

MOTION BY SUPERVISOR HILDA L. SOLIS

July 29, 2025

Next Steps to Implement the Proposed Centennial Project Master Plan on the General Hospital Medical Campus

On January 24, 2023, the Board of Supervisors (Board) authorized the Director of the Department of Economic Opportunity (DEO) to solicit proposals to facilitate the proposed redevelopment of the General Hospital and portions of West Campus (Project Site) in order to create a Healthy Village to serve the County’s most vulnerable residents.

The successful proposer, Centennial Partners (CP), proposed developing a mixed-use neighborhood inclusive of affordable, workforce and market rate housing, community retail, job creation opportunities, public open space, access to wellness and wrap-around supportive services, and connections to public transit (collectively, the Proposed Project). On June 25, 2024, the Board authorized the Director of DEO to enter into an amended Exclusive Negotiations Agreement (ENA) with CP to advance this vision.

The ENA outlined three phases of predevelopment activities: Project Definition, Project Planning, and Entitlement and Predevelopment. To date, CP has completed activities associated with the Project Definition Phase, which included due diligence such as preliminary architectural and engineering studies, site investigation, mapping,

MOTION

Solis	_____
Mitchell	_____
Horvath	_____
Hahn	_____
Barger	_____

MOTION BY SUPERVISOR HILDA L. SOLIS

July 29, 2025

Next Steps to Implement the Proposed Centennial Project Master Plan on the General Hospital Medical Campus

testing activities, and code compliance verifications, highlighted the immediate need to advance seismic and infrastructure stabilization of the General Hospital building and portions of the West Campus. The Board authorized a Stabilization Project on June 17, 2025.

Due diligence activities have also confirmed that there is a viable path to re-developing the Project Site with mixed-use affordable housing, public open space, multi-modal transportation improvements, and additional health related amenities. As part of the redevelopment, the Developer would preserve the historic character of the General Hospital building, ensuring that this iconic landmark is restored and adaptively repurposed for optimal use. To support this vision, the County should initiate steps to get the building listed on the National Register of Historic Places. This designation would also enable the pursuit of historic tax credits to support rehabilitation activities. The use of financial tools such as historic and low-income housing tax credits; Climate Resilience District; public subsidy from Federal, State and local agencies; and private financing are collectively anticipated to facilitate full build-out of the Project Site.

CP is now prepared to begin the Project Planning Phase, which includes surveying and technical analysis related to land use, environmental, architecture, and engineering, sustainability, parking and transportation, and community engagement. Up to \$3,322,000 of First District Discretionary Funds (Community Program Funding) is proposed to support completing work in order to reach preliminary alignment between CP and the County, with input from the community, on the proposed project description;

MOTION BY SUPERVISOR HILDA L. SOLIS

July 29, 2025

Next Steps to Implement the Proposed Centennial Project Master Plan on the General Hospital Medical Campus

key development and economic terms (including a community benefits agreement); and the initial architectural language, massing, and phasing for the proposed master plan implementation.

CP will subsequently continue to assume responsibility for their fees and expenses, and those of the County, that arise during the Entitlement and Predevelopment Phase, which will include costs to negotiate project agreements and complete the environmental clearance and entitlement process. The involved County departments should be supported with all necessary resources to facilitate timely reviews to ensure that the environmental review process moves forward efficiently and expeditiously.

I, THEREFORE, MOVE, that the Board of Supervisors:

1. Find that the above actions are not subject to the California Environmental Quality Act (CEQA) as they are excluded from the definition of a project under Public Resources Code Section 21065 and are administrative activities of government that will not result in physical changes to the environment or reasonably foreseeable indirect changes to the environment pursuant to Section 15378(b)(3) of the State CEQA Guidelines or are within the scope of the Board's previous CEQA findings related to the approved ENA; and/or, in the alternative, find that they are exempt from CEQA under State CEQA Guidelines section 15061(b)(3) since it can be seen with certainty that the activity will not have a significant effect on the environment. Prior to approving any activity that would be

MOTION BY SUPERVISOR HILDA L. SOLIS

July 29, 2025

Next Steps to Implement the Proposed Centennial Project Master Plan on the General Hospital Medical Campus

a considered a project, appropriate environmental findings will be recommended.

