

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Third Amendment to Development Agreement by and between the City of Los Angeles and Cedars-Sinai Medical Center for property located at 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).

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (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. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. REQUEST the City Attorney to prepare and present an Ordinance authorizing the execution of a Third Amendment to Development Agreement by and between the City of Los Angeles and Cedars-Sinai Medical Center, for modification of existing [Q] and [D] conditions and the amendment to the existing Development Agreement adopted by Ordinance Nos. 168848, 178866 (First Amendment), and 180709 (Second Amendment); in order to allow for the addition of a new 405,000 square-foot hospital wing with 203 patient beds pursuant to the State of California (State) Alfred E. Alquist Hospital Facilities Seismic Safety Act, which requires that, by 2030, all acute care hospitals in the State be able to withstand a major earthquake and remain functioning; and to extend the term by 15 years; relating to real property in the Wilshire Community Plan area located at 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 and Michael Nytzen, Paul Hastings LLP

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

Environmental No. ENV-2021-3513-CE

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

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on March 1, 2022, the PLUM Committee considered a report from the LACPC and proposed Ordinance relative to a Third Amendment to the Development Agreement by and between the City of Los Angeles and Cedars-Sinai Medical Center for the property located at 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). After providing an opportunity for public comment, the Committee requested the City Attorney to prepare and present an Ordinance authorizing the execution of the Third Amendment to Development Agreement, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RODRIGUEZ:	YES
LEE:	YES

AXB/SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-