

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.