

FINDINGS

General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The project site is located within the Wilshire Community Plan, which was adopted by the City Council on September 19, 2001. The project site is a rectangular site, comprising six lots with 29,395 square feet of lot area and is located at northeast corner of the intersection of San Vicente Boulevard and Orange Street. The Community Plan designates the site with a land use designation of Limited Commercial which lists CR, C1, C1.5, P, RAS3, and RAS4 as the corresponding zones.

As recommended, the amendment would re-designate the project site to the Regional Commercial land use designation, which lists the following corresponding zones: CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4 and R5. Footnote No. 6 of the Community Plan indicates that the corresponding Height District for the Regional Commercial land use designation is Height District 2. A Zone Change is also requested to change the existing parcels from CR to C2. The site is across the street, across Orange Street, from the Miracle Mile Regional Commercial Center, which is approximately 100 acres in size. It is centered around Wilshire Boulevard in the west central portion of the plan area and is generally bounded by 6th Street on the north; 8th Street on the south; Sycamore Avenue on the east; and San Vicente Boulevard on the west. Miracle Mile is characterized primarily by numerous high rise office buildings, mid to low rise apartments, single-family areas south of 8th Street, entertainment centers, museums, and regional shopping complexes. These diverse uses support balanced community development and create increased interest for a variety of visitors who come to the area and residents who inhabit the area.

The recommended change to the Zone and Height District to (T)(Q)C2-2D-O for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Wilshire Community Plan. Therefore, the proposed change of use from offices to medical clinics with a surgery center is appropriate for this area.

- 2. Charter Finding – City Charter Finding 556 and 558 (General Plan Amendment)**

The proposed General Plan Amendment complies with Sections 556 and 558 in that the plan amendment is consistent with numerous goals, policies and objectives of the Citywide General Plan Framework and the Wilshire Community Plan to accommodate a variety of land uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

The General Plan Amendment would modify the list of uses and legalize the existing FAR on the site which is currently designated as Limited Commercial but across the street from parcels which are designated Regional Commercial and are located within the Miracle Mile Regional Commercial Center. This commercial area is approximately 100 acres in size and centered around Wilshire Boulevard in the west central portion of the plan area; and generally bounded by 6th Street on the north; 8th Street on the south; Sycamore Avenue on the east; and San Vicente Boulevard on the west. Miracle Mile is characterized primarily by numerous high rise office buildings, mid to low rise apartments, single-family areas south of 8th Street, entertainment centers, museums, and regional shopping complexes. The General Plan Amendment of the site to Regional Commercial will contribute to the social,

economic and physical significance of the Miracle Mile Regional Center within the Wilshire Community Plan.

There have been numerous transit investments in the vicinity over the past three decades, and the proposed General Plan Amendment will allow targeted growth for this transit infrastructure. The site is located in one of the City's most developed communities with multiple transit options within one-half mile of the site.

The Metro D Line (formerly Purple Line) Subway in Los Angeles is currently under expansion, which would provide a connection from Koreatown to Westwood, adding 9 miles and 7 new stations, with the first section (to Wilshire/La Cienega) expected to open in early 2026, followed by the rest in 2027, connecting Downtown LA to the Westside for faster travel before the 2028 Olympics. The subject site is less than a quarter mile from the proposed Wilshire and La Cienega Metro D Line station.

The Metro Rapid Line 720 bus stop located at the intersection of Wilshire Boulevard and Crescent Heights Boulevard is one-half of a mile east of the site, and the line provides connections between Santa Monica and Downtown Los Angeles. The Metro Line 105 bus stop located at the intersection of La Cienega Boulevard and Wilshire Boulevard is one-third of a mile west of the site, and the line provides connections between West Hollywood and Vernon. The Metro Line 28 bus stop located at the intersection of San Vicente Boulevard and Carrillo Drive is located one-half of a mile south of the site, and the line provides connections between Century City and Downtown Los Angeles.

