



**MICHAEL N. FEUER**  
City Attorney

REPORT NO. R 22 - 0135  
APR 20 2022

**REPORT RE:**

**DRAFT ORDINANCE AUTHORIZING THE ADOPTION OF A THIRD  
AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN  
THE CITY OF LOS ANGELES AND CEDARS-SINAI MEDICAL CENTER**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 21-1419  
CPC-2008-619-ZC-DA-M1

Honorable Members:

On March 22, 2022, the City Council requested that our Office prepare and present a draft ordinance to authorize the execution of a third amendment to the development agreement between Cedars-Sinai Medical Center (the Developer) and the City. As requested, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, and the third amendment to development agreement (the Amendment) in a form we can also approve.

Background

The Cedars-Sinai Medical Center Development Agreement between the City and Developer relates to property located in the Wilshire Community Plan at 8700 Beverly Boulevard (Developer's Property). It was entered into on August 12, 1993. That agreement provided for, among other things, the expansion of Cedars-Sinai Medical

Center, the provision of specific community programs, operation of a Level One Trauma Center, dedication of land for public purposes, and certain transportation improvements. On August 10, 2007, a first amendment to the development agreement was entered into to extend the original development agreement an additional 15 years so that the expansion of the Cedars-Sinai Medical Center could be completed. On January 5, 2010, a second amendment to the development agreement was entered into to coincide with the approval of an expanded Master Plan to allow an additional 100 inpatient beds, or 20,000 square feet.

Developer is now requesting a third amendment to development agreement to incorporate the addition of a new 405,000 square-foot hospital wing with 203 inpatient 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. The term of the development agreement will also be extended to August 11, 2038, to allow for this expansion.

#### Findings

The required Charter and Government Code findings were prepared by the Department of City Planning and are contained in the Planning Department staff report dated November 9, 2021, at pages F-1 through F-2. Should the City Council adopt this draft ordinance, it may comply with the provisions of Charter Section 558 and the Government Code by adopting these findings or by making its own findings.

#### California Environmental Quality Act (CEQA)

If the City Council wishes to adopt the draft ordinance and Amendment, it must first comply with CEQA. Therefore, the City Council may comply with CEQA by taking the following action prior to, or concurrent with, any action to adopt the draft ordinance and Amendment:

"FIND that based on the whole of the administrative record that 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."

#### Council Rule 38 Referral

Pursuant to Council Rule 38, copies of the draft ordinance and the Amendment were sent to the Department of Building and Safety with a request to direct any comments directly to your Honorable Body or your Committees at the time this matter is considered.

Government Code Requirements for Notice and Hearing

Before action may be taken on either the draft ordinance or the Amendment, the City must comply with the provisions of Government Code Sections 65867, 65090 and 65091. Those sections require, among other things, notice and a public hearing. In addition, the City's development agreement procedures state that the City Council shall not take any action on any development agreement prior to the expiration of a 24-day notice.

Recommended Actions

If the City Council wishes to approve the proposed Amendment as recommended by the City Planning Commission, it must:

1. FIND that based on the whole of the administrative record that 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; and

2. Adopt the enclosed draft ordinance authorizing the execution of the Amendment.

If you have any questions regarding this matter, please contact Deputy City Attorney Laura Cadogan Hurd at (213) 978-8177. A member of this Office will be available when you consider this matter to answer any questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON  
Chief Assistant City Attorney

DM/LCH:kh  
Transmittals