

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6918**

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Conditional Use Permit – Major Project over 75,000 square feet

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* Pursuant to Section 17.35.050.B (SP-2 Development Incentives, New Construction over 75,000 square feet) new construction that exceeds 75,000 square feet of gross floor area shall require a Conditional Use Permit. The proposed project includes the construction of a 100,285 square-foot, four-story office building with three levels of subterranean parking and is allowed with a Conditional Use Permit. The proposed use of the building will consist of both medical offices and professional office land uses, which are permitted uses within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The proposed development will be designed in conformance with the Zoning Code.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject site is located in the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The South Fair Oaks Specific Plan emphasizes the concept of a higher density, medical supporting and mixed commercial uses that will support transit- and pedestrian-oriented mobility strategies. The proposed project which includes medical and professional office land uses complements and supports the adjacent commercial, retail, and medical land uses by expanding medical facilities and medical-oriented business in the area. As such, the proposed project and land use is consistent with the intent of the IG-SP2 zoning district and is consistent with the overarching purposes of Section 17.10.010 of the Zoning Code. The project will protect and enhance the character and integrity of the City's neighborhoods, while increasing surrounding property values.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* As proposed, the project is consistent with the goals, policies, and objectives of the General Plan. Specifically, Goal 37 (South Fair Oaks Avenue) which encourages the redevelopment of underutilized industrial areas for new businesses to establish job-generating uses leveraged by the medical and creative office uses. In addition, the project provides consistency with General Plan Policies 1.1 (Basic Growth Policy), 1.2 (Target Growth), 2.11 (Health Facilities), 37.2 (Medical Supporting Uses), and 37.5 (Economic Vitality) which emphasize the need to capitalize on medical facilities and medically-oriented businesses by accommodating a wide range of healthcare and mental care facilities that are transit-accessible, support the retention and enhancement of local business, emerging technology and medical uses. The proposed project will develop an underutilized property within the South Fair Oaks Specific Plan and is located in an urbanized area surrounded by commercial and

medical land uses, which will directly support the surrounding cluster of medical-oriented uses in the area.

The South Fair Oaks Specific Plan is home to Huntington Memorial Hospital and the Fillmore Metro L (formerly Gold) Line station and is one of the major employment opportunity areas in the City. The vision for South Fair Oaks capitalizes on the presence of these uses, focusing development adjoining the Fillmore Metro L Line station and converting underutilized industrial areas for new businesses and job-generating uses leveraged by the medical office uses. Some of the purposes of the South Fair Oaks Specific Plan overlay district, which implements the goals of the South Fair Oaks Specific Plan, is to support the retention and enhancement of local businesses, integrate land uses with the light-rail station site and Fillmore Street, and to mitigate related traffic impacts in the Specific Plan area and in adjacent residential neighborhoods. The proposed new and expanded medical offices would eliminate an underutilized industrial lot and capitalize on its proximity to Huntington Memorial Hospital and the Fillmore Metro L Line station; further strengthening and fostering a thriving businesses district. The site is designed with consideration of its adjacency to the Fillmore Station by completing a pedestrian path on its site that would connect the southern sidewalks of Fillmore Street between the Fillmore Station and Fair Oaks Avenue. A CEQA-focused traffic impact analysis, noise analysis, and an air quality/greenhouse gas emissions analysis were prepared for the project, which determined that there would be no project-related or cumulative impacts.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The subject property is located in an urbanized area and surrounded by commercial, retail and medical uses. The proposed project includes the construction of a 100,285 square-foot, four-story office building with three levels of subterranean parking. The proposed use of the building will consist of both medical offices and professional office land uses, which are permitted uses within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. Public improvements resulting from the project that include accessibility improvements, curb ramps, improvements to street lighting, and upgrades to the traffic signals at the intersection will provide for health, safety, and welfare. A transportation impact analysis determined that the project does not exceed any of the CEQA thresholds of significance for VMT per Capita, VT per capita, proximity and quality of bicycle or transit networks, or pedestrian accessibility, and there is adequate transit capacity to serve the project and that no transit impacts are anticipated.

Air quality and noise and vibration analyses were conducted in consideration of both construction and operational phases of the project. The air quality analysis determined that emissions from construction and operational phases would not conflict with or obstruct implementation of the South Coast Air Quality Management Districts (SCAQMD) 2016 Air Quality Management Plan. Sensitive receptors near

the project site (i.e. children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise, schools, parks, hospitals, residential areas) would not be exposed to substantial pollutant concentrations. The project would not exceed any threshold of significance for all project-related air quality emissions. A noise and vibration analysis determined the groundborne vibration and groundborne noise levels generated during construction would not exceed any thresholds of significance. The project would not result in a substantial permanent or temporary increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts would be less than significant. The project will not produce significant noise or vibration impacts. Therefore, no detrimental effect on the health, safety, and welfare of the public is anticipated from the proposed project.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed 100,285 square-foot, four-story office building with medical and professional offices is compatible with the surrounding land uses. The proposed land uses are permitted by right with the IG-SP2 zoning district. Appropriate design features such as outdoor plaza, and the incorporation of a subterranean parking garage with one entry and exit point for vehicular access will promote a pedestrian oriented design that will complement the surrounding uses. Therefore, the project will not be detrimental to the surrounding properties and will not have a negative effect on the surrounding neighborhood or general welfare of the City.
6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection in that the proposal does not convey an overdeveloped appearance in this area.* The proposed project includes the construction of a 100,285 square-foot, four-story office building. The proposed use of the building will consist of both medical offices and professional office land uses, which are permitted uses within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The subject property is located in an urbanized area and surrounded commercial, retail, general office and medical uses. The proposed office uses are compatible with existing uses and future planned uses allowed by the Specific Plan. The project has been designed such that it does not require any Variances and complies with the development standards of the South Fair Oaks Specific Plan. The project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is compatible with the surrounding development. The proposed use and building will be compatible with the existing adjacent uses.