The Framework Element defines Regional Centers as areas intended to provide a significant number of jobs and many non-work destinations and function safely during both day and nighttime hours. The proposed change of use of the existing five-story building from offices to medical clinics and a surgery center will provide a significant number of jobs within approximately one-half mile of a variety of modes of public transit and within one mile of the existing Beverly Center-Cedars Sinai Regional Commercial Center.

Granting the General Plan Amendment would allow the continued use of the existing building and would permit medical uses (medical clinics and surgery center) which are only permitted in the Regional Commercial Land Use designation. Regional Centers are intended to contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting service and the development of sites and structures integrating housing with commercial uses. The proposed mixed-use project will provide further support workers and residents in the Wilshire area and will support the existing medical uses in the nearby Beverly Center-Cedars Sinai Regional Commercial Center.

- 3. General Plan Text.** The Wilshire Community Plan text includes the following relevant provisions, objectives and policies:

Commercial Policies and Objectives:

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 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.

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 site is developed with an existing five-story medical office building and five-story parking structure, and the project proposes a change of use from the medical office use to medical clinics and a surgery center. No construction is proposed other than interior renovations to tenant spaces.

The project proposes a re-designation from Limited Commercial to Regional Commercial, which allows for the construction of commercial, parking, and high- density multi-family residential uses. In the area there is currently a dense collection of high-rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and both high-rise and low-rise apartment buildings. The area contains a variety of high-intensity urban activities in a compact built environment that includes commercial, residential, cultural, recreational, and hotel uses. Most importantly, the site is within 3,500 feet of Cedars Sinai Medical Center and is near many other medical uses. Therefore, the proposed change of use of the site to medical clinics with a surgery center is appropriate for the area and will be synergistic with other medical uses in the area.

The Wilshire Community Plan encourages a strong and competitive commercial sector that promotes economic vitality, and this project will further that goal as it will provide expanded clinic uses which complement the other medical uses in the area.

4. **Framework Element.** The Framework Element for the General Plan (Framework Element) 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. The Framework Element 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 request:

Land Use

GOAL 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.2: Accommodate and encourage the development of multi-modal transportation centers, where appropriate.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity, in accordance with Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.

Policy 3.10.6: Require that Regional Centers be lighted to standards appropriate for nighttime access and use.

Economic Development

GOAL 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.

Policy 7.2.3 Encourage new commercial development in proximity to rail and bus transit corridors and stations.

Objective 7.6: Maintain a viable retail base in the City to address changing resident and business shopping needs.

Policy 7.6.1 Encourage the inclusion of community-serving uses (post offices, senior community centers, daycare providers, personal services, etc.) at the community and regional centers, in transit stations, and along the mixed-use corridors.

The proposed project will permit the existing five-story medical office building to be utilized for medical clinics and a surgery center. This reinforces the established medical functions within the area, such as those provided by the Cedars-Sinai Medical Center. Furthermore, the site is situated in a location characterized by robust public transportation infrastructure, thus enabling the Regional Center use to enhance nearby multi-modal transportation hubs. Finally, as the site is currently utilized for commercial purposes (medical office), the project will not necessitate the displacement of residential uses. Given that no external construction is planned, with activity limited to interior tenant improvements, the project maintains compatibility with adjacent land uses.

5. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein, as the project is for the change of use of an existing office building for medical clinics and a surgery center. The only construction will consist of interior tenant improvements and the floor area of the building is not changing. The Bureau of Engineering noted that there are no dedication requirements for this project. Tentative (T) Classification conditions have been applied to the project to ensure improvements are provided which would construct new curb ramps (where needed) and the repair and replacement of any damaged, cracked, or off-grade improvements in the right-of-way.

Entitlement Findings – Zone Change and Height District Change

6. Zone Change and Height District Change Findings.

- a. **Pursuant to Section 12.32 C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The Project Site has a Limited Commercial General Land Use Designation within the Wilshire Community Plan area and is requesting a change to the Regional Commercial Land Use Designation. As described by the Community Plan, the Plan aims to encourage strong and competitive commercial sectors which promote economic vitality and utilize land uses which serve the Wilshire community.

