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CITY CLERK

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CALIFORNIA



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When making inquiries relative to
this matter, please refer to the
Council File No.: [17-1009-S1](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

March 21, 2018

Council File No.: [17-1009-S1](#)

Council Meeting Date: March 20, 2018

Agenda Item No.: 25

Agenda Description: CONSIDERATION OF RESOLUTION (HUIZAR - HARRIS-DAWSON)
relative to a public notice time reduction for a Development Agreement
between the City and Jia Yuan USA Co., Inc. from 24 days to 10 days.

Council Action: RESOLUTION (HUIZAR - HARRIS-DAWSON) - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
ABSENT	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

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RESOLUTION

WHEREAS, on September 14, 2017, the City Planning Commission approved and recommended that the Council adopt a Development Agreement (DA) between the City and Jia Yuan USA Co., Inc., for a combined public benefit value of \$1,131,692 and a term of approximately 10 years, for the property located at 1020 South Figueroa Street, 716-730 West Olympic Boulevard, 1016-1060 South Figueroa Street, 607-613 West 11th Street, and 1041-1061 South Flower Street, Los Angeles, CA 90015; and

WHEREAS, the proposed project will result in a mixed use development consisting of a 300-room hotel, 435 residential units, and 58,959 square feet of commercial uses. The project will result in a total floor area of 936,712 square feet and a maximum height of 540 feet. The project includes a total of 738 parking spaces and 654 bicycle spaces. As part of the project, the existing Luxe City Center hotel and surface parking lots will be demolished; and

WHEREAS, 22 for-sale units (5% of the total) will be reserved for workforce housing, as determined by the Housing, Community Investment Department (HCID), for a total of 55 years. If the units are instead developed as rentals, they shall be reserved for household incomes not exceeding 150% of the Area Median Income; and

WHEREAS, on December 12, 2017 the Council approved the Development Agreement as amended, and further requested the City Attorney to prepare and present the Development Agreement Ordinance (Council File No. 17-1009-S1 to include the following:

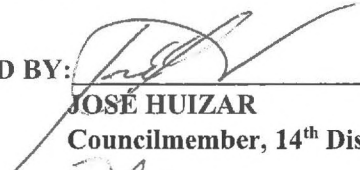
- a. \$750,000 to the Los Angeles Streetcar Incorporated.
- b. \$750,000 to the Department of Recreation and Parks for Pershing Square Renew.
- c. \$550,000 to the Los Angeles Neighborhood Initiative for Bringing Back Broadway.
- d. \$100,000 to Downtown Women’s Center.
- e. \$100,000 to The People Concern.
- f. \$250,000 to Community Partners for a Downtown Los Angeles wayfinding study.

WHEREAS, as permitted by State law, the Council can act to modify the last public hearing notice period requirement to reduce the number of days from 24 to 10;

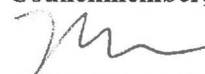
NOW, THEREFORE, BE IT RESOLVED, that the Council hereby makes a finding of public benefit, as further detailed in the text of this Resolution and hereby makes an exception to the City’s Development Agreement Procedures (Council File No. 85-2313-S3) and reduces from 24 days to 10 days, the public hearing notice period for Council’s consideration of the Development Agreement between the City and Jia Yuan USA Co., Inc., for the property located at 1020 South Figueroa Street, 716-730 West Olympic Boulevard, 1016-1060 South Figueroa Street, 607-613 West 11th Street, and 1041-1061 South Flower Street, Los Angeles, CA 90015 (Council File No. 17-1009-S1); and

BE IT FURTHER RESOLVED, that the City Clerk is hereby instructed to issue notice(s) and schedule for Council consideration the matter identified above consistent with the above action.

PRESENTED BY: _____


JOSE HUIZAR
Councilmember, 14th District

SECONDED BY: _____



March 9, 2018 rrm



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