me, please contact me via email
and phone number as

Thank you very much

Sincerely yours,

Name: Brin Jun

Company: Radio Seoul 1650, Inc

Phone: 323-692-2067

Address: 3731 Wilshire Blvd., #1000 Los Angeles , California 90010

로스앤젤레스한인회
KOREAN AMERICAN FEDERATION OF LOS ANGELES

May 20, 2021

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – 3160 W. Geneva St, Los Angeles, CA 90020

Dear Mr. Pewsawang,

As President of the Korean American Federation of Los Angeles (KAFLA), I would like to express our strong support of Dr. Kyung Ku Cho' and his team's efforts to build an amazing medical facility at the former Shriners Hospital in downtown Los Angeles. I respectfully request Los Angeles City Planning to approve and support Case No. CPC-2020-4011, the change of use from the former Shriners Hospital for Children - Los Angeles to Genevacho Medical Center to provide physicians offices, 40 units of independent living, etc.

Founded in 1962, the Korean American Federation of Los Angeles (KAFLA) is a 501(c)(3) non-profit civic leadership organization that represents and empowers the Korean American community and serves as an umbrella to over 250 community organizations in LA County.

Dr. Cho is a well respected neurologist in the Korean American community and Los Angeles area. For the past 35 years, Dr. Cho has strived to improve the health and well being of our senior community members such as through patient care provided for dementia and stroke. He holds the positions of Assistant Voluntary Professor at the University of California, Los Angeles (UCLA) Department of Neurology as well as Board of Councilors member at the University of Southern California (USC) Leonard Davis School of Gerontology.

The Genevacho Medical Center will contribute significantly to meeting the demands of the community while being completely compatible with the adjacent properties and surrounding neighborhoods. Moreover, Genevacho Medical Center will make great contributions to help improve the Healthy Place Index (HPI) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be one of the worst

로스앤젤레스한인회
KOREAN AMERICAN FEDERATION OF LOS ANGELES

in comparison to other counties and cities. Genevacho Medical Center will greatly strengthen medical service accessibilities to the community.

We would greatly appreciate your support of the efforts of Dr. Kyung Ku Cho and his team and their dreams of enhancing our community and the Los Angeles health care system. Should you have any questions, please contact me at info@kafla.org or (323) 732-0700.

Sincerely,



James An
President

WelbeHealth
50 Alessandro Place, Suite A20
Pasadena, California 91105

October 6, 2021

RE: GenevaCho Medical Center Zoning

To Whom It May Concern:

We are writing to offer our support for GenevaCho Medical Center's proposed rezoning of the former Shriners Hospital facility at 3160 Geneva Street in Los Angeles.

WelbeHealth is a physician-led healthcare services company founded on the mission of serving the most vulnerable seniors with quality, compassion, and value through a model of care called PACE, the Program of All-Inclusive Care for the Elderly. We currently operate four PACE programs in underserved areas across California, serving the Stockton/Modesto, Pasadena/Glendale/Burbank, greater Long Beach, and greater Fresno communities.

As you may know, PACE is a nationally recognized model of care that serves a very complex population – the most frail and vulnerable seniors. PACE provides an alternative to nursing home placement, enabling participants to remain in the community with hands-on care management and care coordination. PACE participants are 55 and above, typically Medi-Cal and Medicare eligible, and qualify to receive care in a skilled nursing facility. Our average participant has eight medical conditions and impairments in two to three activities of daily living.

GenevaCho Medical Center's proposed development would help create better access to healthcare services for underserved members of the community, including the frail low-income seniors we serve. Los Angeles County has one of the largest populations of underserved older adults needing long-term services and supports in the country, and there remains great need to expand access points for care. Residents of the Koreatown area do not have adequate access to PACE and other senior healthcare services, and we estimate that there are thousands of local seniors who could benefit from the addition of these services to the neighborhood. A PACE program would also create hundreds of new jobs in the community.

GenevaCho's development would help create additional space for senior services including PACE in this area, and WelbeHealth is pleased to offer our support for their rezoning proposal.

Sincerely,



Vaneesh Soni, MD
Chief Growth Officer
WelbeHealth

Connect Create Collaborate

Renata Ooms <renata.ooms@lacity.org>

3160 W Geneva

2 messages

Mee Semcken <meehae2@yahoo.com> Mon, Nov 22, 2021 at 2:37 PM
To: Renata Ooms <renata.ooms@lacity.org>

Hi Renata - thanks for this morning!
A couple of clarifications. The highest point of the existing building is +/- 72’ in height (north side).

Cecelia Park is the zoom name for one of Dr Cho’s staff who just wanted to listen to the Hearing. No comments.

Thanks again, Mee

Sent from my iPhone

Renata Ooms <renata.ooms@lacity.org> Mon, Nov 22, 2021 at 2:39 PM
To: Mee Semcken <meehae2@yahoo.com>

Thank you. This is very helpful information.

LOS ANGELES CITY PLANNING

Renata Ooms
Pronouns: She, Hers, Her
City Planner
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1222 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Renata Ooms <renata.ooms@lacity.org>

3160 West Geneva Street - Case #CPC-2020-4011-GPAJ-ZCJ-SPR-HCA

2 messages

Ted Ross <tedmross@gmail.com> Mon, Nov 22, 2021 at 11:14 AM
To: renata.ooms@lacity.org
Cc: Kellye Ross <kellyeross@gmail.com>

Hello Renata,
Thanks for hosting the public hearing today. I support progress in the neighborhood. I (and my neighbors) just want to be sure that in an already congested part of town that the additions of the project do not harm the neighborhood. We do have medical centers further south on Virgil, but those are in what feels like a commercial and retail area. This building is in the heart of the residential neighborhoods and would have a direct impact on residences.

To repeat my question, I wanted to better understand the construction addition to the facility. It is already taller than neighboring buildings. Please provide me the details that the proposers have.

Secondly, do their proposals include additional lighting, signage, etc. I have noticed that the new development on Wilshire and Hoover has VERY bright lighting around the top of the building that even changes colors. This can have a dramatic effect on the skyline (again this is a residential neighborhood).

Thirdly, a point of clarification. Item 4 in the Actions Requested, mentions a drive-through fast food establishment. To clarify, does this mean it WILL NOT include a fast food establishment or that they wish to provide a fast food establishment on the property?

Lastly, please include me as an interested party in the determination letter and announcements of future meetings on this topic.

Thank you for your professionalism and for making this available through a public hearing. While my other neighbors did not attend, they have been asking me questions about the project.
Ted Ross (Westmoreland Ave Resident)

Renata Ooms <renata.ooms@lacity.org> Mon, Nov 22, 2021 at 3:36 PM
To: Ted Ross <tedmross@gmail.com>

Hello Ted,

The existing building is approximately 72 feet in height at its tallest point, which is on the northern side. The Proposed addition will increase the maximum building height to 78 feet in height. This additional height is located on the southern side.

There are no extravagant lights or lighted signs planned. Please see attached plan set to see the proposed remodel of the existing building and the upper floor addition. The proposed remodel remains largely consistent with the current brick styling of the building.

The project does not include a drive through.

You will be added to the interested parties list.

Thank you for your participation.

Sincerely,
Renata Ooms

2021-07-16 Entitlement Package_GenevaCho.pdf

Renata Ooms
Pronouns: She, Hers, Her

City Planner
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1222 | Planning4LA.org



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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mark Cha Date: 5/28/2021
Signature
Phone Number: 213-738-0112
Address: 2727 W. 6th St. Los Angeles, CA 90057

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Todd Kim Date: 5-27-21
Signature
Phone Number: (213) 222-0000
Address:

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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Johnson PARK Date: 5-27-21
Signature
Phone Number: 323.666.3315
Address:

All information will remain private and will only be used for the subject purposes.




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GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: JAE Bjian Song Date: 5/28/21
Signature
Phone Number: 213- 200 4862
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: NAM. SOON CHO Date: 5-28-2021
Signature
Phone Number: 213. 369. 2769
Address: 624 4 Kenmore Ave #101
Los Angeles, CA 90004

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: JASMIN LEE Date: 5-29-21
Signature
Phone Number: (213) 383-4960
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kook CHANG Date: 5-29-21
Signature
Phone Number: 818. 780. 7771
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: UN JOON GWAN. Date: 5-29-21
Signature
Phone Number: 213 802 6971
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SE LEE Date: 5/8/2021
Signature
Phone Number: 714-944-9436
Address: 3530 Wilshire Blvd #1655 LA CA 90010

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: YOUNG CHANG Date: 5/8/21
Signature
Phone Number: 213-713-1889
Address: LA - CA 90006

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Herman Labao Date: 5/8/21
Signature
Phone Number: 8185306448
Address: 13210 Los Osos Valley Rd.

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Sincerely,

Name: Jun Lee Date: 5-8-21
Signature
Phone Number: (213) 369-7791
Address: 150 N. Kenmore Ave L.A. CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: 05/07/21
Signature
Phone Number: 213-700-8592
Address: 910 S. Grandview St. LA CA 90057

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Kim Date: 5-08-21
Signature
Phone Number: 323-810-7882
Address: LA CA 90005

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Sincerely,

Name: KYW WHAN Date: 5/8/21
Signature KYW WHAN
Phone Number: 213-713-1882
Address: 6163 Normandie #311 90606

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Sincerely,

Name: Brian Chea Date: May 29. 21
Signature
Phone Number: 213 505 1708
Address: 500 S. VIRGIL LOS ANGELES, CA.

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Sincerely,

Name: Yoon Jang Date: 5-29-21
Signature
Phone Number: 213 446 3347
Address:

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Sincerely,

Name: Brit Wong Ici Date: May 29/ 21
Signature
Phone Number: 213-220-7755
Address: 3251 W 6th Street #101
Los Angeles, CA 90020

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Sincerely,

Name: Eddie Echenique Date: 5-28-21
Signature
Phone Number: 213 448 6614
Address:

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Sincerely,

Name: Jew Tech SANG KU Date: 5-29-21
Signature
Phone Number: 213 280 5353
Address: 3500 WILSHIRE

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Sincerely,

Name: Ki Y. Lee Date: 5/29/21
Signature
Phone Number: 323-807-5646
Address:

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Sincerely,

Name: Simon Kim Date: 5-29-21
Signature
Phone Number: 310 9958153
Address:

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Sincerely,

Name: David Suh Date: 5-29-21
Signature
Phone Number: 626. 201. 0612
Address:

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Sincerely,

Name: Matthew Park Date: 5-29-21
Signature
Phone Number: 310 999 3020
Address: 3700 WILSHIRE

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Sincerely,

Name: Joe Park Date: 5-29-21
Signature
Phone Number: 213. 700 . 0516
Address:

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Sincerely,

Name: JASON MIM Date: 5-29-21
Signature
Phone Number: 323. 801. 3392
Address:

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Sincerely,

Name: Date: 5-29-21
Signature
Phone Number: (626) 454-666
Address:

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Sincerely,

Name: Teddy Yoon Date: 5-29-21
Signature
Phone Number: 818-606-3900
Address:

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Sincerely,

Name: Eunis Kim Date: 5-29-21
Signature
Phone Number: (213) 268 3839
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sehoon Oh Date: 5-29-21
Signature
Phone Number: 213 792 - 7000
Address: 1506 S. Barrington

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: YUNCHONG Kwak Date: May 22, 21
Signature
Phone Number: (213)
Address: 4415 S. Hobart Blvd #417
Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: TAEJIN Lee Date: 5-22-21
Signature
Phone Number: 323 383 - 1951
Address: 354 S. Rexford Dr. #102
Beverly Hills, CA 90212

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Gene Lee Date: 5/22/21
Signature
Phone Number: 323-997-7767
Address: 3600 Wilshire Blvd #708

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: James Ahn Date: 5/22
Signature
Phone Number: 213- 456 - 1164
Address: 2251 W. 21st 21ST.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: John Kim Date: 5-22-2021
Signature
Phone Number: 323-244-8810
Address: 225 W. 21st St. LA CA 90018

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: 6-m-21
Signature [illegible]
Phone Number: (323) 350-4455
Address: 616 S Normandie Ave #809

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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jinyu Bae Date: 5/22/21
Signature [illegible]
Phone Number: 818-590-9738
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: [illegible]
Signature [illegible]
Phone Number:
Address: 601 S. Normandie

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kyung w Baek Date: 6-m-21
Signature [illegible]
Phone Number: 213-889-1020
Address: 3500 W. 6th St.
Los Angeles, CA 90020

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: KEE M HAN Date: MAY 22 /21
Signature KEE M H
Phone Number: 213-880-8811
Address: 616 S NORMANDIE AV LA CA 90005

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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Nicholas Samson Date: 5-22-2021
Signature
Phone Number: 323 555 7434
Address:

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Sincerely,

Name: HAEKYUN Hwang Date: May 22, 21
Signature
Phone Number: 213 948 3881
Address: 3030 W. Olympic Blvd. #307
LA, CA 90019

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Sincerely,

Name: Tony Ann Date: 5-22-21
Signature
Phone Number: 213.858.2669
Address: 3251 W. 6th St. #300A
LA, CA 90020

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Sincerely,

Name: Bona Kim Date: 5-22-21
Signature Bona
Phone Number: 949 920. 0644
Address: 123 N Western Ave. #100
LA, CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Myung Joo Kang Date: 5-22-21
Signature
Phone Number:
Address: 915 E. Ferndale St LA CA

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Sincerely,

Name: Myung Joo Kang Date: 5/21/21
Signature
Phone Number: 213-331-5353
Address:

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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Sincerely,

Name: Jose Rivera Date: 5/19/2021
Signature 620 S. Vigil ave. Los Angeles, CA 90020
Phone Number: (323) 310-4376
Address: Jose Rivera




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Jojo Pewsawang
City Planner, Los Angeles City Planning
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kwang Ho [illegible] Date: May 25-21
Signature
Phone Number: 213.322.7486
Address: 13704 osborne St.
Arleta, CA 91331

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City of Los Angeles
Department of City Planning
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Los Angeles, CA 90012

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Sincerely,

Name: Peter Choi Date: 5/19/2021
Signature Peter Choi
Phone Number: (310)493-7456
Address: 16565 Carman ave, Irvine, CA 92606




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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SUNGMI LEE Date: 05/22/21
Signature
Phone Number: 213 820 6709
Address: 931 N. San Fernando [illegible]

All information will remain private and will only be used for the subject purposes.




GMC
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Junghee Seo Date: 5-22-21
Signature
Phone Number: 213-453-7501
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Julius Chung Date: 5-22-21
Signature
Phone Number: 213 336 1336
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Seok Mi Won Date: 5-22-21
Signature
Phone Number: 213.880.1857
Address: 424 S. LAFAYETTE PARK PL #321
Los Angeles, CA 90057

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Sincerely,

Name: 김은경 HYUNG SOOK JI Date: 5-22-2021
Signature
Phone Number: 1-678-877-4989
Address: 2500 W. 6th St.
Los Angeles, CA 90010

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Sincerely,

Name: Jung Ja Park Date: 5 22 2021
Signature
Phone Number: 213 434 6185
Address: 3030 W. 8th St. #204

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Sincerely,

Name: DongHee Song Date: 5-22-21
Signature SONG
Phone Number: 213 949 6409
Address:

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Sincerely,

Name: Allison Date: 05/22/0221
Signature Allison. G
Phone Number: 626-413-9791
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Dong Lee Date: 05/22/21
Signature
Phone Number: 323 629 5678
Address: 3080 S. Western Ave.
Los Angeles, CA 90018

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Sincerely,

Name: Esther CHANG Date: 5/22/21
Signature
Phone Number: (714) 624-5941
Address: 6741 Lincoln Ave. #98
Buena Park, CA 90620

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Sincerely,

Name: Steve Hy Date: 5-22-21
Signature
Phone Number: 323 730 0123
Address: 1045 S. WESTERN AVE LA 90006

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Sincerely,

Name: Carolina K Kim Date: 5/22/21
Signature
Phone Number: (323) 820-6802
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jenny Date: 5/22/21
Signature
Phone Number: (213) 272-6002
Address: 3500 6th St CA CA, 90010

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Sincerely,

Name: JOAB LOPEZ Date: 5-22-21
Signature
Phone Number: 323 809 5292
Address: 904 Sr Kohl Dr. 90006

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Junyeong Oh Date: 5/18/21
Signature
Phone Number: 213-776-1801
Address: 247 S. Catalina St, LA, CA 90004




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City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
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Sincerely,

Name: JOAN LOPEZ Date: 5-22-21
Signature
Phone Number: 323 809 522
Address: 904 S. HOOVER Apt 2 LA 90005

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Sincerely,

Name: Jazmine Arnett Date: 5/17/2021
Signature Jazmine Arnett
Phone Number: (213)586-0030
Address: 918 S. Oxford Ave, Los Angeles, CA 90006




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Sincerely,

Name: Kim Young Sung Date: 5/22/21
Signature
Phone Number: (310) 827-8927
Address: 229 S. Normandie Ave, Los Angeles, CA

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Sincerely,

Name: [illegible] Date: [illegible]
Signature [illegible]
Phone Number: [illegible]
Address: [illegible]

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Sincerely,

Name: CHONG KIL SOO Date: 5-22-21
Signature [signature]
Phone Number: 213. 385 1779
Address: 1065 W Lomita Blvd #281
HARBOR City, CA 90710

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Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yejin Choi Date: 5/30/21
Signature [signature]
Phone Number:
Address: 10737 La Granada

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Robin Popescu Date : 5/18/2021
Signature Robin Popescu
Phone Number: (213)382-5052
Address: 680 S. Berendo St, Los Angeles, CA 90005




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: MICHAEL YOUNG LEE Date: _____
Signature _____
Phone Number: (213) 700-2114
Address: 3850 Wilshire Blvd #
Los Angeles, CA 90010

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Jojo Pewsawang
City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Joy Park Date: 6 NOV. 2021
Signature _____
Phone Number: 213. 700. 0576
Address: _____

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Ethan Kwon Date: 5/22/21
Signature _____
Phone Number: (310)-399-4254
Address: 3810 Wilshire Blvd, Los Angeles CA

