

ORDINANCE NO. 185667

An ordinance authorizing the execution of the development agreement by and between the City of Los Angeles and Lightstone DTLA, LLC, a limited liability company relating to real property in the Central City Community Plan area, and located at 1240-1260 S. Figueroa Street and 601 W. Pico Boulevard.

WHEREAS, the City Planning Commission on March 8, 2018, approved and recommended that the City Council approve the development agreement by and between the City of Los Angeles and Lightstone DTLA, LLC (Development Agreement), which Development Agreement is hereby incorporated by reference and which is hereby incorporated into the provisions of this ordinance;

WHEREAS, the City Council's Planning and Land Use Management Committee modified the terms of the Development Agreement, which is attached to Council File No. 18-0269-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 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 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 M. Cadogan Hurd*
LAURA M. CADOGAN-HURD
Deputy City Attorney

Date June 20, 2018

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

June 20, 2018

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

File No. 18-0269-S1

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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

Holly Lynn Wolcott

Herb J. Wesson

Ordinance Passed 07/03/2018

Approved 07/06/2018

Ordinance Effective Date: 08/15/2018
Council File No.: 18-0269-S1

DECLARATION OF POSTING ORDINANCE

I, Juan Luis (Luigi) Verano state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 185667 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 07/03/2018, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 07/06/2018 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 07/06/2018

Ordinance Effective Date: 08/15/2018

Council File No.: 18-0269-S1