

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to including additional provisions of inclusionary housing requirements within the Central City West Specific Plan.

Recommendation for Council action, pursuant to Motion (Cedillo - Huizar):

INSTRUCT the Department of City Planning (DCP), in consultation with the City Attorney, to prepare and present an Ordinance to include in the Central City West Specific Plan the following additional provisions:

1. For the first 120 days following the effective date of this Ordinance, no inclusionary housing requirement under Section 11.C of the Specific Plan shall be imposed on any rental housing project for which a Building Permit Application or complete planning or zoning entitlement application has been or is submitted; for purposes of this Ordinance, a complete planning or zoning entitlement application is an application that has been accepted by the DCP and for which the application fees have been paid or for which a Vesting Tentative Tract Map has been filed and has been deemed complete; if an Applicant submitted a Building Permit Application or a complete planning or zoning entitlement application for a development project, that development project shall not be subject to the re-established Specific Plan Section 11.C.
2. An applicant for a rental housing project that is subject to Specific Plan Section 11 .C who submits a Building Permit Application or a complete Planning or zoning entitlement application (whichever is first):
 - a. 121 days following the effective date of this Ordinance shall be required to provide one-third of the total affordable requirement or in lieu payment specified under Specific Plan Section 11.C.
 - b. 306 days after the effective date of this Ordinance shall be required to provide two-thirds of the total affordable requirement or in lieu payment specified under Specific Plan Section 11.C.
 - c. 485 days or more after the effective date of this Ordinance shall be required to provide the total affordable requirement or in lieu payment specified under Specific Plan Section 11.C.
3. An applicant for a rental housing project that is subject to the Affordable Linkage Fee Ordinance under the Los Angeles Municipal Code Section 19.18 may elect to pay the Affordable Housing Linkage Fee in lieu of complying with the inclusionary housing requirements of Section 11.C of the Specific Plan; an Applicant shall pay a cash deposit, as determined by the DCP, which shall collect and remit the deposited amount to the City Treasurer for deposit into the Central City West Housing Fund, as established by Article 23, Section 5.115.6 of the Los Angeles Administrative Code.
4. For the purpose of determining the required set aside under Specific Plan Section 11 .C, *dwelling units with the Project* shall have the same meaning as the term as *total units* or

total dwelling units in Government Code Section 65915(b)(3).

5. For the purpose of compliance with Specific Plan Section 11.C's set aside requirement, an eight percent Very Low Income set aside may be provided as an alternative to a 15 percent Low Income set aside.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on June 5, 2018, the PLUM Committee considered Motion (Cedillo - Huizar) regarding additional provisions of inclusionary housing requirements, be added to the Central City West Specific Plan. After an opportunity for public comment, the Committee recommended to approve the Motion. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-