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City Planner, Los Angeles City Planning
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: PAUL LEE Date: 5-22-21
Signature _____
Phone Number: (213) 298-4298
Address: 1065 Wilshire Blvd. #351
LA, CA 90010

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City of Los Angeles
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Sincerely,

Name: Desia Mo Date : 5/22/2021
Signature Desia Mo
Phone Number: (213)389-5050
Address: 345 S. Alexandria Ave, Los Angeles, CA 90020




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City Planner, Los Angeles City Planning
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Clara Sohn Date: 5/22/21
Signature
Phone Number: 213 504 0833
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: YOUNG JA LEE Date: 5-22-21
Signature
Phone Number: 818 888 0430
Address: 23200 Ingomar St
Canoga Park, CA 91304

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: JONG SHIM CHONG Date: 05-22-21
Signature
Phone Number: 213.453.6385
Address: 21811 Vera St. #61
Carson, CA 90745

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: TINA CHOI Date: 6-22-21
Signature
Phone Number: 404)688-7844
Address: 3251 W. 6th St. #101
Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Don Ku Date: 6-22-21
Signature
Phone Number: 213 [illegible]
Address:

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Edmund Kim Date: 5/19/2021
Signature Edmund Kim
Phone Number: (213) 879-2672
Address: 3060 W. 7th St, Los Angeles, CA 90005




GMC
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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SuJung Lee Date: 6-22-21
Signature
Phone Number: (213) 842-6405
Address: 698 S. Vermont Ave
LA, CA 90005

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Jojo Pewsawang
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mee Rae Kang Date: 5/22/21
Signature Mee Rae Kang
Phone Number: (213)483-0578
Address: 238 S. Mariposa Ave L.A.CA 90020

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Sincerely,

Name: SONIA KWAK Date: 5/22/21
Signature
Phone Number: 213-765-1833
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SANGSEOK SUH Date: 05-22-21
Signature
Phone Number:
Address: 3357 AVOCADO HILL WAY
HACIENDA HGTS, CA 91745

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Helen Park Date: 5-22-21
Signature Helen Park
Phone Number: (310) 625-9287
Address: 724 S Berendo St, Los Angeles CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: TAE K You Date: 5-22-21
Signature
Phone Number: 213. 326. 3449
Address: 1032 N Norton Ave. #6
Los Angeles, CA 90019

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Sincerely,

Name: Kortney Severin Date: 5/18/2021
Signature Kortney Severin
Phone Number: (213) 388-9905
Address: 401 S. La Fayette Park Pl, Los Angeles, CA 90057




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I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Doh, Philip Date: 04/22-2021
Signature
Phone Number: (213) 386-8295
Address: 661 Via Cedro
Fullerton, CA 92835

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Alex Nam Date: 5-22-2021
Signature
Phone Number: 213. 434. 6132
Address: 3030 W. 8th St. #200
LA, CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: 5-22-21
Signature
Phone Number: 213 8[illegible]
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Haeng Na Date: 5-22-21
Signature
Phone Number: 213 - 819 - 0022
Address: 3500 6th St CA 90012

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Sincerely,

Name: [illegible] Date: 5-22-21
Signature
Phone Number:
Address: 616 S. [illegible]

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jungtal Kim Date: 5/22/21
Signature Kim
Phone Number: 213-663-3078
Address: 19 phillips Ranch RH 6 CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Choi Soon Ming Date: 5/22/21
Signature
Phone Number: (310)488-1264
Address: 1057 Dewey Ave, Los Angeles CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sandra Oh Date: 5/22/21
Signature
Phone Number: (310)249-2785
Address: 4371 Rosewood Ave, Los Angeles CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Esther Park Date: 5-22-2021
Signature
Phone Number: 323.708-9191
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Elizabeth Ha Date: 5-22-21
Signature
Phone Number:
Address: 1058 Wilson Blvd LA. CA 9001

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: JASON LIN Date: 4/22/21
Signature
Phone Number: (323) 895-3772
Address:

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The GenevaCho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Richard Rangle Date: 5/20/2021
Signature Richard Rangle
Phone Number: (213) 380-5787
Address: 501 S. New Hampshire ave, Los Angeles, CA 90020




GMC
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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Jerry Liu Date: 5/10/2021
Signature Jerry Liu
Phone Number: (213) 976-8469
Address: 635 S. Hobart Blvd, Los Angeles, CA 90005




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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Y. B. Jung Date: 05/22/21
Signature
Phone Number: 213-663-3077
Address: 19 ph-ll-ps Ranch/RHG CA

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Sincerely,

Name: Charles SK Kim Date: 5/22/2021
Signature Charles SK Kim
Phone Number: 213) 761-8181
Address:

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Sincerely,

Name: IREAN KIM Date: 5-22-2021
Signature
Phone Number: 213 385 4014
Address: 2885 W. OLYMPIC BLVD 90006

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Sincerely,

Name: HA IN YI Date: 05/22/21
Signature YI
Phone Number:
Address: 3023 S. Western Ave #404
Los Angeles, CA 90018

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Sincerely,

Name: Sung Jin Yun Date: 5-22-21
Signature
Phone Number:
Address: 944 S. NORMANDIE AVE #2

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Julie Kim Date: May 15, 21
Signature
Phone Number:
Address: 2512 Alfura Ave. Montrose,

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Sincerely,

Name: Nan SUK KIM Date:
Signature
Phone Number: 213 — 327. 8942
Address: L.A CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mi Ok KIM Date:
Signature
Phone Number: (213) 708-3546
Address: 915 S. Berendo St. #8
Los Angeles, CA 90006

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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Sincerely,

Name: 아이리 TREASURE Date: 5/22/2021
Signature
Phone Number: 213-248-1657
Address:

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Sincerely,

Name: DEITRA WOREGAN Date: 05-22-2021
Signature
Phone Number:
Address: 3500 W 6th St L.A, CA 90020

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Sincerely,

Name: JOANNE MA Date: 5-22-21
Signature
Phone Number: 213. 494. 6274
Address: 5889 Clinton St.
Los Angeles, CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Ja Kim Date: 5-22-21
Signature
Phone Number: (213) 383 - 3300
Address: 2451 W. 7th ST. L.A. CA 90057

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Sincerely,

Name: CHRISTIN Date: 5/22/21
Signature
Phone Number:
Address: 1209 9TH ST - LA CA

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Sincerely,

Name: EUN SOOK KIM Date: 5/22/21
Signature
Phone Number: (213) 793-1183
Address: 1157 5TH AVE L.A CA 90019

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Sincerely,

Name: Steun Lee Date: 5/22/2021
Signature
Phone Number: 818 357 8900
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: STEVE KIM Date:
Signature
Phone Number: 213-433-9647
Address: 115N. KINGSLEY DR. LA CA 90004

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Sincerely,

Name: Christin Kim Date: 5-22-21
Signature
Phone Number: 909 240. 2221
Address: Eastlake Los Angeles

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Sincerely,

Name: MUGI PERTAMAWAN Date: 05/22/2021
Signature
Phone Number: 213 858 6992
Address:

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111




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Sincerely,

Name: FRANCES MOON Date:
Signature
Phone Number: 213 321-2922
Address: 639 SO. Commonwealth Ave #903 L.A, CA 90005

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Sincerely,

Name: Hyon Jung Teo Date:
Signature
Phone Number: 818 270 - 5252
Address: 513 N. Orange Grove Bl. Pasadena CA 91103

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Sincerely,

Name: Richard Bier Date: 5-24-21
Signature
Phone Number: (213) 786 - 6070
Address: 22145 Caminito Laurales
Laguna Hills, CA 92653

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Sincerely,

Name: Ho Hai Koo Date: 5/22/20
Signature
Phone Number: 714. 788. 6500
Address: 8110 Cyclamen
Buena Park, CA 90620

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Sincerely,

Name: Grace SONGSIL OH Date: 05-22-21
Signature OH
Phone Number: 213. 435. 0402
Address: 2140 S. Olive st. #1424
Los Angeles, Ca 90015

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Sincerely,

Name: JANG JUN Date: 05/22/21
Signature
Phone Number: 310. 990 5152
Address: 6001 Beach Blvd.
Buena Park, CA 90621

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Sincerely,

Name: W YOUNG C. SOO Date: 5-22-21
Signature
Phone Number:
Address: 3075 WILSHIRE BLVD. LA. CA.

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Sincerely,

Name: JIJU HUR Date: 5/21/21
Signature
Phone Number: 213 - 661 - 2760
Address:

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Sincerely,

Name: Kao Hsin Yen Date: 5/22/21
Signature
Phone Number: 213 - 505 - 1269
Address: 2711 Eddell LA. CA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: HEE BOK LEE Date: 5-22-21
Signature
Phone Number: 213. 703. 0942
Address: 2230 Venice Blvd
LA, CA 90006

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Chris Kim Date: 5/10/2021
Signature
Phone Number: 213-738-0909
Address: 610 S. Serrano Ave LA CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Dayoung Date: 5/10/2021
Signature Dayoung
Phone Number: 213-505-1001
Address: 611 South Pasadena CA 91030

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Daniel Park Date: 5/12/2021
Signature Daniel Park
Phone Number: 213-205-7181
Address: 713 Lemon Ave Acadia CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kim, Yongsuk Date: 5/15, 2021
Signature
Phone Number: 213. 926 5252
Address: 1210 S. Kenmore Ave. LA. CA 90006

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Eun Hoon Lee Date: 5/15/21
Signature
Phone Number:
Address: LA. CA 90020

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jung Ho Park Date: 05-15-2021
Signature
Phone Number: 818-404-3305
Address: 12075 Delante Way. Granada Hills CA 913XX

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mi Kim Date: May, 15, 2021
Signature
Phone Number:
Address: 3470. W. 6th. St. LA CA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Richard K Kim Date: 5/17/2021
Signature
Phone Number: 323) 786-4554
Address: 300 S. Hobart Apt 126, CA CA 90005.

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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The GenevaCho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, GenevaCho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. GenevaCho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Gray Jeng Date: 5/18/2021
Signature
Phone Number: (323) 868-2917
Address: 729 S. HOBART BLVD. #30, LA, CA 90005




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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Suna Kim Date: 5/19/21
Signature
Phone Number: 818-389-2474
Address: ~~[illegible]~~ 3035 Olympic Blvd 2nd floor Los Angeles, CA 90006

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City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Ki Bom Kim Date: 5.19.21
Signature
Phone Number: 213 820 2839
Address: 1001 Calle Allegre, Glendale, Ca 91208

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jenny Um Date: 5/19/21.
Signature
Phone Number: 213) 923-9464
Address: 800 W 1st St #5D LA CA 90012

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Peter Park Date: 5/19/21
Signature
Phone Number: 323)810-1505
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jaime Eum **Date:** 5-20-2021
Signature Jaime Eum
Phone Number: 562-824-2430
Address: 3035 W. Olympic Blvd. LA, CA 90006

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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: TAE KIM **Date:** 5/21/21
Signature
Phone Number: 714 313 1057
Address: 8188 GILBERT GAL BUENA PARK CA 90621

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Sincerely,

Name: Chris Kang **Date:** 5/24/2021
Signature
Phone Number: 714) 944-1269
Address: 3600 Wilshire Bl # 100C LA Ca 90010

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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Joanna Kim **Date:** 5/24/21
Signature
Phone Number: 213-605-5765
Address: 3660 Wilshire Blvd # 420 LA CA 90010




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Sincerely,

Name: Hanna H Yoon Date: 5-29-21
Signature Hanna H Yoon
Phone Number: 213 219 6080
Address:

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Sincerely,

Name: JOAN Lee Date: 5-29-21
Signature
Phone Number: 323 809 5238
Address: 904 S Kenmore Dr. LA 90005

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Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: DENECE MORELOS Date: 05-29-2021
Signature
Phone Number:
Address: 3500 W 6th St L.A. CA 90020

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

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City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Date: 5-29-21
Signature
Phone Number: 213 792 - 7878.
Address: 1406 S. Bamptom LA CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: 5-29-21
Signature SUN HUI PARK
Phone Number:
Address: 616 Normandie

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Sincerely,

Name: Jonnie Jones Date: 5-29-21
Signature
Phone Number: 714 914 3177
Address: 3400 W WILSHIRE BLVD

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Sincerely,

Name: Yoon Nam Young Date: 5-29-21
Signature
Phone Number: (213)-514-2128
Address: 15th 5th Ave

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sang Lee Date: 6-Sep-21
Signature
Phone Number: 213 160 8338
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: OH IM CHON Date: 5-3-21
Signature Oim Chon
Phone Number: 213 322-3454
Address: 689 S. Normandie Ave. Los Angeles, CA 90005

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Sincerely,

Name: DDS DENTAL (OH SANG) Date: 5-3-21
Signature
Phone Number: 949 874 1212
Address: 3660 W. 6th ST.

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Sincerely,

Name: Jung T Kim Date:
Signature
Phone Number: 213 446 1121
Address: 1824 10th Ave Monrovia CA 91016

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Sincerely,

Name: MiRyung Son Date: 5-2-21
Signature
Phone Number: (213) 598-0832
Address:

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Sincerely,

Name: Dale Kim Date: 5/30/21
Signature
Phone Number: 213 272 7523
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Amber Lee Date: 5-28-21
Signature
Phone Number: 323 [illegible]
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Calvin Suh Date: 5-28-21
Signature
Phone Number: 949 338 [illegible]
Address:

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Sincerely,

Name: Brian Park Date: 5-28-21
Signature
Phone Number: 213 [illegible]
Address:

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Sincerely,

Name: [illegible] Date: 5-29-21
Signature [illegible]
Phone Number: 323 764 4900
Address: 604 W. OLYMPIC

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Sincerely,

Name: Esther Kim Date: 5/29/21
Signature [illegible]
Phone Number: (213) 378-1427
Address:

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Sincerely,

Name: Amelia Olson Date: 5-29-21
Signature [illegible]
Phone Number: 831-239-9741
Address: 3355 W. Ishire Blvd. Apt 910

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Sincerely,

Name: Lee Soon Sung Date: 5-29-21
Signature [illegible]
Phone Number:
Address: 4341 Willow Brook Ave

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Sincerely,

Name: SUSAN Park Date: 5-29-21
Signature Susan park
Phone Number: 909 412 - 9941
Address:

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Sincerely,

Name: Michael Shin Date: 5-29-21
Signature
Phone Number: 909-942-4322
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Chul KIM Date: 5/29/21
Signature
Phone Number: 213-382-4428
Address: 4005. Harvard #315

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: HAN KIM Date: 5-29-21
Signature
Phone Number: 213.477 4555
Address: 401 S. Vermont
LA, CA 900 20

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Sincerely,

Name: Andrew Lee Date: 5-29-21
Signature
Phone Number: 213 400 2999
Address:

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Sincerely,

Name: Jenny Lee Date: 5-29-21
Signature
Phone Number: 213 364 3837
Address:

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Sincerely,

Name: Dong Hee Song Date: 5-29-21
Signature
Phone Number: 213 - 949 - 6409
Address: 3600 W. 6th Street #120
Los Angeles, CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Eunsik Son Date: 5/28/2021
Signature
Phone Number: 213-808-7180
Address: 610 S. Serrano Ave LA CA 90005

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Sincerely,

Name: KONG NAM CHO Date: 5-29-21
Signature
Phone Number:
Address: 757 S MARIPOSA AVE #403

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Sincerely,

Name: Hyun Rim Lee Date: 5/29/21
Signature
Phone Number: 213-393-9887
Address: 400 S. Harvard #115 LA CA 90020

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Sincerely,

Name: David Im Date: 5-29-2021
Signature
Phone Number: 310-488-1141
Address: 604 S. Vail St. 90020

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Sincerely,

Name: Andrew Lee Date: 5-29-21
Signature
Phone Number: 213-380-6353
Address: 3160 W. 6th St. #5 LA 90020

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Sincerely,

Name: JAE HEE SUH Date: 5-29-21
Signature
Phone Number: 213 621 2181
Address:

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Sincerely,

Name: Elyabeth Yang Date: 5-29-21
Signature
Phone Number: 213 368 0707
Address: 970 1st St LA

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Sincerely,

Name: Stuart Ahn Date: 5/29/21
Signature
Phone Number: 213 748 0655
Address:

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Sincerely,

Name: Charles Im Date: 5-29-21
Signature
Phone Number: 213-220-7248
Address:

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Sincerely,

Name: [illegible] Date: 5-29-21
Signature [illegible]
Phone Number: 213 700 3717
Address: 663 Hill St. LA. CA

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Sincerely,

Name: Alex Ha Date: 5-29-21
Signature [illegible]
Phone Number: 323 916 3185
Address: 629 S. Serrano AVE LA

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Sincerely,

Name: John Ahn Date: 5-29-21
Signature [illegible]
Phone Number: 213 503 9047
Address: 3701 S. Broadway, LA, CA 9007

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Sincerely,

Name: Anne Lee Date: 5-29-21
Signature [illegible]
Phone Number: 213-504-9914
Address:

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Sincerely,

Name: Gavin Jakim Date: 5-29-21
Signature
Phone Number: 213.304 0776
Address: 645 S Kenmore Ave

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Sincerely,

Name: John Seo Date: 5-29-01
Signature
Phone Number: 949 248 7001
Address: 650 S. Hill st. ste. 611

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: ROBERT LIM Date: 5-29-2021
Signature
Phone Number: 213-820-9911
Address: 3500 W. 6TH ST. #. LA 90020

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www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jacki Lariza Date: 5/29/21
Signature Jacki Lariza
Phone Number: 213 814 3219
Address: 152 N Alexandria ave

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Sincerely,

Name: Caroline Kim Date: 5-29-21
Signature
Phone Number: (213) 820-6802
Address:

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Sincerely,

Name: Sehong OH Date: 5-29-21
Signature
Phone Number: ~~562~~ 562 261. 7333
Address:

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Sincerely,

Name: Mijoong Kim Date: 5-29-21
Signature
Phone Number: 323. 708. 3546
Address:

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Sincerely,

Name: Bong Kim Date: 5/29/21
Signature
Phone Number: 213 700 2234
Address:

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Sincerely,

Name: Annie Kim Date: 5-29-21
Signature
Phone Number: 213 610 7700
Address:

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Sincerely,

Name: Sean Park Date: 5/29/21
Signature
Phone Number: 213-272-9830
Address: 4805 Catalina st

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Sincerely,

Name: Young Kim Date: 5-29-21
Signature
Phone Number: 818 9119 8701
Address:

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Sincerely,

Name: ANGELE BAUTISTA Date: 5/29/
Signature
Phone Number: 818-444-6132
Address:

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Sincerely,

Name: Sun Hee Shin Date: 5/21/21
Signature
Phone Number: 213. 403. 5578
Address:

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Sincerely,

Name: Myung Sun Lee Date: 5-21-21
Signature
Phone Number:
Address:

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Sincerely,

Name: Sun Young Yoon Date: 5-21-21
Signature
Phone Number: (213 999-3008
Address: 686 S. Normandie Blvd
Los Angeles CA 90020

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Sincerely,

Name: Richard Bien Date: 5-21-21
Signature
Phone Number: 213. 268. 0602
Address:

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Sincerely,

Name: James Shin Date: 5/29/21
Signature
Phone Number: 213 385 3344
Address:

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Sincerely,

Name: Tim Choi Date: 5-29-21
Signature
Phone Number: 213. 252. 6705
Address:

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Sincerely,

Name: YounSun Myung Date: 5-29-21
Signature
Phone Number: 661. 609. 9290
Address:

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Sincerely,

Name: Youngil Lee Date: 5-29-21
Signature
Phone Number: (213) 529-5145
Address:

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Sincerely,

Name: David Kim Date: 5/29/2024
Signature
Phone Number: 213-738-0901
Address: 629 S. Serrano Ave LA CA 90005

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Sincerely,

Name: Jack Wee Date: 5/29/24
Signature
Phone Number: 213 [illegible]
Address:

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Sincerely,

Name: Jou Shim Hwang Date: 5.28.21
Signature
Phone Number:
Address: 213-700-1613
143 S. Norton Ave. #213
CA. CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: J. Hyun Cha Date: 5/8/21
Signature
Phone Number: 213-422-6555
Address: CA CA 90020

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: Grace L. Seal Date: May-8-2021
Signature
Phone Number: 1-818-288-6211
Address: 10960 Arrowview Ave. Tujunga, CA. 91042

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Sincerely,

Name: Carmen Ivey Date: 5/8/21
Signature
Phone Number: 310 863-5123
Address: 8408 Magellan Lane North Hills CA 91343

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Sincerely,

Name: SHEILA DOMINA Date: 5/8/21
Signature
Phone Number: 714 8758051
Address: 975 N. Virgil Ave LA 90029

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Sincerely,

Name: Hee Lee Date: 5-8-21
Signature Hee Lee
Phone Number: 213-663-0391
Address: CA 90005

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Sincerely,

Name: Hui Jeong Eom Date: 5/8/2021
Signature
Phone Number: 213-220-7255
Address: 2207 W. 11th St. #309, Los Angeles, CA 90006

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Sincerely,

Name: Date: 5-08-21
Signature
Phone Number:
Address:

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Sincerely,

Name: ALICE LEE Date: 5-8-21
Signature
Phone Number: 213-324-6333
Address: LA CANADA, CA 91011

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Sincerely,

Name: Ellen Chang Date: 5/8/2021
Signature
Phone Number: 213-260-1123
Address: 214 S. Alexandria L.A., CA 90004

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Sincerely,

Name: Jung Soon Hahn Date: 5-8-21
Signature Jung Soon Hahn
Phone Number: (213) 401-8466
Address: LA Ca 90012

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Sincerely,

Name: GINNY SONIA Date: 5-8-21
Signature Sonia Ginny Son
Phone Number: 213-921-6458
Address: 223 S. Central Ave. 90012

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Sincerely,

Name: ANDREW JUNG Date: 5/8/21
Signature
Phone Number: 213-500-3465
Address: LA CANADA, CA 91011

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Sincerely,

Name: Ellen Aland Date: 5-8-21
Signature
Phone Number: 213 618-0685
Address: 542 S. Mariposa Ave. 90020

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Sincerely,

Name: Soyhee Jang Date: 5/8/21

Signature Soyhee,

Phone Number: 213 800 - 1817

Address: 974 S Mariposa Ave LA, CA 90006

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Sincerely,

Name: Dong Wook Lee. Date: 5-8-21

Signature

Phone Number: 213-200-3389

Address: 4768 Elmwood Avenue.

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Sincerely,

Name: JIMMY CHUNG Date: 5-8-21

Signature ~~213 718 1114~~

Phone Number: 213-718-1114

Address: LA, CA 90006.

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Sincerely,

Name: DANYE PARK Date: 8. May. 2021

Signature

Phone Number: 213-200-1789

Address: 320 S Mariposa ave 7, LA, CA 90020

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Sincerely,

Name: CHOI PARK Date: 5-8-2021
Signature
Phone Number: 213 247-0081
Address:

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Sincerely,

Name: KEE M HAN Date: May 8 / 21
Signature KEE M HAN
Phone Number: 213 – 880 – 8811
Address: LA CA 90005

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Sincerely,

Name: Samuel Han Date: 5/7/21
Signature
Phone Number: 213-393-9393
Address: 1030 S. Norton St #4 LA CA 90019

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Sincerely,

Name: Dohyun Lee Date: 05/08/2021
Signature Lee, Dohyun
Phone Number: 213) 368-7312
Address: 3345 Wilshire Blvd 90010

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kyu TAE Whang Date: 4/8/21
Signature Kyu Whang
Phone Number: 213-479-1660
Address: 869 S. Wyanfunt 308 #

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Sincerely,

Name: Soo JA CHUNG Date: 5/8/21
Signature Soo ja chung
Phone Number: 818-512-5777
Address: 760 S. Olive st #516 LA CA 90014

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Daehyun Kim Date: 5-8-2021
Signature Daehyun Kim
Phone Number: 268/302-9963
Address: Los Angeles 90034

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sebastian Gaston Date: 05/08/21
Signature
Phone Number:
Address: 345 S. Hoover Avenue # 314

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sara Kim Date: 5/8/21
Signature
Phone Number: 213-700-8706
Address: 810 S. Gramercy Pl LA CA 90005

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Sincerely,

Name: Lee Young Sook Date: 5.8.21
Signature Lee Young Sook
Phone Number:
Address: LA, CA 90006

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Sincerely,

Name: Young Ho Kim Date: 5.8.2021
Signature
Phone Number: 657 351 9192
Address: 532 S Catalina St Apt 105 LA CA 90005

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Sincerely,

Name: Young Sook Lee Date: 5/8/2021
Signature
Phone Number: 213) 265-2514
Address: 6021 Caitlet CYN CA 91607

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Sincerely,

Name: LITTA LEE Date: 5/8/21
Signature Litta Lee
Phone Number: 213-595-2455
Address: LA. CA 90010

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Sincerely,

Name: KYE KIM Date: 5-7-21
Signature
Phone Number: 213-925-5925
Address: 1348 W 7th St

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Sincerely,

Name: _____ Date: _____
Signature _____
Phone Number: _____
Address: _____

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Sincerely,

Name: Mirim Park Date: 5-7-2021
Signature
Phone Number: 213-507-0412
Address: LA. 90029

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Sincerely,

Name: Jennifer Kim Date: 5-7-2021
Signature
Phone Number: 213 747 1028
Address: 1638 Trinity St. LA CA 90015

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Sincerely,

Name: JUNG H KIM Date: 5/07/2021
Signature
Phone Number: 323-236-9704
Address: 441 S. Mariposa Ln CA. C

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Sincerely,

Name: Yoo Soon Kim Date: 5-6-21
Signature
Phone Number: 0137 355-9109
Address: 1500 James M Wood Blvd 2
LA CA 90015

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jaeok Lee Date: 5/7/2021
Signature
Phone Number: 213-760-2161
Address: 528 Alexdria Ave

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Peiyang Fang Date: 05/05/2021
Signature
Phone Number: 2139220339
Address: 640 S Catalina St, LA, 90005

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Sincerely,

Name: Chris Seol Date: 5-8-2021
Signature
Phone Number: 818-658-0219
Address: 10001 Amanita Ave, Tujunga CA 91042

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Sincerely,

Name: Peter Cha Date: 5/8/21
Signature
Phone Number: 213-222-4718
Address: LA CA 90020

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Sincerely,

Name: Ming Wong Date: 5-8-2021
Signature
Phone Number: 626 898 3192
Address: 1241 W Pacific Ave

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I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Brian Imahoal Date: 05/08/2021
Signature
Phone Number: 917-499-0024
Address: Los Angeles 90017

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Stephen Tracy Watson Date: 5/8/2021
Signature
Phone Number: 305 587 9797
Address: 717 Normandie #130 LA CA 90005

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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Brian Shin Date: 5/3/2021
Signature
Phone Number: 213-393-3369
Address: 352 S. Oxford Ave LA CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SEH HWAN KIM Date: 05/07/2021
Signature
Phone Number: (213) 701-1024
Address: 336 N Catalina St LA CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jae D Cho Date: 5-07-2021
Signature
Phone Number: 213-297-6876
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kevin Ahn Date: 05/07/2021
Signature
Phone Number: 213 385 1656
Address: 978 Vermont Ave L.A CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young kim Date: 5/8/21
Signature
Phone Number: 213 393 6674
Address: 539 S Normore Ave LA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Chul S Kim Date: 5/8/20
Signature
Phone Number: 213-381-7069
Address: 90015

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: 5/8/21
Signature [illegible]
Phone Number: 213.700.9674
Address: 133. S. Vingil

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Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Mee Kim Date: 05/08/2021
Signature [illegible]
Phone Number: 323 728-8475
Address: 1561 Loma Verde St. Monterey Park. CA 91754

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jaehee Lee Date: 5/8/2021
Signature [illegible]
Phone Number: 213- 924-0322
Address: 8 [illegible] LA, CA, 90020

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3160 Geneva St. Los Angeles, CA 90020
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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The GenevaCho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, GenevaCho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. GenevaCho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Kim Sun Cha Date: 5. 8. 2021
Signature [illegible]
Phone Number: [illegible]
Address: 6655 Normandie




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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: EUGEN KIM Date: 5/8/2021
Signature
Phone Number: 323 577 2475
Address: 14625 MAGNOLIA BLVD #12, SHERMAN OAKS, CA 91403

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: JAY H. LEE Date: 05/08/2021
Signature
Phone Number: 213 820 9978
Address: LA CA 90010

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Sincerely,

Name: Woo Paek, MD Date: 5/3/2021
Signature
Phone Number: 213 308-4542
Address: 3663 W 6th St #301, LA, CA 90020

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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: SUNG OK KIM Date: 5-3-21
Signature
Phone Number: 213. 440-8528
Address: 1050 S. FLOWER ST. #502. L.A. CA 90015

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Sincerely,

Name: Vanntey Heng Date: 05/08/2021
Signature
Phone Number: 860-863-8993
Address: Los Angeles 90017

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Sincerely,

Name: Arden Hu Date: 5/8/21
Signature
Phone Number: 415 306 1987
Address: Los Angeles, 90024

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: KIM, YANG SOON Date: 5/8/21
Signature Y Kim
Phone Number: 213-389-0886
Address: LA, CA 90005

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Sincerely,

Name: Yong D. Ham. Date: 05-12-2021
Signature Yong D.
Phone Number: (213)216-1004.
Address: LA, CA 90006.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yong K Kwon Date: 05/12/2021
Signature Yong Kwon
Phone Number: (323) 829-4604
Address:

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com



Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: HAE JA LEE Date: 5/12/21
Signature Hae Ja Lee
Phone Number: (909) 569-5843
Address: 20339 LAKE CYN. DR. WALNUT, CA. 91789

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Sincerely,

Name: Park, Mi Sook Date: 5-12-2021.
Signature
Phone Number: 213-703-1260
Address: 3803 W. 6th ST. LA CA 90020.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Helen Pak Date: 5/12/2021
Signature
Phone Number: (213) 663-9785
Address: 2466 W. Pico Blvd. LA, CA 90006

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Sincerely,

Name: Sunnie Park Date: 5/11/21
Signature
Phone Number: 213 718-0237
Address: 345 S. Gramercy Pl. #307. LA. CA. 90020.

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Sincerely, Andrew K. Jung
Name:
Signature
Date: 05/11/2021
Phone Number: 213-500-3461
Address: 3700 Wilshire Blvd #940 L.A. CA 90010

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Sincerely,

Name: Cindy Kim Date: 5/11/21
Signature
Phone Number: 213) 675-8552
Address: 345 S Gramercy Pl. #201 LA. CA. 90020

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Sincerely,

Name: Eugene Lee Date: 5/11/21
Signature
Phone Number: 213) 454-1993
Address: 345 S. Gramercy Pl. #201. LA. CA. 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jane. Kim Date: 5-12-2021
Signature Jang
Phone Number: 213-598-2372
Address: 3803. W. 6th St. LA. CA. 90020

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Sincerely,

Name: Christina Yi Date: 5/11/21
Signature
Phone Number: 213) 840 – 9645
Address: 345 S. Gramercy Pl. #201 LA. CA. 90020.

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Sincerely,

Name: Gang Ha Date: 5/10/21
Signature
Phone Number: 213 414 - 9900
Address: 1047 S oxford Ave 90006

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Sincerely,

Name: Yang Oh Date: 5/10/2021
Signature
Phone Number: 213 285 - 4800
Address: 2001 E 24th St #320 Los Angeles CA 90058

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: [illegible] **Date:** 5/10/2021

Signature [illegible]

Phone Number: [illegible]

Address: [illegible]

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Sincerely,

Name: AhRum Choi **Date:** 5/10/21

Signature [illegible]

Phone Number: 213-519-1024

Address: CA 90005

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Sincerely,

Name: Rick Chang **Date:** 5-10-21

Signature [illegible]

Phone Number: 213-840-3315

Address: 228 S OXFORD AVE LA CA 90006

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Sincerely,

Name: Jea Hee Suh **Date:** 5-07-2021

Signature [illegible]

Phone Number: 213 361 8101

Address: 130 W 2nd St. LA. CA 90012

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Sincerely,

Name: Won Jin Park Date: 5-7-2021
Signature
Phone Number: 213 380 2071
Address: 648 Alexandria Ave.

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Sincerely,

Name: HYUN YOUNG MUN Date: 05/07/21
Signature
Phone Number: (213) 703-6534
Address: 336 N Catalina St LA CA 90004

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Sincerely,

Name: Fitness Studio Brian Woo Date: 5-7-21
Signature
Phone Number: 310 939 6874
Address: 3500 W. 6th St #318. LA CA 90020

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Sincerely,

Name: Gabriel Lee Date: 05/07/2021
Signature
Phone Number: 310 381 9125
Address: 145 S. Mariposa Ave, L.A, CA.

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Matthew Lee Date: 5-7-2021
Signature
Phone Number: 310 210 8814
Address: 3325 W 8th St. Los Angeles, CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yun Nam Date: 5/7/21
Signature
Phone Number: 213-910-0171
Address: 85 S Harvard Blvd #104

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Andrew Lee Date: 5/7/21
Signature
Phone Number: 213-530-1644
Address: 3721 Wilshire Blvd

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: David Oh (Dr. Oh Dental) Date: 05-07-21
Signature
Phone Number: 213-385-1114
Address: 3500 6th Ave. Los Ang.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: CHRISTINE, CHONG Date: 5-7-2021
Signature Christine Chong
Phone Number: 1-213-800-3178
Address: 3930 Francis Ave LA, CA 90065

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Soo kyong Kim Date: 5/7/21
Signature
Phone Number: 909) 243-2012.
Address: LA. CA#90010

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: FIDEL G MANSILUNGAN Date: MAY 7 2021
Signature
Phone Number: 323-514 4692
Address: 2328 W. TEMPLE ST

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: YOUNG YOON Date: 5/7/21
Signature
Phone Number: 714-872-2868
Address: 850 S Harvard Blvd

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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Sung W Ryu. **Date:** 05/12/2021
Signature Sung W Ryu
Phone Number: (213) 409-8494
Address: LA. CA 90020

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Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Amy Lee **Date:** 5/1/21
Signature
Phone Number: (747) 200-8579
Address: 421 E. Broadway Bl. #421 Glendale CA 91205

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Un Wood Lee **Date:** 5-1-21
Signature 213-749-6004 Un Wood Lee
Phone Number:
Address: CA 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: TAE JA CHOE **Date:** 5/1/21
Signature TChoe
Phone Number: 818 395-4248
Address: 11037 Renaissance Dr.
Tujunga, CA 91042

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SUNGHI LEE Date: 5/01/21
Signature
Phone Number: 213 820 6705
Address: 1311 N. SAN FERNDO RD #225 LA CA 90065

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yoon Ja. Shim Date: 5-1-21
Signature
Phone Number: (909) 349-5288
Address: 616 S. Normadie Ave LA. CA. 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Choon Keum Lim Date: 5-1-2021
Signature
Phone Number: 661-373-8997
Address: 3500 W 6th ST

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Sincerely,

Name: Raymond Lee Date: 5/1/21
Signature
Phone Number: (213) 200-8578
Address: 416 E. Broadway #421 Glendale CA 91205

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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: MIRANDA. KIM **Date :** 05/01/2021
Signature
Phone Number: 818-818-9195
Address: 21901 LASSEN ST. CHATSWORTH, CA 91311




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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Daniel Kim **Date:** 5/1/2021
Signature
Phone Number: 856.534.4250
Address: 21901 LASSEN ST UNIT 113 CHATSWORTH CA 91311

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: DUCK SEO **Date :** 5/2/21
Signature
Phone Number: 909-491-8960
Address: LA, CA 90019




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City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young H Jang **Date:** 5/3/21
Signature
Phone Number: (626) 400 1360
Address: 3253 Foothill Bl La Crescenta CA 91214

All information will remain private and will only be used for the subject purposes.

GMC
GENEVACHO MEDICAL CENTER

안녕하십니까 ?
저희 제네바 메디컬 센터는 한인 타운 중심 4 와 버질 (Virgil) 코너에 위치한 70 년 역사의 "슈라이너 아동 병원"을 매입 하고, 한인 타운 최대 규모의 메디컬 센터 (의사 사무실 , 진단 ,검사) 를 건립하고자 합니다.