## Minor Conditional Use Permit – Shared Parking

7. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The Zoning Code allows shared parking agreements in the South Fair Oaks Specific Plan, subject to the approval of a Minor Conditional Use Permit.
8. *The location of the proposed use complies with the special purposes of this Zoning Code and purposes of the applicable zoning district.* The Minor Conditional Use Permit is an allowable parking management tool within the Zoning Code. A parking analysis was performed and determined that there are sufficient spaces to allow 45 shared employee parking spaces for the proposed medical and professional office uses. The proposed uses are allowed by right and conform to the Zoning Code.
9. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The shared parking is consistent with General Plan Policy 19.3 (Parking Management), which encourages the management of parking in order to reduce the amount of land devoted to frequently vacant parking lots through parking management tools. The parking analysis prepared for the project found that during the peak parking demand, there were at least 75 parking spaces available at all three parking facilities surveyed. Sharing of existing parking spaces is a parking management tool, which allows underutilized parking facilities to facilitate development while minimizing the amount of land dedicated to parking, particularly in a TOD area.

The project site is within walking distance of the Metro L Line Fillmore Station and the major mobility corridors of South Fair Oaks Avenue. Allowing additional commercial and medical land uses within this area that will encourage pedestrian activity, as the development is in close proximity to commercial, retail, and medical land uses. The sharing of available parking spaces will be a good use of existing resources. Additionally, reducing the number of off-street parking spaces is one way to promote non-vehicular modes of transportation with a TOD area.

10. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The Minor Conditional Use Permit to allow shared parking with adjacent parking facilities will allow the existing property to proceed with the proposed improvements and establish a mix of commercial uses clustered on a site adjacent to a light rail station. The proposed shared parking will be for employee parking only, allowing patient and visitor parking to occur on site. By limiting the shared parking to employee parking only, the sharing of parking spaces at the parking structure at 802 Fairmont Avenue will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood or proposed use. Employees typically park once, when arriving in the beginning of the work shift, as opposed to the patient and visitor parking which tends to have a higher turnover. Furthermore, employees are more

familiar with the parking arrangement as opposed to a patient or visitor who might not be familiar with the area.

11. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The Minor Conditional Use Permit to allow shared parking with an adjacent parking facility will allow the existing property to proceed with the proposed improvements and establish a mix of commercial uses clustered on a site adjacent to a light rail station. The sharing of available parking spaces will be a good use of existing resources, and minimize the development area dedicated to parking spaces within a TOD. The proposed shared parking will be for employee parking only, allowing patient and visitor parking to occur on site. By limiting the shared parking to employee parking only, the sharing of parking spaces at the parking structure at 802 Fairmont Avenue will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood or proposed use. Employees typically park once, when arriving in the beginning of the work shift, as opposed to the patient and visitor parking which tend to have a higher turnover. Furthermore, employees are more familiar with the parking arrangement as opposed to a patient or visitor who might not be familiar with the area.
12. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection* in that the proposed project and overall project design have embraced the policies and goals of the South Fair Oaks Specific Plan and General Plan, particularly with respect to objectives for progressive urban design, dense development along major mobility corridors and near transit, and pedestrian orientation. The project will develop an underutilized property within the South Fair Oaks Specific Plan and is located in an urbanized area surrounded by commercial and medical land uses, which will directly support the surrounding cluster of medical-oriented uses in the area. The sharing of available parking spaces will reduce the number of off-street parking spaces in a TOD which is one way to promote non-vehicular modes of transportation.
13. *The spaces to be provided will be available as long as the uses requiring the spaces lawfully exist* in that the applicant will be required to submit a covenant will ensure that the required spaces will be provided as long as the uses requiring the shared parking spaces lawfully exist, and the covenant will be required to be recorded with the Los Angeles Recorder's Office.

*The quality and efficiency of the parking or loading utilization will exceed the level that is otherwise required* in that the sharing of parking spaces with an existing facility will minimize the impacts of providing additional parking spaces at the project site, such as the number of spaces in the garage and the number and width of driveways. As proposed, the project includes two driveways along Fillmore Street, one driveway will provide ingress to a patient drop-off area, and the other driveway will provide egress from the drop-off area, as well as ingress and egress to the

proposed three levels of subterranean parking. This provides an efficient means of vehicle movement, and vehicle loading and operations that are compatible with the existing commercial uses on the site and in the vicinity. The shared spaces will be for employees only in an already established parking area and will reduce the need for additional on-site parking when available parking in the TOD area exists for users.