

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to executing a Development Agreement between the City of Los Angeles and Douglas Emmett Management, LLC for the properties located at 11750-11770 Wilshire Boulevard.

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

1. FIND, based on the independent judgment of the City Council, after consideration of the whole of the administrative record, the project was assessed in the EIR (ENV-2013-3747-EIR) certified on February 14, 2017; and pursuant to California Environmental Quality Act guidelines, Sections 15162 and 15164, and no subsequent environmental clearance is required for approval of the project.
2. ADOPT the FINDINGS approved by the Los Angeles City Planning Commission (LACPC) on January 26, 2017 as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated May 16, 2017, approved by the Director of Planning on behalf of the LACPC, authorizing the execution of the Development Agreement by and between the City of Los Angeles and Douglas Emmett Management, LLC for the provision of community benefits with a combined value of \$625,000 for a term of four years, for the properties located at 11750-11770 Wilshire Boulevard.
4. REQUEST the Mayor to execute the Development Agreement on behalf of the City.
5. REQUEST the City Attorney, subject to the effective date of the Ordinance, to obtain all necessary signatures needed to process the Development Agreement.
6. ADVISE the applicant that, pursuant to Government Code Section 65868.5 that the Development Agreement is required to be filed with the County Clerk no later than 10 days after the City has entered into the agreement.

Applicant: Douglas Emmett Management, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

Case No. CPC-2016-3257-DA

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 meeting held on August 1, 2017, the PLUM Committee considered a draft Ordinance for a Development Agreement for the property located at 11750-11770 Wilshire Boulevard. After an opportunity for public comment, the Committee recommended on consent to approve the draft Ordinance to authorize the Development Agreement 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>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-