

MEMORANDUM

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C96990

**DATE:** AUGUST 23, 2012

**TO:** GOVERNING BOARD

**FROM:** CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

**STAFF:** JENNY SCANLIN, SENIOR OPERATIONS OFFICER  
JOSH ROHMER, PROJECT MANAGER  
ELIZABETH CARVAJAL, SPECIAL PROJECTS OFFICER

**SUBJECT: CENTRAL NEIGHBORHOOD HEALTH FOUNDATION LAND USE APPROVAL – NON-MONETARY ACTION.** Discretionary Land Use Action Approving a Medical Facility use within an Industrial Area, located at 2614 S. Grand Avenue in the Council District Nine Corridors Recovery Redevelopment Project Area (SD2; CD9)

**RECOMMENDATION(S)**

That the Governing Board approval a Medical Facility Use within an Industrially Designated Area.

**SUMMARY**

The applicant is proposing to operate a medical facility (Project) on land designated as Industrial in the Council District Nine Corridors Recovery Redevelopment Plan (Redevelopment Plan) map. The property is located at 2614 S. Grand Avenue (Site) in the Southeast Los Angeles Community Plan area. The Community Plan designation is Limited Manufacturing which allows for the Project. Section 506 (Nonconforming Uses) authorizes the proposed use so long as it is compatible with surrounding uses and development. The Project meets the requirements under Section 506 of the Redevelopment Plan.

**DISCUSSION & BACKGROUND**

Location

The 10,915 s.f. Site is located southeast of Adams Boulevard and Grand Avenue in the Council District Nine Corridors Recovery Redevelopment Project Area. The site is surrounded by complementary land uses including an apartment building, restaurant building and the Los Angeles County Department of Social Services. (See Attachment A Location Map)

Description, Project Context and Project History

The applicant is proposing to operate a medical facility, Central Neighborhood Health Foundation, in the existing 8,000 s.f. building, which was previously used as a warehouse and office. As part of the Project, the Applicant is also proposing to remodel the interior of the existing structure to accommodate a seating area for patients, 10 examination rooms, 2 nurses

stations, 2 new ADA compliant restrooms, and a receptionist area. The Central Neighborhood Health Foundation will be staffed by 2 medical doctors, 3 nurse practitioners, 3 medical assistants, 2 receptionists, and 2 security guards. Of these staff positions, 4 will be new hires.

The Applicant will be operating a medical clinic and administering General Relief Disability Assessments for the Los Angeles County Department of Social Services facility that is located across the street. The close proximity of the proposed Central Neighborhood Health Foundation to the Department of Social Services will facilitate the processing of such assessments both for Los Angeles County and for the individuals and families that require these assessments. In addition, the Applicant currently operates a medical clinic by the same name on Central Avenue. The medical clinic located on Central Avenue has been in operation for over 40 years with a positive track record of providing services to the community.

#### Basis for Approval

The recommended actions are consistent with and authorized by provisions of Assembly Bill 1x-26, including but not limited to the following:

Section 1 [Intent of the Legislature]: It is the intent of the Legislature to do all of the following in this act: (j)(4) *“Require successor agencies to expeditiously wind down the affairs of the dissolved redevelopment agencies and to provide the successor agencies with limited authority that extends only to the extent needed to implement a winddown of redevelopment agency affairs.”*

Chapter 2, Section 34173, which provides: *“Except for those provisions of the Community Redevelopment Law that are repealed, restricted, or revised pursuant to the act adding this part, all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies under the Community Redevelopment Law, are hereby vested in the successor agencies.”*

Land use requirements of each redevelopment plan will therefore remain in effect for the duration of the effectiveness of the applicable redevelopment plan. The recommended actions will carry out the applicable provisions of the Redevelopment Plan in a manner designed to expeditiously implement a wind-down of the former redevelopment agency’s affairs.

AB 1484 has amended Section 34173 to add a new subdivision (i), to provide, in part, as follows: *“At the request of the city, county, or city and county, notwithstanding Section 33205, all land use related plans and functions of the former redevelopment agency are hereby transferred to the city, county, or city and county that authorized the creation of a redevelopment agency..”* If and when the City of Los Angeles requests it, the authority to carry out the land use actions described in this memorandum will be transferred to the City.

Section 506 of the Redevelopment Plan, Nonconforming, reads:

“The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency such improvements would be compatible with surrounding and Project uses and development.”

The Project satisfies the conditions set forth in Section 506. The Project is compatible with surrounding land uses. The Central Neighborhood Health Foundation will facilitate accessibility to medical services for those seeking disability assessments as part of the General Relief

processes for the Los Angeles County Department of Social Services as well as standard medical care.

### **SOURCE OF FUNDS**

No funds are required for this action.

### **ROPS AND ADMINISTRATIVE BUDGET IMPACT**

The recommended action is consistent with AB1x-26 and AB1484; specifically to modify an existing land use, an allowable type of action to be taken by the Governing Board.

### **ENVIRONMENTAL REVIEW**

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Article 19, Sec. 15301 of the CRA/LA CEQA Guidelines.

Christine Essel  
Chief Executive Officer

By:



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David Riccitiello  
Chief Operating Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

### **ATTACHMENTS**

Attachment A    Location Map

# Attachment A: Location Map

2614 S. Grand Avenue

Council District Nine Corridors Redevelopment Project Area

