

ORDINANCE NO. _____

An ordinance authorizing the execution of a development agreement by and between the City of Los Angeles and NoHo Development Associates, LLC, a Delaware limited liability company, relating to real property in the North Hollywood – Valley Village Community Plan area, and located at 11163-11347 and 11264-11280 West Chandler Boulevard, 11204-11270 West Cumpston Street, 5300-5320 North Bakman Avenue, and 5311-5373 and 5356-5430 North Lankershim Boulevard.

WHEREAS, the City Planning Commission at its meeting on September 28, 2023, approved and recommended that the City Council approve the development agreement that is attached to Council File No. 23-1264 by and between the City of Los Angeles and NoHo Development Associates, LLC (Development Agreement), which by this reference such Development Agreement is hereby incorporated into this ordinance as though full set forth herein;

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 Section 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 North Hollywood – Valley Village 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 that:

(a) The Development Agreement is consistent with the City’s General Plan and the policies and programs specified in the North Hollywood – Valley Village 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 North Hollywood – Valley Village Community Plan;

(c) The Development Agreement will not be detrimental to the public health, safety, and general welfare because it encourages the construction of a project that 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 Sections 91.101.1-98.0605 relating to public health and safety;

(d) The Development Agreement complies with all applicable City and State regulations governing development agreements; and

(e) The Development Agreement 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
HYDEE FELDSTEIN SOTO, City Attorney

By 

SARO BALIAN
Deputy City Attorney

Date 3/6/2024

File No. 23-1264

Pursuant to Charter Section 559, I
approve this ordinance on behalf
of the City Planning Commission and
recommend that it be adopted.



VINCENT P. BERTONI, AICP
Director of Planning

Date 3/1/2024

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The Clerk of the City of Los Angeles
hereby certifies that the foregoing
ordinance was passed by the Council
of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____