

EXHIBIT B
Proposed Ordinance

ORDINANCE NO. _____

An ordinance authorizing the execution of a Third Amendment to Development Agreement by and between the City of Los Angeles (City) and Cedars-Sinai Medical Center (Developer) relating to real property in the Wilshire Community Plan area located at 8700 Beverly Boulevard, which is hereby incorporated by reference.

WHEREAS, the Cedars-Sinai Medical Center Development Agreement between the City and Developer was entered into on August 12, 1993, and recorded on August 16, 1993, in the Official Records of Los Angeles County, California as Instrument No. 93-1590786 (Development Agreement) after adoption by the City Council of Ordinance Nos. 168847 and 168848 on June 23, 1993; and

WHEREAS, the Development Agreement between the City and Developer was amended by the First Amendment to Development Agreement on August 10, 2007, and recorded on August 13, 2007, in the Official Records of Los Angeles County, California as Instrument 20071898043 after adoption by the City Council of Ordinance No. 178866 on June 23, 2007; and

WHEREAS, the Development Agreement between the City and Developer was amended by the Second Amendment to Development Agreement on January 5, 2010, and recorded on January 6, 2010, in the Official Records of Los Angeles County, California as Instrument 20100017882 after adoption by the City Council of Ordinance No. 180911 on October 12, 2009; and

WHEREAS, City and Developer wish to enter into the Third Amendment of Development Agreement to vest the development rights conferred by Ordinance No. _____, which allows the development of an additional 405,000 square feet of development rights at the Developer's real property located at 8700 Beverly Boulevard; and

WHEREAS, on _____, the City Planning Commission approved and recommended that the City Council approve the Third Amendment to Development Agreement attached as Exhibit A by and between the City of Los Angeles and Cedars-Sinai Medical Center (Third Amendment to Development Agreement), which Third Amendment to Development Agreement is hereby incorporated by reference into the provisions of this ordinance; and

WHEREAS, after due notice, the City Planning Commission and the City Council did conduct public hearings on this matter; and

WHEREAS, pursuant to California Government Code Sections 65864 et seq., the City Planning Commission has transmitted its findings and recommendations; and

WHEREAS, the Third Amendment to Development Agreement is in the public interest and is consistent with the City's General Plan, including the Wilshire Community Plan; and

WHEREAS, the City Council has reviewed and considered the Third Amendment to Development Agreement and the findings and recommendations of the City Planning Commission.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The City Council finds, with respect to the Third Amendment to Development Agreement that:

(a) It is consistent with the objectives, policies and programs specified in the General Plan, including the Wilshire Community Plan, and is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is located;

(b) 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;

(c) The 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, which is desirable and beneficial to the public. Furthermore, the Third Amendment to Development Agreement does not modify those provisions of the Development Agreement, which specifically permit application to the project of rules and regulations under Los Angeles Municipal Code Sections 57.101, et seq. and 91.101, et seq. relating to public health and safety;

(d) The Third Amendment to Development Agreement complies with all applicable City and State regulations governing development agreements; and

(e) The Third Amendment to Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves the Third Amendment to Development Agreement and authorizes and directs the Mayor to execute the Third Amendment to Development Agreement in the name of the City of Los Angeles, and, further, directs the

City Clerk to record the Third Amendment to Development Agreement and this ordinance with the County Recorder within ten days of its effective date.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____

Deputy City Attorney

Date: _____

File No. _____