

ORDINANCE NO. _____

An ordinance authorizing the execution of the development agreement by and between the City of Los Angeles and Celebrity Realty Holdings, LLC, a Delaware limited liability company, relating to real property in the South Los Angeles Community Plan area, and located at 704-706, 730-740, 800-820 Martin Luther King, Jr. Boulevard and 703-703 ½, and 705 West 40th Place.

WHEREAS, the City Planning Commission on July 28, 2016, approved and recommended that the City Council approve the development agreement which is attached to Council File No. 16-0960 by and between the City of Los Angeles and Celebrity Realty Holdings, LLC (Development Agreement), which Development Agreement is hereby incorporated by reference.

WHEREAS, after due notice the City Planning Commission and the City Council conducted public hearings on this matter;

WHEREAS, pursuant to California Government Code sections 65864, *et. seq.*, the City Planning Commission transmitted to the City Council its findings and recommendations;

WHEREAS, the Development Agreements is in the public interest and is consistent with the City's General Plan and the South Los Angeles Community Plan; and

WHEREAS, the City Council has reviewed and considered the Development Agreement and the findings and recommendations of the City Planning Commission.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The City Council finds with respect to the Development Agreement that:

(a) It is consistent with the City's General Plan, policies and programs specified in the South Los Angeles Community Plan and is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is located;

(b) The intensity, building height and uses set forth in the development agreement are permitted by, or are consistent with, the South Los Angeles Community Plan;

(c) It will not be detrimental to the public health, safety and general welfare since it encourages the construction of a project which is desirable and beneficial to the

public. Furthermore, the Development Agreement specifically permits application to the project of rules and regulations under the Los Angeles Municipal Code Section 91.101.1 to 98.0605 relating to public health and safety;

(d) It complies with all applicable City and State regulations governing development agreements; and

(e) It is necessary to strengthen the public planning process to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves the Development Agreement, and authorizes and directs the Mayor to execute the Development Agreement in the name of the City of Los Angeles.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in the daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and, one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L WOLCOTT, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By Laura M. Cadogan Hurd
LAURA M. CADOGAN HURD
Deputy City Attorney

Date: 5-4-17

File No. CF 16-0960

Pursuant to Charter Section 559, I
approve this ordinance on behalf of the
City Planning Commission and
recommend that it **be adopted**.....

May 4, 2017

See attached report.

Vincent P. Bertoni
Vincent P. Bertoni, AICP
Director of Planning