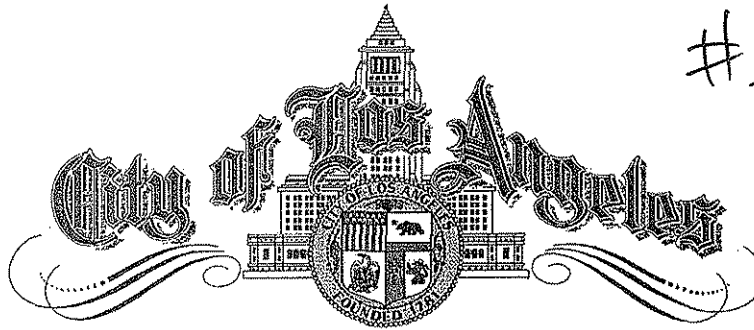


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Councilman
Dennis P. Zine
Third District

Hon. Ed P. Reyes
Chair, Planning and Land Use Management Committee
200 N Spring St, 4th Floor
Los Angeles, CA 90012

June 18, 2013

RE: Council File 13-0101 (6205-6219 De Soto Avenue, Woodland Hills, CA 91367)

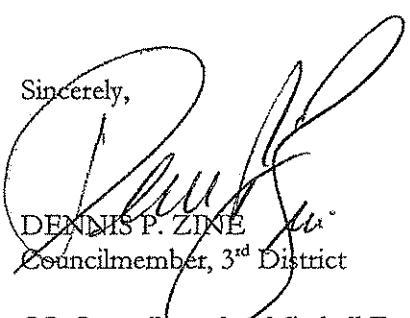
Dear Councilmember Reyes:

I write to you and the members of your committee to clarify my position on the appeal of the above mentioned Vesting Tentative Tract Map modification. The appeal has two primary components, and my position is as follows:

- **Quimby Fees.** The applicant originally filed for a tract (condo) map subdividing the property (VTT 69061-M1). The applicant has opted to forgo the airspace subdivision and construct apartments on Lot 2. I defer to the City Attorney's Office on interpreting whether this project would be subject to Quimby fees or the city's Dwelling Unit Construction Tax (DUCT). If at any time the map is utilized and the units are offered for sale I fully expect that the Quimby fees would be paid.
- **Senior Housing.** Lot 1 was originally restricted to senior housing only. I support the applicant's appeal to modify that condition. If the applicant chooses to utilize the density bonus on Lot 1, then I support restricting that development to senior housing only (incorporating the affordable housing that obviously would come as a requirement for the density bonus). If the applicant should not utilize the density bonus, then I support removing the requirement for senior housing only if it should be market rate housing at the by-right density. I also expect that the Quimby or DUCT fees will be paid, as appropriate.

Should you have any questions, please contact Doug Mensman on my staff at (213) 473-7003 or at doug.mensman@lacity.org. Thank you for your consideration.

Sincerely,



DENNIS P. ZINE
Councilmember, 3rd District

CC: Councilmember Mitchell Englander
Councilmember Jose Huizar
Fred Gaines, Gaines & Stacey LLP

dmm