

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2008-619-ZC-DA-M1	ENV-2021-3513-CE	5 – Koretz
<b>PROJECT ADDRESS:</b>		
8700 Beverly Boulevard (8575 West 3rd Street; 8723 West Alden Drive; 8660 – 8730 West Beverly Boulevard; 110 North George Burns Road; 103 – 139 South George Burns Road; 8705 – 8750 West Gracie Allen Drive; 111 North San Vicente Boulevard)		
<b>APPLICANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Richard B. Jacob, Cedars-Sinai Medical Center 8700 Beverly Boulevard Suite 2922 Los Angeles, CA 90048 <input type="checkbox"/> New/Changed	310-423-2721	<a href="mailto:jacobsR@csmc.edu">jacobsR@csmc.edu</a>
<b>APPLICANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Jeffrey Haber/ Michael Nytzen Paul Hastings LLP 515 S. Flower Street Los Angeles, CA 90071	213-683-6000	<a href="mailto:jeffreyhaber@paulhastings.com">jeffreyhaber@paulhastings.com</a> , <a href="mailto:michaelnytzen@paulhastings.com">michaelnytzen@paulhastings.com</a>
<b>APPELLANT</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>APPELLANT'S REPRESENTATIVE</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Esther Ahn	213-978-1486	<a href="mailto:esther.ahn@lacity.org">esther.ahn@lacity.org</a>
<b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>		
Amendment to Development Agreement - Third Amendment (DA)		

**FINAL ENTITLEMENTS NOT ADVANCING:**

Zone Change (ZC)

**ITEMS APPEALED:**

N/A

<b>ATTACHMENTS:</b>	<b>REVISED:</b>	<b>ENVIRONMENTAL CLEARANCE:</b>	<b>REVISED:</b>
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input checked="" type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**NOTES / INSTRUCTION(S):**

Related Case: CPC-2021-3512-VZC-VCU  
Proposed Ordinance language provided in exhibits.

**FISCAL IMPACT STATEMENT:**

Yes                       No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC)        | <input type="checkbox"/> South LA Area Planning Commission     |
| <input type="checkbox"/> Central Area Planning Commission          | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission          | <input type="checkbox"/> West LA Area Planning Commission      |
| <input type="checkbox"/> Harbor Area Planning Commission           |  |

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
October 21, 2021	6 – 0
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
N/A	N/A
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	November 30, 2021



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: NOV 09 2021

Case No. **CPC-2008-619-ZC-DA-M1**

Council District: 5 – Koretz

CEQA: ENV-2021-3513-CE

Plan Area: Wilshire

Related Case: CPC-2021-3512-VZC-VCU

**Project Site:** 8700 Beverly Boulevard (8575 West 3rd Street;  
8723 West Alden Drive; 8660 – 8730 West Beverly Boulevard;  
110 North George Burns Road; 103 – 139 South George Burns Road;  
8705 – 8750 West Gracie Allen Drive; 111 North San Vicente Boulevard)

**Applicant:** Richard B. Jacobs, Cedars-Sinai Medical Center  
Representative: Jeffrey Haber & Michael Nytzen, Paul Hastings LLP

At its meeting of **October 21, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Modification of existing [Q] and [D] conditions and the amendment to an existing Development Agreement in order to allow for the addition of a new 405,000 square-foot hospital wing with 203 patient beds pursuant to California's Alfred E. Alquist Hospital Facilities Seismic Safety Act, which requires that, by 2030, all acute care hospitals in California be able to withstand a major earthquake and remain functioning.

1. **Determined**, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15302, Class 2, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved and Recommended**, pursuant to Section 65868 of the California State Government Code and Section 6.9 of the Cedars-Sinai Medical Center Development Agreement, that the City Council approve the amended Development Agreement between Cedars-Sinai Medical Center and the City of Los Angeles adopted by Ordinance Nos. 168,848, 178,866 (First Amendment), and 180,709 (Second Amendment); and
3. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Perlman  
Second: Hornstock  
Ayes: Campbell, Choe, Leung, López-Ledesma  
Absent: Mack, Millman, Dake Wilson

**Vote: 6 – 0**

*Cecilia Lamas* (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Findings

c: Heather Bleemers, Senior City Planner  
Esther Ahn, City Planner

## FINDINGS

1. Pursuant to State Government Code Section 65868 et seq., a development agreement may be amended by mutual consent of the parties.
2. The City of Los Angeles (“City”) has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).
3. In accordance with Section 12.32 of the LAMC and California Government Code Section 65867, notification in the form of approximately 1,691 notices, within a 500-foot radius of the Project Site, were mailed out on July 14, 2021 to all occupants and property owners, neighborhood council and others as identified in the mailing affidavit located in the administrative record. Further, notice of the public hearing was posted on the project site on July 29, 2021, as identified in the proof of posting located in the administrative record.
4. Pursuant to Section 65867.5 of the Government Code, the requested amendment (the “Third Amendment”) to the Development Agreement would be consistent with the objectives, policies and programs specified in the General Plan, including the Wilshire Community Plan, and would be compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is located. The proposed Third Amendment to the Development Agreement would allow an additional 405,000 square feet of entitlements (the “Project”) under the Master Plan, which itself was found and continues to be in conformance with the General Plan and Community Plan. The additional 405,000 square feet will be located within the Cedars-Sinai Medical Center campus and would not encroach onto neighboring properties or public rights-of-way. The General Plan Land Use map designates the site and campus as a Regional Commercial land use with a “Health Center” symbol. The established zoning of [T][Q]C2-2D-O over the building site and campus supports the use, density, and height of the additional 405,000 square feet.
5. The proposed Third Amendment to Development Agreement will not be detrimental to the public health, safety and general welfare because it encourages the construction of a project that would be desirable and beneficial to the public. The Project would be appropriately designed for the Project site in relationship to surrounding uses and the vision of the Wilshire community as set forth in the Wilshire Community Plan. The requested Third Amendment to the Development Agreement will ensure orderly development of the Project in accordance with good planning practices. The Third Agreement will vest Cedars-Sinai’s rights to develop the Project and provide assurances that the Project will proceed in accordance with all existing applicable rules, regulations, and conditions of approval imposed on the Project. Furthermore, the Third Amendment to the Development Agreement does not modify those provisions of the Development Agreement that specifically permit application to the Project of rules and regulations under Los Angeles Municipal Code Chapter V, Article 7 and Chapter IX, Article 1 relating to public health and safety.
6. The requested amendment will promote the orderly development of the subject property in accordance with good land use practice. The intensity, building height and uses set forth in the Third Amendment to Development Agreement are permitted by and consistent with the Wilshire Community Plan.
7. The proposed Third Amendment to Development Agreement complies with all applicable City and State regulations governing development agreements.

8. The proposed Third Amendment to Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty. The public planning process benefits from the proposed Third Amendment to the Development Agreement because Cedars-Sinai and the City are assured that the Project, as approved, may be implemented in accordance with existing policies, rules and regulations and subject to conditions of approval. This reduces uncertainty for Cedars-Sinai and will reduce economic uncertainties associated with the development.
9. Based upon the above Findings, the proposed Third Amendment to Development Agreement is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

### **Environmental Findings**

10. **CEQA.** The Department of City Planning determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15302, Class 2 (replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity by more than 50 percent) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
11. **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 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.