

1 of the Development Agreement prior to recommending that it be
2 adopted by the City Council; and

3
4 **WHEREAS**, the Development Agreement is in the public
5 interest and is consistent with the City's General Plan, and
6 the Wilshire District Plan ("District Plan"); and

7
8 **WHEREAS**, The City Council has reviewed and considered
9 the Development Agreement and the Planning Commission and the
10 Planning and Land Use Management Committee's findings and
11 recommendation for its approval.

12
13 **NOW THEREFORE,**

14
15 **THE PEOPLE OF THE CITY OF LOS ANGELES**

16 **DO ORDAIN AS FOLLOWS:**

17
18 Section 1. The City Council finds and determines, as
19 required by the California Environmental Quality Act ("CEQA")
20 and by the City's CEQA Guidelines, that the subject Development
21 Agreement is exempt from the requirements of CEQA under Article
22 III, Section 2.i of the City's CEQA Guidelines.

23
24 Sec. 2. The City Council finds, with respect to the
25 Development Agreement, that:

26 (a) It is consistent with the City's General
27 Plan as amended by CPC 89-0598 (MPR), and with the

1 objectives, policies and programs specified in the
2 City's General Plan and District Plan. Further, the
3 Development Agreement facilitates a project which
4 will provide comprehensive planning benefits to the
5 City; mitigate its negative environmental impacts on
6 the surrounding community; and secure additional
7 public benefits for the City. These benefits carry
8 out objectives of the City's General Plan including
9 provision for orderly and balanced development
10 within the City;

11 (b) The intensity, building height, and use
12 set forth in the Development Agreement are permitted
13 by or are consistent with the City's Zoning Code,
14 the Project Approvals described within the
15 Development Agreement and the City's Building Code;

16 (c) The Development Agreement will not be
17 detrimental to the public health, safety and general
18 welfare since it encourages the construction of a
19 project which is desirable and beneficial to the
20 public. Furthermore, the Development Agreement
21 specifically permits application to the project of
22 rules and regulations, City Municipal Code Sections
23 91.0101 to 98.0606 (Building Code) and Sections
24 57.01.01 to 57.141.13 (Fire Code) both of which
25 relate to public health and safety;

Sec. 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 passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all of its members, at its meeting of AUG 11 1993.

By [Signature], City Clerk
Deputy

Approved AUG 11 1993

[Signature]
Acting Mayor

Approved as to Form and Legality

James K. Hahn, City Attorney

By [Signature]
PATRICIA V. TUBERT, Deputy

LAJ413113 8/13

File No. 92-1844