

ORDINANCE NO. _____

An ordinance authorizing the execution of the development agreement by and between the City of Los Angeles and Jia Juan USA Co., Inc., a Delaware corporation, (Development Agreement) relating to real property in the Central City Community Plan area, and located at 1020 South Figueroa Street and ancillary locations.

WHEREAS, the City Planning Commission on September 14, 2017, approved and recommended that the City Council approve a prior version of the Development Agreement;

WHEREAS, the City Council's Planning and Land Use Management Committee on May 22, 2018, modified the terms of the Development Agreement, which is attached to Council File No. 17-1009-S1 and which is hereby incorporated into the provisions of this ordinance;

WHEREAS, the Planning Director, on behalf of the City Planning Commission, disapproved the modifications made to the Development Agreement by the City Council's Planning and Land Use Management Committee;

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

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

WHEREAS, the Development Agreement is in the public interest and is consistent with the City's General Plan and the Central City 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 Central City 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 Central City 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 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 a 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
LAURA CADOGAN HURD
Deputy City Attorney

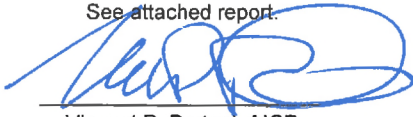
Date 5-31-18

File No. 17-1009-S1

Pursuant to Charter Section 559, I
disapprove this ordinance on behalf of the
City Planning Commission and recommend
that it not be adopted

May 30, 2018

See attached report.



Vincent P. Bertoni, AICP
Director of Planning

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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____