ORDINANCE NO. 171764

An ordinance authorizing the execution of the development agreement (which is attached to City Council File No. 96-1590-S1 etc) by and between the City of Los Angeles, a municipal corporation and L.A. Arena Development Company, LLC, a Colorado limited liability company, relating to certain real property in the Los Angeles Central City Community Plan area (the "Development Agreement").

WHEREAS, pursuant to California Government Code Sections 65867 and 65091, the Board of Referred Powers acting instead of the Planning Commission properly noticed and held a public hearing on the subject matter of the Development Agreement and approved and recommended that the City Council approve the Development Agreement to be finalized by the City Attorney; and

WHEREAS, the City Attorney has finalized the Development Agreement; and

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

WHEREAS, the City Council has reviewed and considered the Development Agreement and the Board of Referred Powers' findings and recommendation for its approval.

NOW THEREFORE,

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

Section 1. The City Council finds and determines, as required by the California Environmental Quality Act ("CEQA") and by the City's CEQA Guidelines, that the Final Environmental Impact Report and the Attachment to the Final EIR for the Los Angeles Sports and Entertainment Complex (collectively, the "FEIR," State Clearinghouse No. 96091061), prepared and certified by the Community Redevelopment Agency as lead agency, is adequate for matters related to the Sports and Entertainment Complex which are before the City, and that the Council has reviewed and considered the information contained therein pursuant to the State CEQA Guidelines including Section 15096 thereof, and City CEQA Guidelines along with other factors related to this matter.

Sec. 2. The City Council finds, with respect to the Development Agreement, that:

(a) It is consistent with the City's General Plan and the Central City Community Plan and with the objectives, policies and programs specified in the these Plans. Further, the Development Agreement facilitates a project which will provide comprehensive planning benefits to the City and secure additional public benefits for the City. These benefits carry out objectives of the City's General Plan including provision for orderly and balanced development within the City;

(b) The intensity, building height, and use set forth in the Development Agreement are permitted by or are consistent with the City's Zoning Code, as amended by CPC 97-0105(CU), CPC 97-0120(CUB) and CPC 97-0185(CU), the Project Approvals described within the Development Agreement;

(c) The Development Agreement 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, City Municipal Code Sections 91.0101 to 98.0606 (Building Code) and Sections 57.01.01 to 57.141.13 (Fire Code) both of which relate to public health and safety;

(d) It complies with all applicable State and City regulations governing development agreements; and

(e) It is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 3. The City Council hereby approves the Development Agreement in the form attached to Council File No. 96-1590-S1 and authorizes and directs the President of the City Council to execute said Agreement in the name of the City of Los Angeles, and further, directs the City Clerk to record said Agreement and this ordinance with the Los Angeles County Recorder pursuant to the terms of the Agreement.

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Section 4. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles OCT 21 1997 and was passed at its meeting of OCT 28 1997.

J. MICHAEL CAREY, CITY CLERK

BY _____
Deputy

Approved OCT 29 1997

_____
Acting Mayor

Approved as to form and legality:

OCT 21 1997

JAMES K. HAHN, City Attorney

By Patricia V. Tubert
PATRICIA V. TUBERT
Senior Assistant City Attorney

File No. 96-1590-S1 et al