약 22 만 평방 건물과 약 16 만 평방의 내부의 모든 의료 진료 과목의 입주와 MRI/ CT 등 첨단 진단,검사 모두 한곳에서 받을수 있어 회원님들의 시간 절약과 편리함을 제공 할것 입니다.

또한 타 지역보다 의료 서비스 접근성이나 수돗물 오염등 생활건강 상태가 열악한 한인타운 건강지역지수(HPI) 호환과 개선에 크게 기여를 할것입니다.

제네바 메디컬 센터의 건립을 위해 교민 여러분의 적극적인 성원/지원을 부탁드립니다. 아래 부분에 서명 해주시면 감사하겠습니다.

"나는 LA 에사는 교민으로 제네바 메디컬 센터의 건립을 적극 찬성/지원합니다. Department of City Planning of Los Angeles 의 승인과 지원을 간곡히 청원 드립니다."

이름: Yu Heom Heo
주소: 38 Quail Creek Ln Pomona CA 91766
전화번호: 909 - 938-5030
서명:
날짜: 4/28/2021

GMC
GENEVACHO MEDICAL CENTER

City of Los Angeles
Department of City Planning
201 N. Figueroa St,
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA.

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Sincerely,

Name: _____
Address: _____
Phone Number: _____
Signature: _____
Date: _____



Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Geneva Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: James Park **Date :** 5/1/2021
Signature
Phone Number: 818-458-1083
Address: 3464 Stancrest Dr. Glendale, CA 91208



Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Ki chul Jung **Date :** 4/16 /2021
Signature
Phone Number: 213. 23[illegible] 63[illegible]. 1145[illegible]
Address:




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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: SAMUEL KIM **Date :** 4/18/21
Signature Samuel Kim
Phone Number: 214 554 8084
Address: 17200 S. AVALON BL. CARSON, CA. 90747




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City Planner, LA City Planning
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Los Angeles, CA 90012
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Sincerely,

Name: Sean Keum **Date :** 4/19/2021
Signature
Phone Number:
Address: 3751. W 6th St #340
Los Angeles, CA 90010




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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
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Sincerely,

Name: Hyun Moh **Date :** 4/8/21
Signature
Phone Number: (323) 665-8959
Address: 3919 Beverly Bl. #101
L.A., CA 90004




GMC
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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
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Sincerely,

Name: Eun Won **Date :** 4/8/2021
Signature Eun Won
Phone Number: 213-435-4563
Address: 1120 W. 6TH ST. #




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City of Los Angeles
Department of City Planning
201 N. Figueroa St., Room 763
Los Angeles, CA 90012

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Sincerely,

Name: Lee, Mi Ja **Date :** 4-13-21
Signature M Lee
Phone Number: 213-383-9991
Address: 3855 W. 7th St #103 LA 90005




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3160 Geneva St. Los Angeles, CA 90020
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Los Angeles, CA 90012
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Sincerely,

Name: Simon Min **Date :** 4-11-21
Signature Simon
Phone Number: 323-467-9422
Address: 231 N. Manhattan pl. LA. CA 90004




GMC
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Jojo Pewsawang
City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Hun K Pak **Date:** 5/2/21
Signature
Phone Number: 213)700-8712
Address: 4110 Crenshaw Blvd APT # 212. LA CA 90008

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GMC
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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yon Sim Chapman **Date:** 21-5-2
Signature
Phone Number: 714-745-5829
Address: 854 Oxford Ave Los Angeles CA. 90005

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jinyoung Cho. Date: 5/2/21
Signature
Phone Number: 2137200-9886
Address: 870 Crenshaw Blvd, Apt#212 L.A. CA 90005

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GMC
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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Maeng Hye Kyung Date: 5-2-2021
Signature
Phone Number: 213-407-1309
Address: 870 S. Crenshaw LA CA 90005

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Los Angeles, CA 90012
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Sincerely,

Name: Kye Hoon Sook Date: 5/2/21
Signature kye.
Phone Number: 213-219-2812
Address: 870 Crenshaw #212 LA. CA. 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
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Sincerely,

Name: Chi Sook Cha Date: 5-2-2021
Signature Chi sook Cha
Phone Number: 213-447-2341
Address: 870 S. Crenshaw #202 L.A CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: KWON. MI. SOO Date: 5/7/21
Signature KWON
Phone Number: 202. 661. 4429
Address: 620 S Grammercy #308 CA CA 90005

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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jung Gun Kang Date: 5/1/2021
Signature
Phone Number: 213-864-5501
Address: 620 S Grammercy Pl #308 LA CA 90005

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Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SHIN. SUNG MIN. Date: 5/2/21
Signature SHIN.
Phone Number: 818-645-8868
Address: 890 crenshaw #301. CA. CA. 90005

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Geneva Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The Geneva Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Geneva Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Geneva Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: CHRIS Yoo Date: 4/2/21
Signature
Phone Number: 323 [illegible]
Address: 3745 GLENDON AVE, Los Angeles, CA 90034




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Richard Hwang Date: 5-8-21
Signature [signature]
Phone Number: 213-296-5570
Address: 616 Normandiea Ave #209
L A. CA 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jerry Gu Date: 25 08-2021
Signature [signature]
Phone Number: (213) 608-1098
Address: 46 S Normandiea Ave
Los Angeles CA 90021

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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Steve An Date: 5-1-21
Signature [signature]
Phone Number: 213-249-1603
Address: 969 Calle Aragon #C Laguna Woods CA 92637

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Terry Ku Date: 5-1-21
Signature [signature]
Phone Number: 213 427 0709
Address: 3160 W. Geneva St LA CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: PARK HYUNG DAN Date: 5-1-21
Signature
Phone Number: 213) 369-1678
Address: 4445 ARMOREAU LA CA 90027

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Eun hae park Date: 5/4/2021
Signature
Phone Number: 213.327-7652
Address: 3700 W 6th st. Los Angeles CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Monica Ahn Date: 5-1-21
Signature
Phone Number: 323 934 6444
Address: 3260 W. Olympic #214 LA CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Cindy. Shin Date: 03/12/2021
Signature
Phone Number: (323) 467-7602
Address: Los Angeles, Ca. 90020

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young J Kwon. Date: 05-12-2021
Signature Young J Kwon
Phone Number: 213-905-0684
Address: LOS ANGELES, CA 90019

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Un N Kim. Date: 05/12/2021
Signature Kim
Phone Number: 213-447-4677
Address: LA, CA 90019.

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yu Jayung Hwang Date: 5/1/2021
Signature Yujung
Phone Number: 213-268-8621
Address: 620 S Gramercy Pl #308 LA CA 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yu Jin Hwang Date: 5/1/2021
Signature Yujin
Phone Number: 213-273-5911
Address: 620 S Gramercy Pl #308 LA CA 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SUNG AE KIM Date: 5/1/2021
Signature
Phone Number: 213)587-2301
Address: 1521 W PICO BL CA CA 90015

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Haejacho Date: 5-1-21
Signature Haejacho
Phone Number: 818) 284-8466
Address: 9830 Amanita Ave Tujunga, CA 91042

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Jojo Pewsawang
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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: HYOUNG BAE CHO Date: 5-1-21
Signature HyongBaecho
Phone Number: 213) 500-
Address: 9830 Amanita Ave Tujunga, CA 91042

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Hong Jung Lee Date: 5/1/21
Signature
Phone Number: 562-280-9514
Address: 600 S. Harvard Blvd #115. LA CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Angelica Aleman Date: 5-1-21
Signature
Phone Number: 213-477 3015
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jonson Koh Date: May 1
Signature
Phone Number: 213-505-1821
Address: 3254 W. 6th street #200
Los Angeles, CA 90020

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I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Myora Kim Date: May/01/21
Signature
Phone Number: 323-328-6248
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: kihyun Lee Date: May. 01 2021
Signature
Phone Number: 323 328 6047
Address: 1700 S. Hoover Blvd #116

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SUSAN JEON Date: _____
Signature _____
Phone Number: 323-749-6284
Address: VERMONT AVE #219 LA CA 90037

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Sincerely,

Name: Maria Ruiz Date: 5-8-2021
Signature _____
Phone Number: _____
Address: LA CA 90020

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Sincerely,

Name: HWANG KYUNG S Date: 5/8/2021
Signature _____
Phone Number: 213-507-5307
Address: 2114 Clinton St #303 LA CA 90026

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Tony Kim Date: 5/8/21
Signature _____
Phone Number: 213/808-1060
Address: LA, CA 90020

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Sincerely,

Name: KWON MYO SUENG Date: 5/21/21
Signature KWON M.
Phone Number: 661-860-0324
Address: 620 S Gramercy #308 CA. CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Eileen Seo Date: 5/3/21
Signature
Phone Number: 323)828-9698
Address: 19783 Bergger Pl. Porter Ranch CA 91326

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Signature
Phone Number:
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Soon S Seo Date: 5/3/21
Signature
Phone Number: 323)896-9593
Address: 19783 Bergger Pl. Porter Ranch CA 91326

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Sincerely,

Name: YOON S, SEO Date: 5/2/21
Signature
Phone Number: 3233828-9898
Address: 19783 Bernger Pl. Porter Ranch CA 91326

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jaeil Hwang Date: 5/1/2021
Signature
Phone Number: 213-268-0183
Address: 620 S Gramercy pl #308 LA CA 90005

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Sincerely,

Name: Baik Moon Kyun Date: 5/8/21
Signature
Phone Number: 213-505-1312
Address: 9205, HOBART BL LA CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kay Lee Date:
Signature
Phone Number: 213 663-3838
Address: 2022 Pacif. AV LA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jin Lee Date: 5/8/21
Signature
Phone Number: 213 663 3638
Address: 2848 Sw 6th Pl #105 LA CA 90005

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Sincerely,

Name: JUNG KIM Date: 5/8/21
Signature
Phone Number: 626-264-0880
Address: LA CA 90006

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Sincerely,

Name: Mi Jo Park Date: 5-8-21
Signature
Phone Number: 213-706-4826
Address: 2848 Sw 6th pl #107 L.A CA 90057

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Sincerely,

Name: Kwang C Park Date: 5/8/21
Signature
Phone Number: 213 392-1915
Address: 245 S. Hill St #705 LA CA 90012

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Sincerely,

Name: Kunyoung Won Date: 5/8/21
Signature
Phone Number: 213-378-7608
Address: 710. N. Western Ave LA CA 90004

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Sincerely,

Name: Paul Kim Date: 5/8/21
Signature
Phone Number: (626) 243-3504
Address: Northridge, CA 91325

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: LEE, KWANG JIN Date: 5/8/21
Signature
Phone Number: (213) 215-3063
Address: 445 S. Alvarado Ave #126 LA CA 90057

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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Sincerely,

Name: Jasmine Seo Date: 5-4-21
Signature
Phone Number: 213-503-8436
Address: Northridge, CA 91325

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Sincerely,

Name: JAY Hong Date: 5/8/21
Signature
Phone Number: 213-480-8400
Address: 3550 Wilshire BLVD #1065
L.A. CA. 9010

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Sincerely,

Name: 지원스 정 Date: 5-8-21
Signature
Phone Number: 213-598-4767
Address: LA 캘리포니아 90020

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Sincerely,

Name: Mee Jin Date: 5/8/21
Signature
Phone Number:
Address: 28 Cottage st Newton MA 02458

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kwon, Yeon Sook Date: 5/7/2021
Signature
Phone Number: 213)480-0404
Address: 720 S. Hobart Blvd #202 LA, CA 90005

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Sincerely,

Name: Eunice Lee Date: 05/8/21
Signature
Phone Number: 213) 364-0799
Address: 420 S Hobart Blvd Apt 202 LA CA 90005

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Sincerely,

Name: Young Hee KIM Date: 5/8/21
Signature
Phone Number: 213) 760-1076
Address: CA 90020

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Sincerely,

Name: Iryn Huh Date: 05/09/21
Signature
Phone Number: (213) 700-8708
Address: 1209 W. 6th St #303 La Ca 90017

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: CHOI TERESA Date: 5-8-21
Signature
Phone Number: 213-214-7698 #502
Address: 816 S Carondelet ca Ca 90057

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Sincerely,

Name: Grace Lee Date: 5-8-21
Signature
Phone Number: 808-295-3467
Address: 5402 Villa Way, CA 90630

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Sincerely,

Name: Ada Lowie Date: 5/8/21
Signature
Phone Number: 925 724 8857
Address: 768 Simmons Ave Montebello CA 90640

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Sincerely,

Name: Joe Wm. Yoon Date: 05/08/2021
Signature
Phone Number: 213-280-5042
Address: 722 S. Bonnie Brae St #410. LA CA

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Sincerely,

Name: SALLY PARK Date: 5-8-21
Signature
Phone Number: 213) 456-7800
Address: LA CA 90018

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Sincerely,

Name: HWA JA SONG Date: 5-8-21
Signature
Phone Number: 213 215-2606
Address: 4545 Grandview #W57 LA, CA 90057

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Paul Choi Date: 5-8-21
Signature
Phone Number: (213)447-6644
Address: 816 S. Carondelet St. Ste CA. CA 90057

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SEUNG Hee CHANG Date: 5-8-21
Signature
Phone Number: 213-321-5989
Address: 5810 W. Olympic BLVD #102 LA CA 90036

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Sincerely,

Name: Julie KIM Date: May 8 2021
Signature
Phone Number: 619-609-1949
Address: 6031 Normandie Ave CA

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Sincerely,

Name: SuJin Kim Date: 5/8/2021
Signature
Phone Number:
Address: 505 S Kenmore Ave #205 LA CA 90020

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Sincerely,

Name: Joanne Kim Date:
Signature
Phone Number: (818) 442-4282
Address: LA 90846

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: [illegible] Date: 5/8/21
Signature
Phone Number: 213-338-1131
Address: 4505 Oxford Ave #204 - LA CA 90027

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Eric Yoon Date: 5/8/2021
Signature
Phone Number: 213-395-8806
Address: 915 Wilshire Ave - Pasadena CA 91504

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Nataly Garcia **Date :** 4/15/2021
Signature Nataly Garcia
Phone Number: 323-399-1899
Address: 629 S. La Fayette Park blvd, LA, CA 90020



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Los Angeles, CA 90012
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Sincerely,

Name: Hyun Jang **Date :** 4/16/2021
Signature
Phone Number: 213 703 9440
Address:



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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Hwang Lee **Date :** 4/16/2021
Signature
Phone Number:
Address: LA, CA



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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Yoonjae Jang **Date :** 4/16/21
Signature
Phone Number:
Address: LA CA



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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Nancy **Date :** 4/16/21
Signature Nancy
Phone Number: (323) 679-4999
Address: 526 S. Oxford Ave



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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Yoselyn Avila **Date :** 4/16/21
Signature Yoselyn Avila
Phone Number:
Address: Los Angeles CA



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Los Angeles, CA 90012
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Sincerely,

Name: Young Kang **Date :** 4/27/2021
Signature
Phone Number: 310-795-0045
Address: LA. CA 90005



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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Soo Grace **Date :** 4-27-21
Signature
Phone Number: 213-382-1762
Address:




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Kristina Ahn **Date :** 4/27/21
Signature Kristina Ahn
Phone Number: 213-382-1762
Address: 3700 Wilshire Blvd. L.A, CA 90010




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: JungSookLee **Date:** 04-26-21
Signature
Phone Number: 213.999.6259
Address: 8405 Ardmore Ave. LA. CA 90045

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Leslie Mendoza **Date :** 4/15/2021
Signature Leslie Mendoza
Phone Number: 310-475-3982
Address: 1120 S. Vermont Ave. Los Angeles, CA 90017




GMC
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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Sungchul Park **Date :** 4.29.2021
Signature
Phone Number: 213-999-7890
Address: Los Angeles. CA. 90004




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
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Sincerely,

Name: Regina Han **Date :** 4/29/21
Signature
Phone Number: 213) 605-3329
Address: LA CA 90004




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Jojo Pewsawang
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Sincerely,

Name: Jean Yoon **Date:** 04/23/2021
Signature
Phone Number: 213-364-6726
Address: afnjean@yahoo.com

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Sincerely, 4/25/2021

Name: OH, Boon Do **Date :** [redacted]
Signature Boon Oh
Phone Number: 213) 257-0011
Address: 1240 Lucerne Blvd LA, CA 90019




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: DANG, ARNOLD **Date:** 5.8.21
Signature
Phone Number: 213-505-5255
Address: LA, CA 90010

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mike Shin Date: 5-8-21
Signature
Phone Number: (562) 274-3026
Address: 404 Shatto Pl. LA, Ca 90020

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Sincerely,

Name: Felipe LAMUS Date: 5/8/21
Signature
Phone Number:
Address: 5425 MARIPOSA AVE, #202 90029

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yu Mi Mun Date: 5/8/21
Signature
Phone Number: 213-568-9005
Address: 105 S Mariposa Ave #209 L.A CA 90004.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Abe Han Date: 5/8/21
Signature
Phone Number: 661-578-3693
Address: 3640 Wilshire Blvd, CA, LA, 90010

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Sincerely,

Name: Jinwoo Jung Date: 5/8/2021
Signature
Phone Number: 213-218-5019
Address: 227 Ave 25, Los Angeles, CA 90031

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Byung Ahnn Date: 5-8-2021
Signature
Phone Number: 310 378 3554
Address: 4131 W 239th ST. Torrance CA 90505

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Sincerely,

Name: Young. M. Ahnn Date: 5/8/2021
Signature
Phone Number: 310 378 - 3554
Address: 4131 W 239th st #216 Torrance. CA. 90505

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Sincerely,

Name: JANET CHARBONNEAU Date: 5/8/2021
Signature
Phone Number: 818-714-1459
Address: 9854 WILSHIRE BLVD Beverly Hill, CA 90210

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Sincerely,

Name: JIN OH Date: 5/8/21
Signature
Phone Number: 213. 703. 3386
Address: 90017. LA CA

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Sincerely, CHUNG HEE KIM

Name: Chung Heekim Date: 5-8-21
Signature Chung Heekim
Phone Number: 213-663-8782
Address: # L 820 Greenridge La Canada Ca 91011