Public Necessity, Convenience, and General Welfare

The proposed zone change will facilitate a Project that will provide additional medical clinics in a location that capitalizes on existing medical infrastructure, thereby benefiting the City's residents by strengthening the local commercial sector. Furthermore, the zone change will promote public convenience and general welfare by directing this use to an already urbanized, transit-rich corridor. The site is situated within one of the City's most developed communities, offering multiple transit options within a half-mile radius.

The Metro D Line (formerly Purple Line) Subway in Los Angeles is currently under expansion, which would provide a connection from Koreatown to Westwood, adding 9 miles and 7 new stations, with the first section (to Wilshire/La Cienega) expected to open in early 2026, followed by the rest in 2027, connecting Downtown LA to the Westside for faster travel before the 2028 Olympics. The subject site is less than a quarter mile from the proposed Wilshire and La Cienega Metro D Line station. The Metro Rapid Line 720 bus stop located at the intersection of Wilshire Boulevard and Crescent Heights Boulevard is one-half of a mile east of the site, and the line provides connections

between Santa Monica and Downtown Los Angeles. The Metro Line 105 bus stop located at the intersection of La Cienega Boulevard and Wilshire Boulevard is one-third of a mile west of the site, and the line provides connections between West Hollywood and Vernon. The Metro Line 28 bus stop located at the intersection of San Vicente Boulevard and Carrillo Drive is located one-half of a mile south of the site, and the line provides connections between Century City and Downtown Los Angeles.

Approving the Zone and Height District Change to the (T)(Q)C2-2D-O Zone would afford community members in the area access to a broader selection of medical clinics and specialties in a location which is readily accessible via public transportation.

Good Zoning Practice

As recommended, the Zone Change and Height District Change would permit the development of the site with a use compatible with the surrounding area and supportive of the goals, objectives, and policies of the General Plan, as detailed in the above referenced findings. The zone change adheres to good zoning practice as it is consistent with the designation of the site south of the subject site—Regional Commercial—and will thus contribute to the continuity of this commercial corridor.

b. Pursuant to Section 12.32 G (“T” and “Q” Classification) and Q (Zone Change) of the Municipal Code Findings.

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” Classification in order to ensure consistency with the amendment to the land use designation from Limited Commercial to Regional Commercial. The “T” Conditions are necessary to ensure the identified 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 that limit the scale and scope of future development on the site are also necessary to protect the best interests of 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.

c. Pursuant to Section 12.32 G (D Limitations) and Q (Zone Change) of the Municipal Code “D” Limitation Findings. The Council shall find that any or all the limitations are necessary: (1) to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood, and (2) to secure an appropriate development in harmony with the objectives of the General Plan, or (3) to prevent or mitigate potentially adverse environmental effects of the Height District establishment or change.

The recommended FAR would be consistent with the anticipated development of Regional Centers as described within the Framework Element. Limiting the Floor Area Ratio to the floor area for the existing building ensures that non-conforming floor area is corrected without encouraging an increase in the building floor area. Thereby ensuring the building area is consistent with the corresponding Height Districts of the recommended Regional Commercial Land Use Designation. As recommended, the “D”

Limitation would limit the development of the site to a 2.33 FAR and to a maximum height of 75 feet, ensuring that the future development would maintain compatibility with the surrounding area and any future development. As discussed in Finding No. 1 through 5, the "D" Limitation would secure an appropriate development in harmony with the objectives of the General Plan.

Environmental Findings

- 7. Environmental Finding.** A Negative Declaration (Case No. ENV-2023-5445-ND) was prepared and published for the proposed project. The proposed ND was circulated for a 30-day review and comment period, beginning on October 23, 2025 and ending on November 24, 2025. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, there is no substantial evidence that the project will have a significant effect on the environment. The attached ND reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning at 200 North Spring Street, Room 621, Los Angeles, CA 90012.
- 8. 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 X, areas of minimal flooding. Currently, there are no flood zone compliance requirements for construction in these zones.