

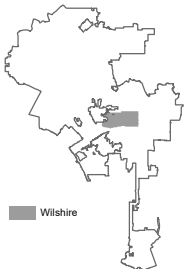
CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

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City of Los Angeles



RESOLUTION

WHEREAS, the subject project is located within the area covered by the Wilshire Community Plan (“Community Plan”), adopted by the City Council on January 23, 2001; and

WHEREAS, the City Planning Commission, at its meeting on January 27, 2022, recommended approval of an amendment to re-designate the Project Site located at **3160 West Geneva Street (3150- 3180 West Geneva Street, 360 South Virgil Avenue, and 3097-3059 West 4th Street)**, from Low II Residential Land Use and High Medium Residential Land Use to Community Commercial Land Use; and recommended approval of a Zone and Height District Change from R1-1 to (T)(Q)C2-2D; and

WHEREAS, the approved Project is for the expansion and redevelopment of the former Shriners Children Hospital building which includes the maintenance, renovation, and expansion of the existing hospital building to result in the GenevaCho Neurological Medical Center, a new mixed-use building consisting of out-patient medical clinic uses, medical office uses, and residential uses for seniors. The resulting building would be 78 feet in height, would include a total of approximately 169,000 square feet and would provide 150 automobile parking spaces within an existing garage and 39 bicycle parking spaces. Medical uses would consist of approximately 139,000 square feet to be located within existing improvements. The project’s 40 Senior Independent Housing units include two units reserved for Extremely Low Income seniors and three units reserved for Very Low Income seniors. The Senior Independent Housing units will occupy a new, approximately 30,000 square-foot third floor addition above the second floor of the hospital building; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Wilshire Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Community Commercial land use designation and the (T)(Q)C2-2D Zone will allow the Project as described above, which is consistent with the Plan and Zone; and

WHEREAS, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2020-4012-MND, adopted on January 27, 2022; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the Wilshire Community Plan be amended as shown on the attached General Plan Amendment Map.