

## FINDINGS

1. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement be entered into by mutual consent of the parties. An application for a Development Agreement was filed on October 12, 2016, establishing the applicant's consent to enter into a Development Agreement.
2. The City of Los Angeles ("City") has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).
3. In accordance with Section 12.32 of the LAMC and California Government Code Section 65867, notification within a 500-foot radius of the project site was mailed via United States Postal Service on August 29, 2018 to all occupants and property owners, interested parties, commenter's of the DEIR, neighborhood council and others identified in the mailing affidavit located in the administrative record. Further, notice of the public hearing was also published in the Daily Journal on August 31, 2018; verification of which is provided in the administrative record. In accordance with Section 12.32 C 4(c), posting for the site was done on September 17, 2018.
4. Pursuant to California Government Code Section 65867.5, the Development Agreement is consistent with the objectives, policies, and programs specified in the City of Los Angeles General Plan, including the West Los Angeles Community Plan adopted by City Council on July 27, 1997. Orderly development of the project site is further governed by Case No. CPC-2016-1462-GPA-ZC-HD-CU-SPR, wherein a Zone Change from [Q]C2-1 to (T)(Q)C2-2D, and a General Plan Amendment to amend Footnote 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District 2 is applicable to the site. The project site is also located within West Los Angeles TIMP specific plan.
5. This Development Agreement is administrative and technical in nature and will have no impact on the project under Environmental Impact Report ENV-2016-1463-EIR (State Clearinghouse No. 2017011045) to be certified by the City Council upon their consideration of the General Plan Amendment, Zone Change and Height District Change. Moreover, the provisions of the Development Agreement do not grant the project or the project applicant any exceptions, variances, or otherwise allows the applicant to deviate from the required development regulations of the Code. The intent of the Development Agreement is to merely extend the life of the entitlements to a specified term. The proposed Development Agreement will not be detrimental to the public health, safety and general welfare. Approval of the Development Agreement will promote the expeditious delivery of public benefit monies directly from the applicant to the identified parties for the provision of, but not limited to, economic development, recreation, public safety and affordable housing.
6. The Development Agreement provides public benefits in the form of \$1,520,000 towards Recreation, Parking Relief, Multi-Modal Transportation, Education Partnership, Signage and Streetscape Enhancement, and Public Safety to benefit residents of Council District 11.

7. The Development Agreement complies in form and substance with all applicable City and State regulations governing development agreements.
8. Based upon the above Findings, the proposed Development Agreement is deemed consistent with public necessity, convenience, general welfare and good zoning practice.