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Sincerely,

Name: DONG KUN YM Date: 5-09-2021
Signature
Phone Number: 213) 550-8759
Address: 343. S. HOBART BL #11 LA CA 90020

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Sincerely,

Name: K-Y Lee Date: 5/8/21
Signature
Phone Number: 323-807-4761
Address: 12528 Montrose St. El Monte, CA 91732

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Sincerely,

Name: Lee. Mira Date: 5/8/21
Signature Mira Lee
Phone Number: 213-505-7678
Address: 4205. HOBART 13L LA CA 90005

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Sincerely,

Name: JUAN LOPEZ Date: 4-9-21
Signature
Phone Number: 323809 52 92
Address: 904 SR KISLA DR #4 90006

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Sincerely,

Name: Sun Jin Hwang Date: 5-1-21
Signature
Phone Number: 760-216-9883
Address: 32 S. Doris Place #213
Los Angeles, CA 90057

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Sincerely,

Name: Eung Sun Won Date: 5/1 2021.
Signature
Phone Number: 213. 400. 5186
Address: 3200 Nth en LA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Myung-Soo Kang Date: 4/1/24
Signature
Phone Number: 213. 332- 5334
Address: 3500 W 6th St LA CA 90020

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Sincerely,

Name: JAGon Su Date: May 1
Signature
Phone Number:
Address:

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Sincerely,

Name: MYO HWAN LEE Date: 5/1/24
Signature
Phone Number: 213) 210-5941
Address: 616 S. Normandie AVE #1110

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201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Tea Kang Date : 4-26-24
Signature
Phone Number: 310 800 5432
Address: 3680 Wilshire Blvd #104




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Sincerely,

Name: Kevin Kim Date : 4-26-21
Signature
Phone Number: 213-385-9100
Address: 928 S western ave #229 LA CA 90006




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Sincerely,

Name: Jeff Kent Date : 4/15/2021
Signature Jeff Kent
Phone Number: 213-310-3659
Address: 620 S. Vigil Ave. Los Angeles, CA 90020




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Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: DAVID KIM Date: 4-23-21
Signature
Phone Number: (213) 385 9100
Address: 928 S. WESTERN #229 LA

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: EKRAM Blouch Date : 4/15/2021
Signature Ekram Blouch
Phone Number: 310-946-8924
Address: 320 N. Serrano Ave. Los Angeles, CA 90004




GMC
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Bobby Costas Date : 4/15/2021
Signature Bobby Costas
Phone Number: 323-213-7857
Address: 3160 Wilshire blvd, Los Angeles, CA 90020




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Sincerely,

Name: Younas Chaundry Date : 4/15/2021
Signature Younas Chaundry
Phone Number: 323-447-9094
Address: 420 S. Rampart blvd. Los Angeles, CA 90057




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Sincerely,

Name: Thomas Payne Date : 4/15/2021
Signature Thomas Payne
Phone Number: 213-323-3643
Address: 404 S. Commanwealth blvd. Los Angeles, CA 90020




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Sincerely,

Name: Michell Wilde Date : 4/15/2021
Signature Michell Wilde
Phone Number: 310-956-4729
Address: 416½ S. Benton Way, Los Angeles, CA 90057




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Sincerely,

Name: Kim Chang Date : 4/15/2021
Signature Kim Chang
Phone Number: 310-736-4983
Address: 3255 W. 4th St. Los Angeles, CA 90020




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Sincerely,

Name: Boram Kim Date : 4/25/21
Signature
Phone Number:
Address: 8465 Berendo St. LA CA 90044




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Sincerely,

Name: Date :
Signature
Phone Number:
Address:




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Sincerely,

Name: Joe K Roh Date : 4.25.2021
Signature
Phone Number: 562 822 1160
Address: 425 S. Newhampshire ave #102




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Sincerely,

Name: Rohan Lee Date : 4.25.21
Signature
Phone Number: 213-600-5717
Address: 425 S New Hampshire




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Jung H Lee Date : 04/25/2021
Signature
Phone Number: 213) 840 - 6167
Address: 1511 1/2 4th Ave Los Angeles CA 90019




GMC
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3160 Geneva St. Los Angeles, CA 90020
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City of Los Angeles
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201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Young Ung Date : 4/25/2021
Signature
Phone Number: 323-347-9850
Address: 912 Westchester




GMC
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3160 Geneva St. Los Angeles, CA 90020
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Sincerely,

Name: Stephen Choi Date : 4/25/21
Signature
Phone Number: 323-919-7836
Address: 4464 Wilshire Blvd




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Sincerely,

Name: Nah Kwadwo Date : Apr 25 '21
Signature
Phone Number: [illegible]
Address: 434 E CEDAR AVE BURBANK 9150/




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Sincerely,

Name: Jeff Lee Date :
Signature
Phone Number: 213-667-9855
Address: 400 S. Catalina St. 311
90020




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Sincerely,

Name: Ryan White Date : 4/15/2021
Signature Ryan White
Phone Number: 316-629-4317
Address: 433 S. Westmoreland Ave. Los Angeles, CA 90004




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Sincerely,

Name: Young Don Kim Date : 4-25-2021
Signature
Phone Number: (213) 761-2917
Address: 4181 Division St L.A CA 90005




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Sincerely,

Name: Sung Sik Joo Date : 4/25/21
Signature
Phone Number: (213) 760-2729
Address: 540 S. Kenmore Ave. #505 L.A. CA 90020




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Sincerely,

Name: Austin Park Date : 4/25/2021
Signature
Phone Number: 818-321-5717
Address:




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The GenevaCho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, GenevaCho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. GenevaCho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Youngmin Suh Date : 4-15-2021
Signature
Phone Number: 213.738.0082
Address: 721 N. Kenmore Ave. #213
Los Angeles, CA 90004




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Geneva Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The Geneva Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Geneva Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Geneva Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Yong Ho Jung Date : 4/16/21
Signature
Phone Number: 424-394-6965
Address: 730 Serrano Ave




GMC
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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Hyung W. Oh, M.D. Date: 5-1-21
Signature
Phone Number: 213 210-6021
Address:

All information will remain private and will only be used for the subject purposes.




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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Sook Song Date: 5-1
Signature
Phone Number: 213. 949. 3911
Address: 1644 Manhattan Ave
Los Angeles, CA 90028

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Ock Soon Kim Date: 5-1
Signature Ock Soon Kim
Phone Number: 213 495 8598
Address: 216 Navarro Ave. # 419
Los Angeles, CA 90020

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Jojo Pewsawang
City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Amy Date: 5. 1. 21
Signature
Phone Number: 213. 841. 2670
Address: 1224 Norton Ave. #210
Los Angeles, CA 90029

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Christine H. Myung Date: 5/1/21
Signature
Phone Number: (213) 213-0555
Address: 1220 S. Norton Ave #220
Los Angeles, CA 90019

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sang Joong Shim Date: 5-1-21
Signature
Phone Number: 863-797-7410
Address: 330 S Harved Blvd

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Chang, Chloe Date: 5/01/2021
Signature
Phone Number: (213) 327-8617
Address: 1345 Emerald Dr © CA. CA 900260

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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Oh Soon CHA Date: 5/1/21
Signature
Phone Number: 213-760-9544
Address: 2224 Ave. 24 90030

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yoon Date: 5-1
Signature
Phone Number: (213) 604-7205
Address: 3500 6th street Los Angeles CA 90020

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mihyang Park Date: 05/01/21
Signature
Phone Number: 213-507-1806
Address: 321 N. Kenmore Ave #108 LA, CA 90004

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Tae Seok Lee Date: 05/01/21
Signature
Phone Number: 213-241-9932
Address: 45/8 W. 1st St #321 LA. 90012

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GMC
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Youngsoo Kim Date: 5-1
Signature
Phone Number: 213-739-6500
Address: 325 S. Kenmore Ave #308 LA, CA 90020

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GMC
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: JOAN LOPEZ Date: 5-1-21
Signature
Phone Number: 323 809 52 92.
Address: 904 S. KISLEY DR 90006.

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Vilma Ochoa Date: 5-1-2021
Signature
Phone Number: (213) 388-2396
Address: 510 S. VERMONT AVE APT. 504 L.A. California 90020

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Dan Lee Date: 04/1/21
Signature
Phone Number: 213-617-1827
Address: 2166 W. 6th

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Jojo Pewsawang
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Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yongil Lee Date: 05/01/21
Signature
Phone Number: 213-840-5963
Address: 7700 Hoover Ave

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Jojo Pewsawang
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jin Hee Hong Date: 5-1-20
Signature
Phone Number: 213 4350267
Address: 445 ARDMORE AVE 320
LA CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: James Lee Date: 05/01
Signature
Phone Number: 323-459-5343
Address: 350 S Reno St

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Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jaime kim Date: 05/01/2021
Signature
Phone Number: 23-246-7444
Address: Los Angeles

All information will remain private and will only be used for the subject purposes.



GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com



Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jon Lee Date: 04/31/21
Signature
Phone Number: 213-507-1888
Address: 2062 Mayfield Ave

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Soonchul Kang Date: May 1. 2021
Signature
Phone Number: 406 - 202 - 3464
Address: 106 S. Normandie Ave LA 90003

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Yi Date: 5/1/2021
Signature
Phone Number: (213) 249-4992
Address: 816 S. Alexandria Ave LA, 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Won Park Date: 5/1/21
Signature
Phone Number: 213) 610 7701
Address: 3251 W 6th St. #340
LA, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: John Kim Date: 5-1
Signature
Phone Number: 925) 596-4395
Address: 568 C Street #207
Hollywood, CA 90454

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jefferson Sah Date: 5-1

Signature

Phone Number: 213.338.008

Address: 321 N. Kenmore Ave. #213
Los Angeles, CA 90004

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jungok Hwang Date: 5/1/2021

Signature

Phone Number: 925-872-9730

Address: 568 C Street unit #207 Hayward, CA 94541

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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SOON DUK KIL Date: 5-1-21

Signature

Phone Number: (213) 365-8200

Address: 616 S. Normandie Ave #101
Los Angeles, CA 90010

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Peter Kim Date: 5/1/2021

Signature

Phone Number: 213-808-1184

Address: 3500 W 6th. LA CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Sun Lim Date: 5-1
Signature
Phone Number: 818-888-0909
Address: 732 S. Hobart Blvd #213
Los Angeles, CA 90057

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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: MICHELLE SHIN Date: 5-1-2021
Signature
Phone Number: 213 500 5218
Address: 411 S. MARIPOSA AVE
L A CA. 90020

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City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
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Sincerely,

Name: You Shin HWANG Date:
Signature
Phone Number: 213-700-1613
Address: 1927 7th Ave L.A CA 90018

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Young Kim Date: 05-01-2021
Signature
Phone Number: 213 283 3434
Address: 3435 Wilshire Blvd 2700 LA CA 90010

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Yong Kyung Kim Date: 5-1-21
Signature
Phone Number: (213) 999-1467
Address: 2400 W. 6th Street #101
Los Angeles, CA 90020

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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: Rafael LEON Date : 4/14/2021
Signature Rafael Leon
Phone Number: 323-556-4375
Address: 3054 S Hoover St. Los Angeles, CA




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Sincerely,

Name: Alicia Diaz Date : 4/14/2021
Signature Alicia Diaz
Phone Number: 323-456-7869
Address: 3050 W. 4th St. Los Angeles, CA 90020




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Sincerely,

Name: Kyu Pok Cho Date : 4-11-21
Signature Kyu Pok Cho
Phone Number: 213 709-1886
Address: 2420 S. Western Ave. # 312 LA CA 90018




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Sincerely,

Name: BYU PARK **Date :** 4.10.21
Signature
Phone Number: 213) 8CA 1587
Address: 2990 W olympic Blvd
LA CA 90006




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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Luther Jones **Date :** 4/15/2021
Signature Luther Jones
Phone Number: 323-948-3433
Address: 234 S. Hoover St. Los Angeles, CA 90004




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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SUNG HO KIM **Date:** 5-1-2021
Signature
Phone Number: 213-805-2143
Address: 714 S. Serrano Ave #306 LA. CA 90005

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GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: John Song **Date:** 5-1-21
Signature
Phone Number: A/P) 282-0117
Address: 1641 W. 178st Gardena

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Sincerely,

Name: KI CHUL. SHIN. Date: 5/1/21
Signature SHIN.
Phone Number: 818 - 405 - 8966.
Address: 870 Crenshaw BLVD #301. LA. CA. 90005

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Sincerely,

Name: Park, JUNG IM Date: 5/1/21.
Signature Park
Phone Number: 818 - 405. 8967
Address: 870 Crenshaw BLVD #301 LA.CA. 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jai Kyung Lee Date: 5/1/2021
Signature
Phone Number: 323 556 1444
Address: 149 N Catalina St.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Joanne Kim Date: 05/01/21
Signature
Phone Number: 213) 604-2822
Address: 525 S. Lafayette park Pl. #520

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Sincerely,

Name: Cedra Lee Date: 5/1/2021
Signature
Phone Number: 213-553-2125
Address: 350 W 6th, Los Angeles, CA

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Sincerely,

Name: Sara Estrada Date: 5-1-2021
Signature
Phone Number: 818 319 7391
Address: 1008 Rosemont Ave #201 2-A CA 90026

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Sincerely,

Name: Kim, Joe OK Date: 5/01
Signature
Phone Number: 213 278-4157
Address: 1815 N. Morton Ave #204 CA 90026

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Sincerely,

Name: ALEX SUNG Date: 5-1
Signature
Phone Number: 213 435-1737
Address: 1928 HARVARD BL VA CA 90018

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jesús Ruiz Date: 05-01-2021
Signature
Phone Number: (323) 300 0044
Address: 3580 W 6th St
LA, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: MOON KYUN BAIK Date: 5/1/21
Signature
Phone Number: 213) 505-1312
Address: 720 S. Hovat

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Sincerely,

Name: David Chun Date: 5-1
Signature
Phone Number: 310 488 1141
Address:

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Sincerely,

Name: Lee Moon Sook Date: 5-1-2021
Signature Lmoonsook
Phone Number: 213) 270-4351
Address: 831 S Grandview #404 LA CA 90057

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Louis Kim Date: 5-1-21
Signature
Phone Number: 213-311-2180
Address: 3500 W. 6th Street #101 Los Angeles CA 90020

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Sincerely,

Name: DEMEKE WOREGNA Date: 05-01-2021
Signature
Phone Number: 213-884-0052
Address: 310 S ALEXANDRIA AVE APT #207, LA, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: NETSANET WELDE Date: 05-01-2021
Signature
Phone Number: 213.365.8000
Address: 310 S ALEXANDRIA AVE APT # 207, L.A, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Reyes Librado Date: 5/01/96
Signature
Phone Number: 213 598 0451
Address: 3500 W. 6th Street LA, CA 90020

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Sincerely,

Name: David Sung Date: 5-1-21
Signature David Sung
Phone Number: 213 235-7730
Address: 505 S. Bonnie Brae St #604 LA CA 90057

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Sincerely,

Name: Lee Ju Shaw Date: 5-1-21
Signature
Phone Number: 1-213-500-11
Address: 421 E. Broadway #121 Glendale CA 91205

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I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kyung W Baek Date: 5-1-21
Signature Kyung W Baek
Phone Number: 213-999-1020
Address:

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: DoHyun Kim Date: 5-1-21
Signature
Phone Number: 213-858-3302
Address: 3500 W. 6th St.
Los Angeles, CA 90020

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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Aran Song **Date :** 04-06-21
Signature
Phone Number: 714-393-2518
Address: 3663 W. 6th St #307 CA CA 90010




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Sincerely,

Name: Christine Han **Date :** 4/7/21
Signature
Phone Number: 310-991-7952
Address: 12519 Alondra Blvd
Norwalk, CA 90650




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Yi, Chin Wha **Date :** 4/9/21
Signature
Phone Number:
Address:




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Sincerely,

Name: Esmond Gee **Date :** 4/9/21
Signature
Phone Number: 808 723 4574
Address: 2970 W. Olympic Blvd 2nd 304 suite CA 90006



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Sincerely,

Name: STEVEN LEE **Date :** 4/14/21
Signature
Phone Number: 213-215-5597
Address: 300 S. HOBART BL #301 LA CA 90020



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Sincerely,

Name: Henry T Kim **Date :** 4/20/21
Signature
Phone Number: 310-893-9994
Address: ~~1951 chantilly ln Fullerton~~ 2681 W Olympic blvd #220 LA CA 90006.



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Sincerely,

Name: Cecilia Park. **Date:** 4/16/21
Signature
Phone Number: 213.598.6333
Address: Los Angeles, CA

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Sincerely,

Name: Howard Kim **Date:** 4-19-2021
Signature
Phone Number: (213) 235-5379
Address: 4325 Harvard Blvd. #212 Los Angeles, CA 90020

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Sincerely,

Name: Joseph Ahn **Date :** 4/11/2024
Signature
Phone Number: 213 545 3737
Address: 4432 1/2 Bimini Pl
LA CA 90029




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City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
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Sincerely,

Name: Yong Z. KIM **Date :** 4/11/24
Signature
Phone Number: 213-389-3162
Address: 1150 S. Plymouth Blvd
LA CA 90019




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Philip Dahmid. **Date :** 4/14/24
Signature
Phone Number: 213 386 8275
Address: Los Angeles, CA




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Name: _____ **Date :** _____
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Phone Number: _____
Address: _____




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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Chris Lee **Date :** 4/15/2021
Signature Christ Lee
Phone Number: 323-382-9693
Address: 400 Commonwealth ave, Los Angeles, CA 90020




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Sincerely,

Name: David J. Guhm **Date :** 04/08/21'
Signature David J. Guhm
Phone Number: 714-612-4543
Address: 2848 Sunset Pl. #326 LA CA 90005




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Sincerely,

Name: Po Son Lee **Date :** 4/9/21
Signature
Phone Number: 213-507-5412
Address: 817 S. Gramercy PL L.A CA 90005




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Sincerely,

Name: Young Sim Hwang **Date :** 4-14-21
Signature Young Sim Hwang
Phone Number: 213-300-2290
Address:




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Sincerely,

Name: EDWARD [illegible] **Date :** 4/13/21.
Signature
Phone Number: 213) 480-1503
Address: 2655 W OLYMPIC BLVD LA CA 90006




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The GenevaCho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, GenevaCho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. GenevaCho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Lorena Martinez **Date :** 4/14/2021
Signature Lorena Martinez
Phone Number: 323-688-8870
Address: 147½ E. 78th st. Los Angeles, CA 90007




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: Miguel Hernandez **Date :** 4/14/2021
Signature
Phone Number: 310-291-2009
Address: 27842 Palos Verdes, Rancho Palos Verdes 90275




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Los Angeles, CA 90012
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Sincerely,

Name: Eduardo LEON **Date :** 4/14/2021
Signature Eduardo Leon
Phone Number: 213-748-5643
Address: 732½ S. San Pedro st. Los Angeles, CA 90014




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Los Angeles, CA 90012
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Sincerely,

Name: Javier Ramirez **Date :** 4/14/2021
Signature Javier Ramirez
Phone Number: 310-944-9478
Address: 3154 ESTARA Blvd. Los Angeles, CA 90045



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City Planner, LA City Planning
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Los Angeles, CA 90012
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Sincerely,

Name: Elias Martinez **Date :** 4/14/2021
Signature Eli Martin
Phone Number: 323-745-7553
Address: 6201 Middleton St. Huntington Park, CA 90255




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Christina G. Yoo. **Date:** 04-18-2021
Signature
Phone Number: 213-718-3336.
Address: LA CANADA, CA.

