

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Third Amendment for a Development Agreement for the property located in the Wilshire Community Plan 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, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that based on the whole of the administrative record, the project is exempt from 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 April 20, 2022, authorizing the execution of a Third Amendment to Development Agreement by and between the City of Los Angeles and Cedars-Sinai Medical Center relating to real property in the Wilshire Community Plan area, 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, for the property located in the Wilshire Community Plan 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 August 2, 2022, the PLUM Committee considered an Ordinance relative to a Third Amendment to the Development Agreement for the property located in the Wilshire Community Plan 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 an opportunity for public comment, the Committee recommended to approve the Ordinance. 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
LEE:	YES
RODRIGUEZ;	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-