

ORDINANCE NO. _____

An ordinance authorizing the execution of an amendment to the Development Agreement by and between the City of Los Angeles and Next Century Partners, LLC, a limited liability company (the Developer) relating to real property in the West Los Angeles Community Plan area, located at 2025 Avenue of the Stars, 2030 Century Park West, and 1220 West Constellation Boulevard.

WHEREAS, the Development Agreement between the City and Developer was entered into on April 22, 2013, and recorded on April 24, 2013, in the Official Records of Los Angeles County, California as Instrument No. 20130618132 (Development Agreement) after adoption by the City Council of Ordinance No. 12-1580 on March 9, 2013; and

WHEREAS, City and Developer wish to amend Section 3.1.3.2(ii) of the Development Agreement to direct payment in the amount of \$125,000 to the City of Los Angeles - Council District 5 Avenue of the Stars Community Amenities Trust Fund, in lieu of payment to the California Community Foundation (the Amendment), which Amendment is hereby incorporated by reference into the provisions of this ordinance; and

WHEREAS, after due notice, the City Council did conduct a public hearing on this matter; and

WHEREAS, pursuant to California Government Code Sections 65864 et seq., the Planning and Land Use Management Committee has transmitted its findings and recommendations; and

WHEREAS, the Amendment to Development Agreement is in the public interest and is consistent with the City's General Plan, including the West Los Angeles Community Plan; and

WHEREAS, the City Council has reviewed and considered the Amendment to Development Agreement.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The City Council finds, with respect to the Amendment, that:

(a) It is consistent with the City's General Plan, policies and programs specified in the West Los Angeles 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 West Los Angeles 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.

Section 2. The City Council hereby approves the Amendment, and authorizes and directs the Mayor to execute the Amendment in the name of the City of Los Angeles.

Section 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

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

By _____
LAURA CADOGAN HURD
Deputy City Attorney

VINCENT P. BERTONI, AICP
Director of Planning

Date _____

Date _____

File No. 12-1580-S1

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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 _____