

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change 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; and 111 North San Vicente Boulevard).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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. PRESENT and ADOPT the accompanying ORDINANCE, dated October 21, 2021, effectuating a Vesting Zone Change from [T][Q]C2-2D-O to [T][Q]C2-2D-O, subject to the Tentative "T" and Qualified "Q" Classifications and "D" Development Limitation, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC); 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 withstand a major earthquake and remain functioning; 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; and 111 North San Vicente Boulevard), subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to LAMC Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
5. ADVISE the applicant that, pursuant to the State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Richard B. Jacobs, Cedars-Sinai Medical Center

Representative: Jeffrey Haber and Michael Nytzen, Paul Hastings, LLP

Case No. CPC-2021-3512-VZC-VCU

Environmental No. ENV-2021-3513-CE

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

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 draft Ordinance relative to a Vesting Zone Change from [T][Q]C2-2D-O to [T][Q]C2-2D-O, subject to the Tentative "T" and Qualified "Q" Classifications and "D" Development Limitation, 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; and 111 North San Vicente Boulevard), to allow for the addition of a new 405,000 square-foot hospital wing with 203 patient beds pursuant to the State's Alfred E. Alquist Hospital Facilities Seismic Safety Act. After providing an opportunity for public comment, the Committee approved the Categorical Exemption and draft Ordinance effectuating the Vesting Zone Change for the project. 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-