All information will remain private and will only be used for the subject purposes.



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City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

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Sincerely,

Name: YONGUK LEE **Date :** 4/19/2021
Signature
Phone Number:
Address: apkoy.66@gmail.com



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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Keith, Kyn **Date :** 4/19/2021
Signature
Phone Number: 323 445-7743
Address: 2425 Wilshire Pl #2630
LA CA 90010



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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: christopher S. Yoo **Date :** 4/19/2021
Signature
Phone Number: 213.300.5925
Address: Santa Monica, CA



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City of Los Angeles
Department of City Planning
201 N. Figueroa St,
Los Angeles, CA 90012

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Kim, Chang Hwan **Date:** 04-16-2021
Signature
Phone Number: (213) 948-3009
Address:

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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

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Sincerely,

Name: SUN hee **Date :** 4-12-21
Signature
Phone Number: (213) 388-7416
Address: 450. S. Oxford Ave




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City of Los Angeles
Department of City Planning
201 N. Figueroa St., Room 763
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011 – Address 3160 W Geneva St. Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Christopher Kim Date: 4-13-2021
Signature
Phone Number: 213-383-9771
Address: 3663 W. 6TH St. #502. LA CA 90020




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Cuong Khan Date: 4/15/2021
Signature Cuong Khan
Phone Number: 626-274-5100
Address: 546 S Occidental Blvd. Los Angeles, 90020




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Sincerely,

Name: Monica Garcia Date: 4/15/2021
Signature Monica Garcia
Phone Number: 323-856-8873
Address: 456 Normandie Blvd. Los Angeles, CA 90004




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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Whapyum S Date: 4/18/21
Signature Wha K
Phone Number: 469.713.7110
Address: 3900 S Avalon Blvd. Carson, CA 90747




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: JAMES PARK **Date :** 04-18-2021
Signature [signature]
Phone Number:
Address: LA CANADA, CA.




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City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: [illegible] **Date :** 4-21-21
Signature [signature]
Phone Number: 213. 401.8494
Address: 3451 W. 6th St #300
LA, CA 90010




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Jameson Noah **Date :** 4/21/21
Signature [signature]
Phone Number: 213 505 1827
Address: 828 S. Berendo St LA CA 90005




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Los Angeles, CA 90012
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Sincerely,

Name: Hong Byun **Date :** 04-19-2021
Signature [signature]
Phone Number: (213) 386-0536
Address: 821-2 S. Serrano Ave. CA, CA 90005




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

The GenevaCho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Seung Park **Date :** 4/19/21.
Signature
Phone Number: (213) 235-5811
Address: 2520 W. 8th St. #107
Los Angeles, CA 90057.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Son Bae **Date :** 4/19/21
Signature
Phone Number: (213) 383-2733
Address: 2520 W. 8th St. #107
Los Angeles, CA 90057.




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Sincerely,

Name: TAMMY KIM **Date :** 4.18.21
Signature
Phone Number: 213 808 8478
Address: 3847 West 7th #9 CA 9000[illegible]




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Sincerely,

Name: Stephanie S. **Date :** 4/18/21
Signature
Phone Number: (323)396-6359
Address: Los Angeles, CA.




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Sincerely,

Name: SCOTT MOON **Date :** 4/14/2021
Signature
Phone Number: 310-351-8392
Address: Los Angeles, CA




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City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Youngmin Suh **Date :**
Signature
Phone Number: (213) 738-0082
Address: 321 N. Kenmore Ave. #213 Los Angeles, CA 90004




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City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Don Lee **Date :** 4.7.21
Signature
Phone Number:
Address: 2963 Mary St La Crescenta




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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Tom Girardi **Date :** 4/15/2021
Signature
Phone Number: 310-396-0412
Address: 3151 W. Geneva St. Los Angeles, CA 90020




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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Sam Sihn **Date :** 4.14.21
Signature
Phone Number: 418. 418. 0483
Address: 18247 SYLVAN ST TARZANA CA 91335




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA.

The Genevacho Medical Center will contribute significantly to meeting the demands of the neighborhood while being completely compatible with the adjacent properties and surrounding neighborhoods.

Moreover, Genevacho Medical Center will make great contributions to enhance the HPI (Healthy Place Index) rate percentile of Koreatown. According to HPI, Koreatown's health conditions of living, such as accessibility to medical services and water quality, were measured to be worst in comparison to other counties and cities. Genevacho Medical Center will provide more convenient and easier medical service accessibilities to the community.

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Sincerely,

Name: MARIA Willis **Date:** 04/18/21
Signature Maria A. Willis
Phone Number: 213) 858-3099
Address: 373 S. Hoover St. 310

All information will remain private and will only be used for the subject purposes.




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Young Tak **Date:** 4/18/21
Signature
Phone Number: 213 423 45307.
Address: 29 N. Cranmore Pl CA 90004

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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: YOO, SUNG SIN **Date :** 4/7/2021
Signature Sung Sin Yoo
Phone Number: 213. 598. 2093
Address: 964 S. ARDMORE AVE.
LA. CA 90006




GMC
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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Mark Gibbs **Date :** 4/16/2021
Signature
Phone Number: 323-333-8539
Address: 1934 Manchester Ave




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Sincerely,

Name: Eun Soo Lee **Date :** April-16-21
Signature
Phone Number: 213) 321-8709
Address: LA. CA




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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Karina Muñoz **Date :** 4/15/2021
Signature Karina Muñoz
Phone Number: 213-380-4411
Address: 265 S. Western Ave. Los Angeles, CA 90004




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Sincerely,

Name: Angella **Date :** 4/16/21
Signature
Phone Number:
Address: CA, CA.




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Sincerely,

Name: Kyoung Choung **Date :** 4/7/2021
Signature
Phone Number: 949. 290. 0028
Address: 6905 Virtuoso, Irvine, ca 92620




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Sincerely,

Name: Hana Oh **Date :** 04/07/21
Signature
Phone Number: 310 508 4414
Address: 373 S Hoover St #307
Los Angeles, CA 90020




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Sincerely,

Name: Cecilia Park **Date :** 4/7/21
Signature
Phone Number: 213-598-6333
Address: 530 S. BREWDO ST.
Los Angeles, CA 90020




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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Kevin Rhee **Date :** April 7, 2021
Signature
Phone Number: 714. 585. 5911
Address: 2130 Wilshire Blvd. #407
Los Angeles, CA 90057




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Adan Romero Date : 4/15/2021
Signature Adan Romero
Phone Number: 323-479-2524
Address: 620 S. Virgil St. Los Angeles, CA 90005




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Charles Suh Date: 9/23/21
Signature
Phone Number: 818-482-1314
Address: 7711 Foothill Blvd #C. La Canada, CA. 91011

All information will remain private and will only be used for the subject purposes.




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Hyung Kim Date : 4/7/21
Signature
Phone Number: 310-991-7952
Address: 12514 Mondra Blvd Norwalk CA 90650




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City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Jutta Hee Joon Date : 4.20.2021
Signature
Phone Number: 213.254.5585
Address: 300 S Hobart Bl LA. CA 90020




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: JaeWon Rhee **Date :** 4-24-4
Signature Jae Won Rhee
Phone Number:
Address: 640 S. Gramercy Pl. #304
Los Angeles, CA 90020




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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: John park **Date:** 5-15-21
Signature
Phone Number: 213-368-1388
Address: 3500 W 6th #311 LA CA 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Hye Lee **Date:** 5/15/2021
Signature
Phone Number: 213-248-8284
Address: 314 S. Berendo St.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: HUNG D NGUYEN **Date:** 5-14-21
Signature
Phone Number: 805 - 527 - 5417
Address: 4069 ENVILGOOSE ST NORTHRIDGE CA 91832

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Sincerely,

Name: O Byeong Y. Kim Date: 5/15/2021
Signature Byeong Y Kim
Phone Number:
Address: 2400 James M. Wood.

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Jojo Pewsawang
City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Moon H Kim Date: 5/15/2021
Signature
Phone Number:
Address: 2400 JAMES M WOOD

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Lee Kim Date: 5. 15. 21
Signature
Phone Number:
Address: LA California 9[illegible]

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3160 Geneva St. Los Angeles, CA 90020
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200 N. Spring St., Room 763
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: KIM, YANG SOON Date: 5/15/21
Signature
Phone Number:
Address: LA, CA 90020

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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Erin Kim Date: 5/15/21
Signature
Phone Number:
Address: L.A. CA 91202

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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sanga (Cici Date: 5/15, 21
Signature
Phone Number:
Address: LA CA 90005

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Jojo Pewsawang
City Planner, Los Angeles City Planning
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Los Angeles, CA 90012
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Hee Soola Jung Date: 5/15/21
Signature HSJ
Phone Number:
Address: LA CA 90005

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Sincerely,

Name: Moon I Park Date: 5.15.21
Signature
Phone Number: 714. 201 8625
Address: 29232 Valderama or Valencia CA 91381

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sangmi Lee Date: 5-14-21
Signature
Phone Number:
Address: 3150 Wilshire Blvd L.A. CA 90010

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kwang Jea Lee Date: 5/15/21
Signature
Phone Number:
Address: 126 N Manhattan Pl #. CA 90004

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City Planner, Los Angeles City Planning
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Sincerely,

Name: Young Sun Choi Date: 5/15/21
Signature
Phone Number: 213 863 4327
Address: 126 N Manhattan Pl #

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Via Email: jojo.pewsawang@lacity.org

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To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: John Park Date: 5-14-21
Signature
Phone Number:
Address: 420 S Serrano Ave L.A CA 90020

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: 이 은지 EUN JEE YIM Date: 4/15

Signature

Phone Number:

Address: 510 PINE VIEW

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: HWA SOON KIM Date: 4/15/21

Signature HWA

Phone Number:

Address: 6165 Normandie Ave

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Sincerely,

Name: MICHELL KEO Date: 5-15-21

Signature

Phone Number:

Address: 6845 S. BERENDO 90044

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: MAX JONG Date: 05.15.21

Signature

Phone Number:

Address: LA, CA 90020

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Sincerely,

Name: [illegible] Date: 5-15-21
Signature
Phone Number:
Address: 10881 Paramount Downey

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Sincerely,

Name: KYung HWA KANG Date: 5-15-21
Signature
Phone Number: 213-305-1416
Address: Los Angeles C.A. 90004

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Sincerely,

Name: CHUNG KEUN SHIN Date: 5-15-2021
Signature
Phone Number: 213-703-0878
Address: LOS ANGELES CA 90004

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Sincerely,

Name: KIM, Hong Yong Date: 05-15-21
Signature
Phone Number: 323-404-6615
Address: LA, CA 90006

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Sincerely,

Name: Yejung Jung Date: Jung 5-14-21
Signature Jung
Phone Number:
Address: 685 S. New Hampshire Ave L.A. CA 90005

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Sincerely,

Name: Young Ae Yoo Date: 5/15/2021
Signature Young Ae Yoo
Phone Number:
Address: Los Angeles, CA 90020

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Sincerely,

Name: Mee Kyoung Lee Date: 05-15-21
Signature
Phone Number:
Address: LA. CA 90020

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Sincerely,

Name: Log Sun Hee Date: 5/15/21
Signature Sun Hee Lo
Phone Number:
Address: Los Angeles CA, 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kim, Kyung Soon Date: 5/15/21
Signature
Phone Number:
Address: 616 S Normandie Ave Los Angeles, CA, 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Ukyung Kim Date: 5-15-21
Signature
Phone Number:
Address: 691 S. Irolo St, L.A, CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Kwang Sae Ko Date: May/15/21
Signature
Phone Number: 213) 999-5600
Address: 944 Crafton #408 LA CA 90015

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Sincerely,

Name: In Young Min Date: 5-15-21
Signature
Phone Number:
Address: 4705 Burnside Ave L.A CA 90036

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Sincerely,

Name: Kang Sun Eo Date: 5/15/21
Signature
Phone Number: EA
Address: LA, CA, 90057

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Sincerely,

Name: Julie Kim Date: 05/15/2021
Signature
Phone Number: (213) 880-8459
Address: LA - CA 90019

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Sincerely,

Name: Amy Kim Date: 5-15-2021
Signature
Phone Number:
Address: 331 S Ardmore Ave L.A. CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Ha mi Jang Date: 5-16-21
Signature
Phone Number:
Address: 2703 a. Sunset, LAC 90026

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Edward Sung Date: 5-11-21
Signature
Phone Number:
Address: 1444 S Ardmore Ave L.A CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sang ho Lee Date: 5-11-2021
Signature
Phone Number:
Address: 121 S Occidental Blvd L.A CA 90057

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Sincerely,

Name: Jmwon Jang Date: Jang 5-11-21
Signature
Phone Number:
Address: 1046 S Serrano Ave L.A CA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Myung Soon Lee. Date: 04/15/2021
Signature
Phone Number: 213.507.1196
Address: 1675 11th pl LA. CA 90015

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: APRIL YOO Date: 5/15/2021
Signature [signature]
Phone Number: (213) 505-0257
Address: LA, CA 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Brian Kim Date: 5-15-2021
Signature [signature]
Phone Number:
Address: 249 S. La Fayette Park Pl LA CA 90057

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Sincerely,

Name: Lee Kyo Hong Date: 5/15/21
Signature Lee Hong
Phone Number: 213-446-7031
Address:

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Sincerely,

Name: Ally Bowman Date: 05/15/2021
Signature [signature]
Phone Number: 213-369-1645
Address: 506 1/2 N. Heliotrope Dr LA CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Chloe Chang Date: 5-15-21
Signature
Phone Number:
Address: 980 S Oxford Ave.

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Sincerely,

Name: Gab Reen Park Date: 05-15-2021
Signature
Phone Number: 818-224-0920
Address: 12078 Del Amo Way. Granada Hills CA 91344

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Sincerely,

Name: J JU HUR Date: 5/15
Signature
Phone Number:
Address: 1339 5TH

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Sincerely,

Name: Kum ok Ko Date: 5/15/21
Signature
Phone Number: 213)118-7872
Address: 3207 W 6TH ST #101

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Sincerely,

Name: INSUN KIM Date: 5/15-2021
Signature Insun Kim
Phone Number: 213-716-6242
Address: 1210 S. Kenmore Ave. LA CA 90006

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: MiKyoung Kim Date: 5-15-2021
Signature
Phone Number:
Address: 3549 Wilshire Blvd L A 90010

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Sincerely,

Name: Min Lee Date: 5/15/21
Signature
Phone Number:
Address: La Cañada 90020

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Sincerely,

Name: Soo K. Chung Date: 5/15/21
Signature
Phone Number:
Address: 5025 Maplewood Ave, LA CA 90004

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Mm Park Date: 5/15/21
Signature Mm Park
Phone Number:
Address: 1115 Harvard Blvd L.A CA 90020

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Sincerely,

Name: Hahn Jung Sook Date: 5/15/21
Signature Hahn Jung
Phone Number: 213.245.3234
Address: 746 S Burlington Ave #124

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Sincerely,

Name: Kathy Kim Date: 5/15/21
Signature Kathy Kim
Phone Number:
Address:

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Sincerely,

Name: Angelica Aleman Date: 05/15/20
Signature
Phone Number: 213-
Address: 211 S Normandie A

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www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: HAE SOOK LEE Date: 5/15/21
Signature HAE SOOK LEE
Phone Number:
Address:

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Sincerely,

Name: DEFEKE Wolelign Date: 05-15-2021
Signature
Phone Number:
Address: 5100 S ALEXANDRIA

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SUSAN CHUNG Date: 2021-5-15
Signature
Phone Number:
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Phillip Kim Date: 5-15-21
Signature
Phone Number:
Address: 425 N. Hobart Blvd. L.A CA 90004

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Sincerely,

Name: Isaa B Park Date: 05-15-2021
Signature
Phone Number: 818-224-0920
Address: 12075 Delante Wy. Granada Hills CA 91344

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Sincerely,

Name: Soo Seo Date: 5/15/21
Signature
Phone Number:
Address: 343 S. Hobart Bl L.A CA 90020

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Sincerely,

Name: Annie S Huh Date:
Signature Annie S Huh
Phone Number:
Address: 10830 Kling St #202
N. North Hollywood CA 91602

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Un Woo Lee Date: 5-14-21
Signature
Phone Number:
Address: CA 90005

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Sincerely,

Name: Naomi Park Date: 5-16-21
Signature
Phone Number:
Address: ~~[illegible]~~ 949 S Kingsley Dr. L.A. CA 90006

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Sincerely,

Name: Joseph Kim Date: 5-15-2021
Signature
Phone Number:
Address: 25834 Viana Ave. Unit 5, Lomita, CA 90717

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Grace Kim Date: 5/15/21
Signature
Phone Number:
Address: 1250 S Westmoreland Ave. L.A CA 90006

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Sincerely,

Name: Lizbet Ramirez Date: 5-15-21
Signature
Phone Number: 310) 739-0218
Address: 540 S. Kingsley Dr. apt. #309. L.A CA-90020

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Sincerely,

Name: Marrea Kim Date: 5-15-21
Signature 1350 S. Westmoreland Ave. LA CA 90006
Phone Number: Marrea
Address:

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Sungtae Hong Date: 5-15-20
Signature
Phone Number:
Address: 515 S Kingsley Dr L.A CA 90020

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Sincerely,

Name: SOO YUN UM Date: 5-15-21
Signature
Phone Number:
Address: 4440 S. OCCIDENTAL BLVD

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Sincerely,

Name: Hoang, Joung Jo Date: 5/15/2021
Signature
Phone Number:
Address: LA, CA 90057

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Sincerely,

Name: Grace Kim Date: 5/15/2021
Signature
Phone Number: 213) 456-7707
Address: LA, CA 90005

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Sincerely,

Name: Yujin Seo Date: 5-15-2021
Signature
Phone Number:
Address: 258 S. Serrano Ave L.A CA 90004

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Sincerely,

Name: Soo Koo Date: 5/15/2021
Signature
Phone Number:
Address: LA. CA. 91107

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Sincerely,

Name: Joy Date: 5/15/2021
Signature
Phone Number:
Address: 449 S Kingsley.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: So Young Lee Date: 5/15/21
Signature: So young
Phone Number:
Address: Los Angeles California

All information will remain private and will only be used for the subject purposes.




