

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the properties located at 4640 - 4660 South Lincoln Boulevard and 13201 - 13205 West Mindanao Way.

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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15302, Class 2, and that 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 May 14, 2020, effectuating a Vesting Zone Change from [Q]C2- 1 and P-1 to (T)(Q)C2-1 for the construction of the following replacement facilities: a) A nine-story, 258,500 square-foot hospital measuring 191 feet in height and providing a total of 160 patient beds; b) A new two-story energy center building with approximately 6,000 square feet of floor area and 14,000 square feet of mechanical area, measuring 55 feet in height; c) An approximately 4,500 square-foot loading dock; d) A 300 square-foot fire pump building; e) A medical gas enclosure; and a Los Angeles Department of Water and Power substation and switchgear enclosure; the Project will also include a comprehensive sign program and will provide a total of 392 automobile parking spaces, with 292 parking spaces located onsite and a total of 100 parking spaces located off-site and a total of 54 long-term and 27 short-term bicycle parking spaces will be provided on-site. The Project will include two (53-foot by 11-foot) temporary mobile imaging trailers on-site that will be used for magnetic resonance imaging (MRI) and computed tomography (CT) scans during construction, and will be removed upon completion of the replacement hospital building for the properties located at 4640 - 4660 South Lincoln Boulevard and 13201 - 13205 West Mindanao Way, subject to Modified Conditions of Approval.

4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

5. ADVISE the applicant that, pursuant to 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: CFHS Holdings, Inc. and Centinela Freeman Holdings, Inc. (dba Cedars-Sinai Marina Del Rey Hospital)

Representative: Jeff Haber/Michael Nytzen Paul Hastings LLP

Case No. CPC-2019-6216-VZC-CU-CDP

Environmental No. ENV-2019-6217-CE

Related Case Nos. DIR-2019-3689-CDP; DIR-2018-4427-CDP

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.

TIME LIMIT FILE - OCTOBER 5, 2020

(LAST DAY FOR COUNCIL ACTION - OCTOBER 2, 2020)

Summary

At a regular meeting held on September 17, 2020, the PLUM Committee considered a LACPC report and draft Ordinance effectuating a Vesting Zone Change for the property located at 4640 - 4660 South Lincoln Boulevard and 13201 - 13205 West Mindanao Way. Staff from the Department of City Planning provided an overview of the matter. The Applicant provided comments in support of the matter. A Representative from Council District 11 provided comments in support of approval and offered amendments for the Committee's consideration. After an opportunity for public comment, the Committee recommended to adopt the draft Ordinance and approve the Vesting Zone Change for the project, as amended. 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
BLUMENFIELD:	YES

PRICE, JR.: YES
CEDILLO: YES
LEE: YES

LC 09/17/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-