

To: The Council

Date: 04-08-22

From: Mayor

Council District: 01

A PROPOSED GENERAL PLAN AMENDMENT FOR A PROPERTY LOCATED AT  
3150- 3180 WEST GENEVA STREET, 360 SOUTH VIRGIL AVENUE,  
AND 3097-3059 WEST 4TH STREET WITHIN THE WILSHIRE COMMUNITY PLAN

I herewith approve the City Planning Commission's action and  
transmit this matter for your consideration.

  
ERIC GARCETTI  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
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**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

February 22, 2022

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Garcetti:

**GENEVACHO NEUROLOGICAL MEDICAL CENTER; A PROPOSED GENERAL PLAN AMENDMENT FOR A PROPERTY LOCATED AT 3150- 3180 WEST GENEVA STREET, 360 SOUTH VIRGIL AVENUE, AND 3097-3059 WEST 4TH STREET WITHIN THE WILSHIRE COMMUNITY PLAN; CASE NO. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA; COUNCIL DISTRICT NO. 1**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the January 27, 2022 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to the Wilshire Community Plan to re-designate the Project Site from Low II Residential and High Medium Residential to Community Commercial. The City Planning Commission recommended approval of a concurrent Zone and Height District Change from R1-1 to (T)(Q)C2-2D.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

**RECOMMENDATION**

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and

3. Recommend that the City Council adopt, by Resolution, the Plan Amendment to the Wilshire Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read "Heather Bleemers", written over a horizontal line.

Heather Bleemers  
Senior Planner

VPB:HB:RO

Enclosures

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

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PRESIDENT

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LISA M. WEBBER  
DEPUTY DIRECTOR

February 22, 2022

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

Dear Honorable Members:

**GENEVACHO NEUROLOGICAL MEDICAL CENTER; A PROPOSED GENERAL PLAN AMENDMENT FOR A PROPERTY LOCATED AT 3150- 3180 WEST GENEVA STREET, 360 SOUTH VIRGIL AVENUE, AND 3097-3059 WEST 4TH STREET WITHIN THE WILSHIRE COMMUNITY PLAN; CASE NO. CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA; COUNCIL DISTRICT NO. 1**

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The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment, Zone Change and Height District Change is consistent with the City's General Plan, will be compatible with adjacent land uses and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor, whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

**RECOMMENDATION**

That the City Council:

1. Find, based on the independent judgment 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; and
2. Concur in the attached action of the City Planning Commission relative to its recommended approval of the General Plan Amendment for the subject property; and

3. Concur in the attached action of the City Planning Commission relative to its recommended approval of the Zone Change and Height District Change for the subject property; and
4. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council; and
5. Adopt, by Resolution, the proposed Plan Amendment to the Wilshire Community Plan as set forth in the attached exhibit; and
6. Adopt the Ordinance changing the zone to (T)(Q)C2-2D, subject to the (T) Tentative Classification, (Q) Qualified Classification and "D" Development Limitations as set forth in the attached exhibit; and
7. Direct staff to revise the Community Plan Map in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

A handwritten signature in black ink, appearing to read "Heather Bleemers", with a long horizontal flourish extending to the right.

Heather Bleemers  
Senior City Planner

VPB:HB:RO

Enclosures