

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 policies 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: ENCOURAGE STRONG AND COMPETITIVE COMMERCIAL SECTORS WHICH PROMOTE ECONOMIC VITALITY AND SERVE THE NEEDS OF THE WILSHIRE COMMUNITY THROUGH WELL-DESIGNED, SAFE AND ACCESSIBLE AREAS, WHILE PRESERVING HISTORIC AND CULTURAL CHARACTER.

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

Policy 2-1.3: 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 Policies 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 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 yard, 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 requirements 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 subterranean 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.

- a. **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 addition 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.