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: SUH. D. JUHG Date: 5/15/21
Signature:
Phone Number: (310) 404-9850
Address: L/A C/A 90005

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: John Hong Date: 5-14-2021
Signature:
Phone Number:
Address: 411 S Berendo St LA CA 90020

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Sincerely,

Name: Leon Sung Lee Date:
Signature:
Phone Number:
Address: Los Angles, Ca 90025

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Signature _____

Phone Number: _____

Address: _____

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Sincerely,

Name: Dong Y Shin Date: _____

Signature _____

Phone Number: 213. 700 1208

Address: LA. CA. 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jim S Gha Date: 6-15-21

Signature _____

Phone Number: 470 VIRGO

Address: _____

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Sincerely,

Name: KIM SUNG MAN Date: 6-15-21

Signature _____

Phone Number: _____

Address: 616 S. NORMANDIE. #102

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: Jacob Park Date: 5/15/2021
Signature
Phone Number: 213-864-2032.
Address: 682 S Alexandria Ave. LA 90020

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Sincerely,

Name: Junngho Kim Date: 5-15-2021
Signature
Phone Number:
Address: 112 S. St Andrews Pl LA CA 90004

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Sincerely,

Name: AH SOON OK Date: 5-15-21
Signature AH S K.
Phone Number:
Address: 616. S. NORMANDIE. #.

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Sincerely,

Name: JIN SOOK LIM Date: 5-15-21
Signature
Phone Number: 213-605-0112
Address: 11705 Terra Vista Sirmar CA 91342

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: SANG H. SONG Date: 04/25/21
Signature SHSONG
Phone Number: 323-908-9241
Address: 1050 S. Flower St. #824, L.A., CA 90015

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Sincerely,

Name: SEO Date: 5-15
Signature
Phone Number: (818) 658-0103
Address: 4617 Willalee Ave Lacrescenta

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Sincerely,

Name: Sook Ja Seo Date: 5/15/2021
Signature Sook Ja Seo
Phone Number: 818-272-7212
Address: 4617 Willalee Ave Lacrescenta Ca 91214

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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: Helen Woo Date: 5/16/21
Signature
Phone Number: 323) 447-2394
Address: 4800 Via Marisol unit 127
Los Angeles CA 90042




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Sincerely,

Name: Paola Ooi Date : 5-16-21
Signature
Phone Number: 213) 622-2188
Address: 4900 Via Marisol #127
Los Angeles CA. 90042




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Sincerely,

Name: SUNG JA LEE Date : 05/16/2021
Signature
Phone Number:
Address:




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Sincerely,

Name: Joo Hong Kim Date : 5-16-21
Signature
Phone Number: 213-424-0306
Address: 4345 Wilshire Ave #1211




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Sincerely,

Name: Young Ae Moxley Date : 5/16/21
Signature
Phone Number: [redacted] 213 - 200 80
Address: 819 S Burlington Ave CA 90057




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Yaykyd Kim Date :
Signature
Phone Number: 424 395 9543
Address: 444 S accidental Blvd APT 415
Los Angeles, CA 90057




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: Connie Yang Date : 5/15/21
Signature
Phone Number: (213) 249 - 3178
Address: 455 S. Union Ave #102
LA CA 90017




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Sincerely,

Name: Peter Yang Date : 5/15/21
Signature Che Yang
Phone Number: (213) 249 - 3178
Address: 455 S. Union Ave #102
LA CA 90017




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Sincerely,

Name: MEHEE CHUN Date : 5/21/2021
Signature
Phone Number: 323 767 3720
Address: 1649 W 49th St. LA, CA 90062




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Sincerely,

Name: YU CHANG YOON **Date :** 5/16/2021
Signature
Phone Number: 323-767-4389
Address: 1641 W 49th St. L.A., CA 90062




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Sinan Choi **Date :** 4/18/21
Signature
Phone Number: (562) 360-1670
Address: 14044 Whittier Blvd. Whittier, CA 90605




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City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Hyon Man PA **Date :** 04/19/21
Signature
Phone Number: (213) 880-8800
Address: 1019 S. Catalina St. Los Angeles, CA 90006




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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Richard B. Suh **Date :** 4/18/2021
Signature
Phone Number: 323.312.9141
Address: 321 N. Kenmore Ave #213 Los Angeles, CA 90004




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Jojo Pewsawang
City Planner, Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011 – Address 3160 W. Geneva St, Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011."

Sincerely,

Name: OK Soo Ahn Date: 5/15/21
Signature
Phone Number: 213 247 - 9931
Address: LA. CA 90020

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Sang Nam Date: 5/15/2021
Signature
Phone Number:
Address: 187 W. 24th St

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Sincerely,

Name: K. MIYAMOTO Date: 5/15/2021
Signature
Phone Number: 213 [illegible]
Address: 2144 Hercules Dr LA CA 90046

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: SOHEE LEE Date: 5-15-21
Signature
Phone Number:
Address: 916 S. Wilton Place. L.A. CA 90019

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200 N. Spring St., Room 763
Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Young Ok Woo Date: 5-15-21
Signature Young Ok Woo
Phone Number:
Address: L.A. CA 90006

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Sincerely,

Name: Kyong Hong Date: 5/15/21
Signature
Phone Number:
Address: 6th & Normandie

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Sincerely,

Name: STEVE KIM Date: 5/15. 2021
Signature
Phone Number: 213-433-9947
Address: 115 N. KINGSLEY DR LA CA 90004

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Los Angeles, CA 90012
Via Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: YUSIN KIM Date: 05-15-21
Signature
Phone Number: 213-210-4840
Address: 3185 WILSHIR BLVD LA. CA. 90010

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Sincerely,

Name: Austin Lee Date: 5-14-21
Signature
Phone Number:
Address: 3435 Wilshire Blvd L.A. CA 90010

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Sincerely,

Name: Jeong H Park Date: 5/15/2021
Signature
Phone Number: 213-999-1244
Address: 522 S Alexandria Ave LA 90020

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Sincerely,

Name: Miyoung Chun Date : 5.16.21
Signature
Phone Number: 213.280.0103
Address: 816 S Highland Ave la. ca 90036.




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Sincerely,

Name: Jieun Yeom Date : 5.16.21
Signature
Phone Number: 213.800.4060
Address: 888 S Hope Street CA 90017




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: BYUNG K CHEON Date : 5/16/21
Signature
Phone Number: 213 820 9929
Address: 16021 Wanda Cir HB CA92649




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Clara (JH) Date : 1/24/46
Signature
Phone Number: 213) 268-2518
Address: 445 S Ardmore Ave #332 LA. CA 90020




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Sincerely,

Name: Grace Han Date :
Signature
Phone Number:
Address: 400 S. KENMORE AVE. #B-3
LOS ANGELES, CA 90020




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Sincerely,

Name: Lee Min Ho Date : 5/16. 2021
Signature
Phone Number:
Address: 5180 Oxford Ave. LA LA




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Sincerely,

Name: Yong In Choi **Date :** 05.17.2021
Signature [signature]
Phone Number: 213) 604-1002
Address: 3901 S. Vermont Ave.




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: LEE, JAKYUNG **Date :** 5-16-2021
Signature [signature]
Phone Number: 323 327-8286
Address: 750 S SPAULDING AVE #220
LA CA 90036




GMC
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: KYUN OK Lee **Date :** 5/16/21
Signature [signature]
Phone Number: 213-969-4658
Address: 3100 S VERMONT AVE




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City Planner, LA City Planning
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Sincerely,

Name: Rebecca Song **Date :** 5/15/2021
Signature [signature]
Phone Number: 213-292-1447
Address: 1303 N Gilbert St Fullerton CA




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Jin-Yi Lim **Date:** 5.15.2021
Signature
Phone Number: 818) 823-6923
Address: 2455 S. St Andrews Pl #103 LA Ca 90018

All information will remain private and will only be used for the subject purposes.




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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Sung-Sook Jang **Date:** 2.15.2021
Signature
Phone Number: (702) 755-6054
Address: 2455 S. St Andrews Pl #105 LA Ca 90018

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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Jae Sik Ha **Date:** May 15, 2021
Signature
Phone Number: 213.407.2355
Address: 1536 3rd Ave LA, CA 90019




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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: HAK Joo Kim **Date:** 5.11.2021
Signature
Phone Number: 213) 369.1255
Address: 1515 W 37th St LA. CA 90018




GMC
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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Tim Yu **Date:** 5/9/21
Signature
Phone Number: (213) 268-1668
Address: 4519 Frederick Ave. Glendale CA 91214

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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Joong Koo Min **Date:** 5-11-21
Signature Joong Koo Min
Phone Number: 213-249-4536
Address: 616 S Normandie Ave 90005 #1103

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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: 이 도 신 **Date :** 5-11-2021
Signature
Phone Number: 213-386-7533
Address: 2451 W 7th St #213 LA CA 90057




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3160 Geneva St. Los Angeles, CA 90020
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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Young Jee Chen **Date :** 5/12/21
Signature
Phone Number: 213-505-2769
Address: 27021 Rio Bosque Dr Santa Clarita CA 91350




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Sincerely,

Name: Kounsah Hwang **Date :** 5/11/21
Signature
Phone Number: 562-713-0281
Address: 1567 6th Ave LA CA 90019




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Sincerely,

Name: Sung Chul Choe **Date :** 5/11/21
Signature Choi
Phone Number: 1213 944 2418
Address: 226 S Serrano Ave #102 LA CA 90004




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3160 Geneva St. Los Angeles, CA 90020
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안녕하십니까 ?
저희 제네바 메디컬 센터는 한인 타운 중심 4가와 버질 (Virgil) 코너에 위치한 70 년 역사의 "슈라이너 아동 병원" 을 매입 하고, 한인 타운 최대 규모의 메디컬 센터 (의사 사무실 , 진단 ,검사) 를 건립하고자 합니다.

약 22 만 평방 건물과 약 16 만 평방의 내부의 모든 의료 진료 과목의 입주와 MRI/ CT 등 첨단 진단,검사 모두 한곳에서 받을수 있어 회원님들의 시간 절약과 편리함을 제공 할것 입니다.

또한 타 지역보다 의료 서비스 접근성이나 수돗물 오염등 생활건강 상태가 열악한 한인타운 건강지역지수(HPI) 호환과 개선에 크게 기여를 할것입니다.

제네바 메디컬 센터의 건립을 위해 교민 여러분의 적극적인 성원/지원을 부탁드립니다. 아래 부분에 서명 해주시면 감사하겠습니다.

"나는 LA 에사는 교민으로 제네바 메디컬 센터의 건립을 적극 찬성/지원합니다. Department of City Planning of Los Angeles 의 승인과 지원을 간곡히 청원 드립니다."

이름: Angie Campos
서명: Angie Campos




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Jojo Pewsawang
City Planner, LA City Planning
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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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Sincerely,

Name: Kyung Souk Choi **Date :** 5/16/21
Signature
Phone Number: 213-999-3499
Address: 2300 James Wood 314




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Sincerely,

Name: Bobae Park **Date :** 5/16/21

Signature

Phone Number: 213- 303- 9882

Address: 864 1/2 S. St. Andrews Pl. 90005 LA, CA.




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Sincerely,

Name: Yoon Hee Joong **Date :** 5-16-21

Signature

Phone Number: 213-214-7978

Address: 455 S. Union Ave




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Sincerely,

Name: KWANG SOON KIM **Date :** May, 16, 2021

Signature

Phone Number: (213) 804-0893

Address: 949 S. Hoover St #104, LA CA. 90006




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Sincerely,

Name: Hae D Choy **Date :** 5/16/21

Signature

Phone Number: 1.213.369.7002

Address: 732 S. Bonnie Brae St #203




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Sincerely,

Name: YUN C. ROE **Date :** 5/16/21
Signature
Phone Number: (213) 905-2070
Address: 919 S. ARDMORE AVE. #1 L.A, CA 90006




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Sincerely,

Name: Jung Ja. Lee **Date :** 5-11-21
Signature Lee
Phone Number: 213-804-8886.
Address: 3966 Wilshire Boulevard L A CA. 90010




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Sincerely,

Name: April Yoon **Date :** 5/10/21
Signature
Phone Number: 213.700-3355
Address: 44 Maywood Irvine CA 92602




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Sincerely,

Name: Pan Young Kim **Date :** May 10, 2021
Signature
Phone Number: (213) 249-3020
Address: 169 S. Harvard Blvd Los Angeles, CA 90004




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Sincerely,

Name: Susan Kim **Date :** 5/10/21
Signature Susan Kim
Phone Number: (213) 503 - 9996
Address: 169 S. Harvard BLVD · LA CA 90004




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Jonathan Baek **Date :** 5/10/21
Signature
Phone Number: (213) 435-9396
Address: 169 S. Harvard BLVD · LA CA 90004




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Sincerely,

Name: PARK, Jeong Soo **Date :** 5-12-21
Signature PARK
Phone Number: (213) 200-1184
Address: 1284 W 8ST 412 LA CA 90017




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Sincerely,

Name: Ki OK Kim **Date :** 5-12-2021
Signature
Phone Number: 213) 434-6865
Address: 456 S Lake ST Ave 404 LA. CA 90057



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Sincerely,

Name: Jenny Myungsa Lee **Date :** 5/10/21
Signature Jenny Myungsa Lee
Phone Number: 213. 503. 0662
Address: 1110 IROLO St 511 LA. CA 90005



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Jojo Pewsawang
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Sincerely,

Name: Dakshal Jang **Date :** 05/11/2021
Signature Dakshal Jang
Phone Number: 213 603-2958
Address: 1110 IROLO st #516 LA CA 90005



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Sincerely,

Name: JULIE Kim **Date :** 5/11/21
Signature Julie Kim
Phone Number: 213-507-2892
Address: 1110 IROLO St #416 90005



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Sincerely,

Name: CHOI SUN HE **Date :** 5/13/21
Signature
Phone Number: 213-598-1320
Address: 4505 CRENSHAW BLVD 306 CA 9001



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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

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Sincerely,

Name: Hae Jaeng LEE **Date :** 5-13-21
Signature Haejaeng Lee
Phone Number: 213 384 4693
Address: 1246 Valley Spring 91342



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Sincerely,

Name: Yoon Hae Kang **Date :** 5 / 12 /21
Signature Yoon Hae Kang
Phone Number: 213 605-5515
Address: 219 S Ardmore Ave



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Sincerely,

Name: LEE JEONG MI **Date :** 5. 12. 2021
Signature
Phone Number: 626-610-5006
Address: 3619 Montrose Ave



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Sincerely,

Name: OK JA LEE **Date :** 5/12/21
Signature ok ja lee
Phone Number: 213-215-1862
Address: 254 S Hobart Bl. #1 L.A. CA 90004




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Sincerely,

Name: Yeon Jung Kang **Date :** 5/12/2021
Signature
Phone Number: 323. 435. 4130
Address: 414 N Western AVE 90005




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Sincerely,

Name: SEAN KIM **Date :** 5/11/2021
Signature
Phone Number: (213)820-5844
Address: 169 S. Harvard BLVD
LA, CA 90004




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Sincerely,

Name: Kyung S. Lim **Date :** 05/11/21
Signature
Phone Number: 323-351-3554
Address: 770 Irolo st. LA. CA. 90005




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Sincerely,

Name: Hae Bang Ji **Date :** 5/11/2021
Signature Hae Bang Ji
Phone Number: (213) 284-4890
Address: 300 N. Goldstar DR#55
Long Beach, CA 90810



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Sincerely,

Name: Eun Kyeong Ji **Date :** 5/11/2021
Signature
Phone Number: (213) 700-6406
Address: 1695 Harvard Blvd, LA CA 90004



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Sincerely,

Name: Hyun Joo PARK **Date :** 5/7/2021
Signature
Phone Number: 818-281-1572
Address: 1843 Lake ST Glendale CA 91201 91201



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Sincerely,

Name: Mu chi choe **Date :** 5/08/2021
Signature
Phone Number: 747-258-5242
Address: 1843 Lake ST. Glendale, CA 91201



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Sincerely,

Name: TAE IN JU **Date :** 5/8/21
Signature PH. 213-305-9364
Phone Number: 7309 Wood Ave #6
Address: VAN NUYS CA 9104




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Sincerely,

Name: CHANG. DUK C. **Date :** 5/7/2021
Signature Duk C Chang
Phone Number: (213) 248-9248
Address: 748 W. HOWARD ST. PASADENA CA 91103




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Sincerely,

Name: INSOOK RYOO **Date :** 5/8/2021
Signature Insook Ryoo
Phone Number: (818) 640-9399
Address: 440 N. Madison Ave. #108
Pasadena, CA 91101




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Sincerely,

Name: VENUS PARK **Date :** 5/09/21
Signature Venus Park
Phone Number: 323 547-9451
Address: 1248 South Manhattan Pl
L.A. CA 90019




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Sincerely,

Name: Kyung u. Park **Date :** 05-09-21
Signature Kyung Park
Phone Number: (213) 422-8935
Address: 4447 w. Lakeside dr #204
Burbank Ca 91505




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Sincerely,

Name: Soo Kyung Kim **Date :** 05/10/2021
Signature
Phone Number: 213) 248 - 9869
Address: 521 S Berendo St #408 LA CA 90020




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Sincerely,

Name: Steve W Park **Date :** 5/7/21
Signature Steve W Park
Phone Number: 818.965-0955
Address: 1843 Lake St Glendale




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Kim in sook **Date :** 5/10/2021
Signature
Phone Number: 213-247-6063
Address: 5183 MARATHON ST #204 LA CA 90038




GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St,Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to GenevaCho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011- GPA-ZC-ZV-ZAD-SPR-HCA.