2. Authorize the Director of the Department of Economic Opportunity, or her designee, to file an application with the National Register of Historic Places, to request formal listing of the Los Angeles General Hospital Building on the National Register of Historic Places and carry out all related actions following the application necessary for the listing.
3. Authorize the Director of the Department of Economic Opportunity, or her designee, to amend the Exclusive Negotiations Agreement by and between the County of Los Angeles and Centennial Partners to provide up to \$3,322,020 in First District Community Program Funds to support Planning Phase costs and community engagement.
4. Authorize the Director of the Department of Economic Opportunity, or her designee, to amend the Exclusive Negotiations Agreement by and between the County of Los Angeles and Centennial Partners to update the Schedule of Performance to align with more detailed milestones, scope of work related to general parking and parking for County Department of Health Services staff exclusive use, and make other related changes, approved as to form by County Counsel.
5. Direct the Director of the Department of Economic Opportunity and the Chief Executive Officer, or their designee, to coordinate with Centennial Partners on the potential establishment of a Climate Resilience District, and other financial

MOTION BY SUPERVISOR HILDA L. SOLIS

July 29, 2025

Next Steps to Implement the Proposed Centennial Project Master Plan on the General Hospital Medical Campus

tools available to the County to support the proposed Centennial Project Master Plan implementation.

6. Approve an appropriation adjustment to transfer \$3,322,000 from the First District Community Program Funds to the Department of Economic Opportunity.
7. Direct the Director of the Department of Economic Opportunity, or her designee, in coordination with the Director of Public Works, the Fire Chief, the Director of the Department of Public Health, and the Chief Executive Officer, or their designees, to memorialize a schedule, performance objectives, and costs reimbursement protocols for reviewing the project's environmental analysis to align with the proposed Project's Schedule of Performance.
8. Direct the Director of the Department of Economic Opportunity, or her designee, to continue its partnership with Centennial Partners and LA General Medical Foundation to engage in a robust community engagement process (in collaboration with the (Health Innovation Community Partnership (HICP), The Wellness Center, and Community Advisory Committee) to develop a framework for a Community Benefits Agreement and report back in writing to the Board on said framework by the end of calendar year 2025.

#

HLS:wr:gdm

July 29, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF BOARD OF SUPERVISORS

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2025-26

3 - VOTES

SOURCES		USES	
BOARD OF SUPERVISORS A01-BS-2000-10010 SERVICES & SUPPLIES DECREASE APPROPRIATION		ECONOMIC OPPORTUNITY - ADMINISTRATION A01-EW-5500-27910 OTHER CHARGES INCREASE APPROPRIATION	
3,322,000		3,322,000	
SOURCES TOTAL		USES TOTAL	
\$ 3,322,000		\$ 3,322,000	

JUSTIFICATION

Reflects a transfer of \$3,322,000 from the Board of Supervisors First District Community Program Funds to the Department of Economic Opportunity for the Centennial Project Master Plan on the General Hospital Medical Campus.

Angelina Ortega

Digitally signed by Angelina Ortega
Date: 2025.07.24 17:39:42 -07'00'

AUTHORIZED SIGNATURE

ANGELINA ORTEGA, CHIEF

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

AUDITOR-CONTROLLER

B.A. NO. 010

☐ ACTION



RECOMMENDATION

Digitally signed by Lan Sam
Date: 2025.07.25 07:44:14 -07'00'

BY

Lan Sam

DATE

7/25/25



APPROVED AS REQUESTED



APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Michael J. Martinez

Digitally signed by Michael J. Martinez
Date: 2025.07.25 07:49:07 -07'00'

BY

DATE

7/25/25