

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT 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.

Recommendation for Council action:

REQUEST the City Attorney to prepare and present a final draft Ordinance authorizing the execution of a 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 a mixed-use development consisting of the new construction of a 34-story residential building with a total of 376 multi-family dwelling units, utilizing a ministerial Density Bonus by setting aside five percent of the dwelling units (16 units) for Very Low Income households in exchange for a 20 percent Density Bonus to achieve an additional 63 units in lieu of the by-right density of 313 base dwelling units, incorporating an approximately 40,544 square-foot privately maintained, publicly accessible open space area on a 2.8-acre site, with the demolition of the existing 42,900 square-foot, single-story supermarket building to accommodate the new residential building and the existing 364,791 square-foot, 17-story office building to remain, for the properties located at 11750-11770 Wilshire Boulevard.

Applicant: Douglas Emmett Management, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

Case No. CPC-2016-3257-DA

Fiscal Impact Statement: The Los Angeles City Planning Commission 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 January 31, 2017, the PLUM Committee considered a proposed ordinance to authorize the execution of a Development Agreement with Douglas Emmett Management, LLC, for the properties located at 11750-11770 Wilshire Boulevard. Staff from the Department of City Planning provided the Committee background information. The applicant representative provided additional information. A representative from Council District 11 commented on the matter in support. After an opportunity for public comment, the Committee recommended to approve the proposed 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>
HUIZAR	YES
HARRIS-DAWSON	ABSENT
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

SD
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-NOT OFFICIAL UNTIL COUNCIL ACTS-