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Sincerely,

Name: Cha, youngyoon **Date :** 5/8/2021
Signature
Phone Number: 213) 703 - 5600
Address: 1401 Valley View Rd #113
Glendale CA 91202.




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Sincerely,

Name: Seungae Choi **Date :** 5/8/21
Signature Seungae Choi
Phone Number: 818-568-4862
Address: 1031 Linden Ave #107 Glendale, Ca 91201




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Sincerely,

Name: Kwi Dong Cha **Date :** 5/8/2021
Signature Cha
Phone Number: 213-703-5700
Address: 1401 Valley View Rd #113 Glendale, CA 91202




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Sincerely,

Name: Inshil Bae **Date :** 5/7/21.
Signature Inshil Bae
Phone Number: 213-446-3763.
Address: 640 Catalina CA.




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Sincerely,

Name: GAP RYONG LIM **Date :**
Signature Gap Ryong Lim
Phone Number: 213) 999-1064
Address: 4113 W Olympic BL L.A CA 90019



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Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Esther Chu **Date :** 5/8/21
Signature E. Chu
Phone Number: 818-648-4099
Address: 1110 N. Verdugo Rd. #201 Glendale, CA 91206



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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Chris Choe **Date :** 5/8/21.
Signature
Phone Number: 213 503 0688
Address: 2417 Causeway Circle Fullerton, CA 92833



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City of Los Angeles
Department of City Planning
201 N. Figueroa St.
Los Angeles, CA 90012

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Sincerely,

Name: myeon soo kim **Date :** 5/8/21
Signature Myeon. S. Kim
Phone Number: 818. 489. 5786
Address: 339 W LEXSINGTON DR Grandale CA 91203



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Jojo Pewsawang
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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Yoon SANG KIM **Date :** 5/8/21
Signature Yoon Sang Kim
Phone Number: 818. 489. 3449
Address: 339W LEXSINGTON Dr. GLENDALE CA 91203




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Lee, Sunghoe **Date :** 5/8/2021
Signature Lee Sunghoe
Phone Number: 818-306-7318
Address: 11150 Glenoaks Blvd #195, Pacoima, CA 91331




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Carolyn m Kwon **Date :** 5-14-2021
Signature Carolyn m Kwon
Phone Number: (626) 391-1544
Address: ~~20~~ 1920 S. Batson
Rowland Heights 91748




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA.

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Sincerely,

Name: Sung JA Kim **Date:** 5, 11, 2021
Signature
Phone Number: 818) 523.9911
Address: 1513 W 37th St La. CA. 90018

All information will remain private and will only be used for the subject purposes.




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
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Sincerely,

Name: WON SCOTMAN **Date :** 5-16-2021
Signature
Phone Number: 213-333-8344
Address: 2455 S. St St Andrews Pl #701
LA CA 90018




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Jung Ae Park **Date :** 5-16-2021
Signature
Phone Number: 213-333-8344
Address: 2455 S. St Andrews Pl #101 LA CA 90018




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Sincerely,

Name: YUNG S PARK **Date :** 5-15-21
Signature
Phone Number: 818 667-4636
Address: 732 S. BONNIE BRAE ST #463 LA CA 90057




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Sincerely,

Name: Jong Lee **Date :** 5-18-2021
Signature
Phone Number: (626) 456-1176
Address: 732 S. Bonnie Brae St




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Sincerely,

Name: OK SOON Lee **Date :** 5/15/2021
Signature
Phone Number: 213-804-8888
Address: 732 S BONNIE BRAE ST #304 L.A CA 90057



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Sincerely,

Name: BUNG LEE **Date :** 5-15-2021
Signature Bung Lee
Phone Number: (213) 254-9336
Address: 732. S. Bonnie Brae ST LA



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Jojo Pewsawang
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200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA.

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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Helen Kim **Date:** 5/9/21
Signature Kim
Phone Number: 213-819-7400
Address: 770 IROLO ST #512 LA, CA 90005

All information will remain private and will only be used for the subject purposes.



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Sincerely,

Name: Virginia Pelton **Date:** 5-11-2021
Signature
Phone Number:
Address: 6000 Canterbury Dr Unit I-119, Culver City, CA 90230

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Sincerely,

Name: SAM SONG **Date:** 5.8.20
Signature SAM SONG
Phone Number: 951 398 8246
Address: 1195 Santorini Rd Riverside CA 92506

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Sincerely,

Name: Min Jong LEE **Date:** 5/8/21

Signature

Phone Number: 8416 Colorado APT 250 Riveside CA 92507

Address: 951-384-5558

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Sincerely,

Name: Daami Park **Date :** 5/3/21

Signature

Phone Number: (213) 760-2728

Address: 3787 Wilshire Blvd Crt. CA 90010



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Sincerely,

Name: Yeon Hwa Lee **Date :** 5.13.2021

Signature

Phone Number: 213-703-5167

Address: 953 Westchester PL. LA. CA 90019



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Sincerely,

Name: Kyong H. Chong **Date :** 5-13-2021

Signature

Phone Number: 323) 735-9191

Address: 3847 W. 7th St #10 Los Angeles CA 90005



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Sincerely,

Name: Madison J Park **Date :** May 13. 2021
Signature
Phone Number: 213-281-8119
Address: 455 S Union Ave ~~Apt~~ APT 1509 LA CA 90017



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Sincerely,

Name: Cindy Lee **Date :** 5/9/21
Signature
Phone Number: (213) 255-9808
Address: 4085 W 7th St #1 LA CA 90005



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Sincerely,

Name: GRACE KIM **Date :** 5/10/21
Signature
Phone Number: 213-675-7034
Address: 625 S ~~Reno~~ S Benendo



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Sincerely,

Name: KYUNG JA PARK **Date :** 05-10-2021
Signature
Phone Number: (909) 422-6088
Address: 246 E HILL ST. #501 LA CA 90012




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Sincerely,

Name: CINDY S. PAK **Date :** 5-10-21
Signature Cindy Pak
Phone Number: (626) 826-5462
Address: 991 Arapahoe St. #305. L.A. CA. 90006




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Sincerely,

Name: JUNHO CHOI **Date :** APRIL. 18, 2021.
Signature
Phone Number: (213) 505-0658
Address: 1631. W. 219TH ST. #108. TORRANCE. CA. 90501




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Deborah Kim **Date :** 4/18/21
Signature
Phone Number: 213-842-3025
Address: 1631 W 219th St #108 Torrance CA 90501




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Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Gia Chung **Date :** 4/18/21
Signature
Phone Number: 626-714-8278
Address: 4200 Via Arbolada #314
Los Angeles. CA 90042




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Sincerely,

Name: Joe Jo **Date :** 4/18/21
Signature
Phone Number: 323-394-2677
Address: 446 James M Wood Blvd LA CA 90006




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Sincerely,

Name: [illegible] **Date:**
Signature 213-200-1266
Phone Number:
Address:

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Sincerely,

Name: Kyung Hee Han **Date :** 05-07-2021
Signature
Phone Number: 213 435 8118
Address: 1131 S. Irron son Ave




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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: KUN WOO PARK **Date:** 5/8/2021
Signature
Phone Number: (213) 500-5439
Address: 19281 Envoy Ave. Corona, CA 92881

All information will remain private and will only be used for the subject purposes.



GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com



Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

I am pleading the Department of City Planning of Los Angeles to approve the change of use from former Shriner Children's Hospital of Los Angeles to Genevacho Medical Center, providing physician offices, 40 units independent living & etc., per Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA.

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Sincerely,

Name: Dahyeon Oh **Date:** 5-8-2021
Signature
Phone Number: 714-356-9225
Address: 9404 Cedar Ave. #108 Riverside CA 92504

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Sincerely,

Name: Min, Tae Sun **Date:** 5-8-2021
Signature
Phone Number: 951) 500-8959
Address: 5270 Dresden pl. Riverside, CA 92505

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Sincerely,

Name: Hoon Choi **Date:** 4-18-21
Signature
Phone Number: 213-700-7311
Address: 1241 S Kenmore Ave LA CA 90006



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Sincerely,

Name: Kyung JA Kim **Date:** 5-9-2021
Signature
Phone Number: 818-795-2465
Address: 2455 S. St. Andrews Pl #208 LA CA 90018

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City of Los Angeles
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Sincerely,

Name: Hong woo Ra Date : 5/16/2021
Signature
Phone Number: 213. 219-8077
Address: 9805 Oxford Ave #305 LA CA 90210



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Sincerely,

Name: Linda Kim Date : 5/22/21
Signature
Phone Number: 323-541-5070
Address: 600 N Hobart Blvd



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Sincerely,

Name: Rosa Lee Date : 5.16.21
Signature
Phone Number: 213-505-2523
Address: 425 S. New Hampshire 102 LA CA 90020



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Department of City Planning
201 N. Figueroa St.
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Sincerely,

Name: Jae Ryu Date : 5.16.2021
Signature
Phone Number: 562 822 7760
Address: 425 S Hamshpshire ave 90020




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Sincerely,

Name: Yoo, Yong Ja **Date :** 05/16/21
Signature Yong Yoo
Phone Number: 213 - 249 - 1552
Address: 240 S Westlake Ave #203
Los Angeles, CA 90057




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Sincerely,

Name: Yoo Sung Ha **Date :** 05/16/21
Signature Sung Ha Yoo
Phone Number: 1-213-663-5330
Address: 240 S Westlake Ave #203
Los Angeles, CA 90057

GMC
GENEVACHO MEDICAL CENTER
제네바조 메디컬 센터
3160 Geneva St. Los Angeles, CA 90020
Tel : (213) 674 7048

친애 하는 한인타운 시니어 커뮤니티 센터 회원 여러분 께 !
안녕하십니까 ?
저희 제네바 메디컬 센터는 한인 타운 중심 4와 버질 (Virgil) 코너에 위치한
70 년 역사의 "슈라이너 아동 병원"을 매입 하고, 한인 타운 최대 규모의 메디컬 센터 (의사 사무실 , 진단 ,검사) 를 건립하고자 합니다.

약 22만 평방 건물과 약 16만 평방의 내부의 모든 의료 진료 과목의 입주와
MRI/ CT 등 첨단 진단,검사 모두 한곳에서 받을수 있어 회원님들의 시간 절약과
편리함을 제공 할것 입니다.

저희 제네바 메디컬 센터는 특히 타 일반 병원 과 달리 노인성 질환에 중점, 전문화된
메디컬 센터로서 중풍, 치매 등의 중점치료, 그외 노인성 질환, 데이케어등
많은 회원님 여러분들이 필요한 전문 병원입니다. 또한 타 지역보다 의료 서비스
접근성이나 수돗물 오염등 생활건강 상태가 열악한 한인타운 건강지역지수(HPI) 호환과
개선에 크게 기여를 할것입니다.

70년 역사의 공원같은 아름 다운 병원 센터에서 모든 과목의 진료및 검사를 한곳에서
받을수 있는 건물 공사가 조속히 완료 되기위해 회원님 한분 한분의 청원서가
많은 도움이 될수 있습니다.

저희 한인 타운에 최고의 의료 센터 건립에 회원님의 도움을 요청드립니다.
모든 회원님의 건강과 안녕을 기원 합니다.
감사 합니다.

Date: 4/5/2021

City of Los Angeles
Department of City Planning
201 N. Figueroa St,
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

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Sincerely,

Print Name: Nan Kyoung Icoo
Signature:
Telephone: (323) 922-3123

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Sincerely,

Print Name: PATTY, KIM
Signature:
Telephone: 818-723-7543

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편리함을 제공 할것 입니다.

저희 제네바 메디컬 센터는 특히 타 일반 병원 과 달리 노인성 질환에 중점, 전문화된
메디컬 센터로서 중풍, 치매 등의 중점치료, 그외 노인성 질환, 데이케어등
많은 회원님 여러분들이 필요한 전문 병원입니다. 또한 타 지역보다 의료 서비스
접근성이나 수돗물 오염등 생활건강 상태가 열악한 한인타운 건강지역지수(HPI) 호환과
개선에 크게 기여를 할것입니다.

70년 역사의 공원같은 아름 다운 병원 센터에서 모든 과목의 진료및 검사를 한곳에서
받을수 있는 건물 공사가 조속히 완료 되기위해 회원님 한분 한분의 청원서가
많은 도움이 될수 있습니다.

저희 한인 타운에 최고의 의료 센터 건립에 회원님의 도움을 요청드립니다.
모든 회원님의 건강과 안녕을 기원 합니다.
감사 합니다.

Date: 4/5/2021

City of Los Angeles
Department of City Planning
201 N. Figueroa St,
Los Angeles, CA 90012

Re: Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA – Address 3160 Geneva St, Los Angeles, CA 90020

To Whom It May Concern:

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I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA:

Sincerely,

Print Name: Huh, YoungAh
Signature:
Telephone: # (323) 922 – 3124

GMC
GENEVACHO MEDICAL CENTER
제네바조 메디컬 센터
3160 Geneva St. Los Angeles, CA 90020
Tel : (213) 674 7048

친애 하는 한인타운 시니어 커뮤니티 센터 회원 여러분 께 !
안녕하십니까 ?
저희 제네바 메디컬 센터는 한인 타운 중심 4와 버질 (Virgil) 코너에 위치한
70 년 역사의 "슈라이너 아동 병원"을 매입 하고, 한인 타운 최대 규모의 메디컬 센터 (의사 사무실 , 진단 ,검사) 를 건립하고자 합니다.

약 22만 평방 건물과 약 16만 평방의 내부의 모든 의료 진료 과목의 입주와
MRI/ CT 등 첨단 진단,검사 모두 한곳에서 받을수 있어 회원님들의 시간 절약과
편리함을 제공 할것 입니다.

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메디컬 센터로서 중풍, 치매 등의 중점치료, 그외 노인성 질환, 데이케어등
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받을수 있는 건물 공사가 조속히 완료 되기위해 회원님 한분 한분의 청원서가
많은 도움이 될수 있습니다.

저희 한인 타운에 최고의 의료 센터 건립에 회원님의 도움을 요청드립니다.
모든 회원님의 건강과 안녕을 기원 합니다.
감사 합니다.

Date: 4/5/2021

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I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA:

Sincerely,

Print Name: Jenny Lee
Signature: Nanny Lee
Telephone: 213) 359- 4936



GMC
GENEVACHO MEDICAL CENTER
3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com




City of Los Angeles
Department of City Planning
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Sincerely,

Name: Kumsu Kim Date : 5/16/2021
Signature
Phone Number: 213 703 9965
Address: 96 S. Gramercy Pl APT 111.



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3160 Geneva St. Los Angeles, CA 90020
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City of Los Angeles
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"I respectfully request that the Department of City Planning of Los Angeles approve and support Case No. CPC-2020-4011-GPA-ZC-ZV-ZAD-SPR-HCA."

Sincerely,

Name: Soon Ja Cho Date : 05-16-21
Signature
Phone Number: 310-729-4507
Address: 18405 S. Vermont Ave.




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Sincerely,

Name: Mun Ja Kang **Date :** 4-16-12
Signature
Phone Number: 213-514-4959
Address: 6165 Normandie Ave LA 90047




GMC
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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: OK Joo Kim **Date :** 4-18-21
Signature
Phone Number: 213-298-0465
Address: 1241 S. Kenmore Ave LA CA 90006




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Hung Kyu Lim **Date :** 4-18-21
Signature
Phone Number: 213-505-3035
Address: 1241 S. Kenmore Ave LA CA 90006




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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Pauline Lee **Date :** 4/19/21
Signature
Phone Number: 213-703-3435
Address: 3234 Fonseca Ave, La Mirada, CA 90638




GMC
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3160 Geneva St. Los Angeles, CA 90020
www.gcmedicalcenter.com

Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Woo kyung Choi **Date :** 4/19/2021
Signature
Phone Number:
Address: 1241 S Kenmore Ave LA Ca 90006




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Sincerely,

Name: Alex Choi **Date :** 4/18/21
Signature
Phone Number: 213-505-7886
Address: 1100 S. Hill St. Apt #720, LA, CA 90015




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3160 Geneva St. Los Angeles, CA 90020
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City Planner, LA City Planning
200 N. Spring St., Room 763
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Sincerely,

Name: Chiyoung Lee **Date :** 4/18/21
Signature
Phone Number: 917 - 232 - 7734
Address: 261 N. Madison Ave Pasadena CA




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Jojo Pewsawang
City Planner, LA City Planning
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Sincerely,

Name: Rachel Lee **Date :** 4/18/21
Signature
Phone Number: 213 808 2332
Address: 271 N Madison Ave Pasadena, CA



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Sincerely,

Name: Taehyung Kim **Date :** 4-18-21
Signature
Phone Number: 314-500-3466
Address: ~~3656 GARNET ST #105~~ TORRANCE, CA 90503



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3160 Geneva St. Los Angeles, CA 90020
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Jojo Pewsawang
City Planner, LA City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
Email: jojo.pewsawang@lacity.org

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Sincerely,

Name: Nari Kim **Date :** 04/18/2021
Signature Nari Kim
Phone Number: 314-500-3465
Address: 3656 Garnet St #105 Torrance . CA . 90503