ANALYSIS

This ordinance establishes and authorizes the approval of a phased redevelopment of the Los Angeles County General Hospital and West Campus, and to subsequently approve phase-specific options and execute one or more ground leases consistent with the development framework, conditions, and limitations described herein between the County of Los Angeles and Centennial Partners.

DAWYN R. HARRISON
County Counsel

By Behnaz Tashakorian
Behnaz Tashakorian
Principal Deputy County Counsel
Government Services Division

BT:bl

Requested: 10/14/26
Revised: 10/23/26

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF LOS ANGELES, CALIFORNIA APPROVING GROUND LEASE AGREEMENTS FOR THE PHASED REDEVELOPMENT OF THE LOS ANGELES COUNTY GENERAL HOSPITAL AND WEST CAMPUS

WHEREAS, Government Code section 25515 *et seq.*, allows counties to develop county-owned property through a lease arrangement with a private entity for certain enumerated uses, including uses that could generate additional revenue sources for the benefit of the counties owning such property;

WHEREAS, pursuant to Government Code section 25515.1, the County of Los Angeles (County) may sell or lease any of its real property to any person partnership, corporation, or government entity the Board of Supervisors (Board) selects for purposes of cultural, residential, commercial, or industrial use or development, and finds that development for such purposes constitutes a valid public purpose;

WHEREAS, Government Code section 25515.2(a) requires that the Board adopt an ordinance authorizing any sale, lease, development, or contract agreement entered into pursuant to Government Code section 25515 *et seq.*;

WHEREAS, the County is the fee owner of real property located at 1200 North State Street in the City of Los Angeles, County of Los Angeles (the Property). The Property is bisected by State Street, with the iconic Los Angeles County General Hospital (General Hospital) campus being located east of State Street, and the portion of the Property referred to as the "West Campus" being located west of State Street.

Together, the General Hospital site and West Campus areas make up the proposed project site (Project Site);

WHEREAS, the County has issued a Request for Proposals (the RFP) for the development of the Project Site consistent with the County's Los Angeles General Hospital Campus Master Plan and certified Environmental Impact Report;

WHEREAS, through the RFP process, the Board, on December 19, 2023, selected Centennial Partners (Developer) as the primary Developer of the Project Site; and

WHEREAS, the Board now desires to award a Master Option Agreement to Developer and, upon the satisfaction of certain conditions set forth in the Master Option Agreement, to award phase-specific option agreements (Phase Option Agreements) that would provide Developer with an exclusive option to enter into one or more ground lease agreements (Ground Lease Agreements) for the Property, all in order to facilitate the development of the Project Site for the phased redevelopment of approximately 30.1 acres of the General Hospital and West Campus as set forth in the RFP.

NOW THEREFORE, the Board ordains as follows:

SECTION 1. The Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Board further finds and determines:

A. That the development of the Project Site into a mixed-use campus, consistent with the RFP, will result in an economic benefit to the County, and will meet the residential and commercial office needs of the County.

B. That the public benefit of the proposed lease agreement is expected to be greater than the public benefit which would result from the sale of the Property.

C. And that a reasonable expectation exists that future public need justifies retention of the fee ownership of the Property and the proposed lease and agreement will not interfere with the use or development of the remaining public property.

SECTION 3. The Board hereby authorizes the Director, or designee, of the County's Department of Economic Opportunity (DEO) to enter into, execute, and deliver the Phase Option Agreements and Ground Lease Agreements, each between the County and Developer.

SECTION 4. The Board authorizes the DEO's Director, or her designee, to execute any and all amendments to the Phase Option Agreements and Ground Lease Agreements and any related documents, from time to time, to do and perform any and all acts and things consistent with this ordinance and necessary or appropriate to carry the same into effect and to carry out its purposes.

[LAGENHOSPCCBT]