

# CITY OF LOS ANGELES

CALIFORNIA



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December 11, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under

Council file No. 09-2506 , at its meeting held December 9, 2009.



City Clerk  
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VERBAL MOTION

I HEREBY MOVE that Council ADOPT the following recommendations in connection with Vesting Tentative Tract Map appeal for property at 6040 and 6055 Center Drive (Item No. 21, CF 09-2506):

1. DENY the APPEAL.
2. SUSTAIN the decision of the Advisory Agency in approving Vesting Tentative Tract Map No. 70318-CN to permit a two-lot subdivision for the construction of a 325-unit apartment building and 1,500 square feet of restaurant space on Lot No. 1 (located at 6040 Center Drive) with 483 residential parking spaces on-site and 15 restaurant parking spaces off-site and a 225-unit residential condominium on Lot No. 2 (located at 6055 Center Drive) with 688 parking spaces, including 138 off-site guest parking spaces, on a 117,655 net square foot site in the C2-1 zone.
3. ADOPT the Advisory Agency's Conditions of Approval (attached to the Council file).
4. FIND that the information contained in the Mitigated Negative Declaration (MND) (ENV-2008-3887-MND-REC1) has been reviewed and considered by City Planning Commission, found that the MND adequately describes the potential impacts of the project and no additional environmental clearance is necessary; and found that there is no evidence in the record that any of the conditions in the California Environmental Quality Act Guidelines section 15162 are met.

Applicant: John M. Hartz - BRE/TZ HHL, LLC

VTT 70318-CN

Fiscal Impact Statement: The City Planning Commission reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 11, 2009

(LAST DAY FOR COUNCIL ACTION - DECEMBER 11, 2009)

PRESENTED BY \_\_\_\_\_

BILL ROSENDAHL  
Councilmember, 11th District

SECONDED BY \_\_\_\_\_

ED P. REYES  
Councilmember, 1st District

**ADOPTED**

December 9, 2009

CF 09-2506

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DEC 09 2009  
*E. Rosendahl*  
LOS ANGELES CITY COUNCIL  
*See Attached Motion*

# ITEM 21 - A

## MOTION

I MOVE that the matter of the Mitigated Negative Declaration and Planning and Land Use Management Committee Report relative to a Vesting Tentative Tract Map appeal for property at 6040 and 6055 Center Drive, Item No. 21 on today's Council Agenda (CF 09-2506) **BE AMENDED** to adopt the following condition:

**Workforce Housing.** Prior to issuance of a building permit, the Applicant shall submit a proposed Workforce Housing Plan to the Planning Department for review and approval. This Plan shall provide the following:

- a. Units Reserved for Workforce Households.
  - (i) The property owner shall reserve 10 units in the Project for rent to households meeting the Workforce Income Levels for Qualified Workforce Tenants.
  - (ii) In the event that Vesting Tentative Map 70318-CN-1A and Case No. ZA-2008-2700-VCU are modified to increase the number of units in the Project from five hundred and fifty units to six hundred units pursuant to tract map modification, plan approval and any other required approval pursuant to the Los Angeles Municipal Code (as previously authorized by the City Council in 2005 pursuant to the Second Amendment to the Howard Hughes Center Development Agreement), then the property owner shall reserve an additional 15 units in the Project for rent to households meeting the Workforce Income Levels for Qualified Workforce Tenants.
  - (iii) At the option of the property owner, units reserved for workforce households pursuant to this condition, may be sold instead of rented to households meeting workforce income levels (AMI 150%) at price levels that do not exceed then applicable prices adjusted by bedroom size established by the LAHD for workforce for-sale housing.
- b. For the purposes of this condition:
  - (i) "Workforce Rents" mean rent levels that do not exceed the maximum Workforce Rent Levels adjusted by bedroom size as set forth in LAHD 2009 Income and Rent Limit - Land Use Schedule 1 (April 2009) on file, adjusted annually by the annual automatic rent adjustment rate allowed under the Rent Stabilization Ordinance; and
  - (ii) "Qualified Workforce Tenants" mean tenants who earn no more than the allowable maximum Workforce Income Level as set forth in LAHD 2009 Income and Rent Limit- Land Use Schedule 1 (April 2009) on file, as adjusted annually based on the annual percentage increase in median income for the Los Angeles-Long Beach-Santa Ana metro area.
- c. Marketing of Workforce Housing Units to Community-Serving Employees. The applicant shall make good faith efforts to market the Workforce Housing units in the Project to households meeting the Workforce Income Levels for Qualified Workforce Tenants who are Community-serving employees (including, but not limited, to police officers, fire fighters, teachers, government employees, and health care professionals). Such efforts may include placing advertisements in local area newspapers and newsletters and placing advertisements in bulletins/newsletters/bulletin boards of LAPD, LAFD, LAUSD, private schools and hospitals/medical clinics.
- d. Covenant. Prior to the issuance of any building permit for the Project, the property owner shall record a covenant on the subject property requiring that the Workforce Housing units required hereunder be restricted in accordance with this condition for a period of thirty (30) years.

PRESENTED BY: 

BILL ROSENDAHL  
Councilman, 11<sup>th</sup> District

  
**ADOPTED**

DEC 09 2009  
SECONDED BY: 

**LOS ANGELES CITY COUNCIL**

December 9, 2009

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ORIGINAL

**VERBAL MOTION**

I HEREBY MOVE that Council AMEND the action in connection with Vesting Tentative Tract Map appeal for property at 6040 and 6055 Center Drive (Item No. 21, CF 09-2506), as follows:

**DIRECT Planning Department staff to prepare additional finding(s) to support the new condition relative to Workforce Housing.**

PRESENTED BY \_\_\_\_\_  
BILL ROSENDAHL  
Councilmember, 11th District

SECONDED BY \_\_\_\_\_  
ED P. REYES  
Councilmember, 1st District

December 9, 2009

CF 09-2506

CD 11

**ADOPTED**

**DEC 09 2009**

**LOS ANGELES CITY COUNCIL**