



Hearing: [PLUM](#)

Item #: 9, 10

Date: January 21, 2021, 10 am

Council File Number: [20-1080](#), [20-1093](#)

Case Numbers: [CPC-2016-4675-TDR-VCU-MCUP](#)

Good Morning Afternoon Councilmembers,

Emma Howard, Senior Planner, Council District 14, Councilmember de Leon here today to speak on items # 9 & 10, the proposed re-development of the Times Mirror Square including this project's EIR, tract map appeals and the report from the Los Angeles City Planning Commission relative to a Transfer of Floor Area Rights (TFAR).

It is important to acknowledge both the locational importance of this site, in the civic core of Downtown Los Angeles- and the immense historical significance of the site as the long term headquarters to the Los Angeles Times which grew from a small local paper in a small town new to the union into an international pulitzer prize winning paper for the second largest City in the United States. As the site enters a new phase in development our office wants to acknowledge the ongoing work of local preservationists, the Office of Historic Resources, the Cultural Heritage Commission and the developer in making sure the Historic Cultural Monument of the Art Deco style Times Building and Plant remains on site and in adaptive re-use that will allow future residents and visitors to retain the context of this local history, including the set aside of TFAR funds for the ongoing preservation and restoration.

Additionally our office wants to acknowledge the care and time the City Planning staff and City Planning Commission has put, and will continue to put into making sure the site design is appropriate and high quality. We acknowledge the unprecedented work by the City Planning Commission over multiple hearings to craft the first use of TFAR funding for the onsite provision of moderate income units.

Councilmembers, Councilmember de Leon's first priority is the affordable housing crisis. In Downtown Los Angeles residents of newly built luxury high rises can look directly down at our unhoused neighbors sleeping on the streets below. It is with this in mind that he commits to fight for every additional unit of affordable housing possible in his district and looks forward to working with the PLUM committee to ensure future growth

in Downtown Los Angeles is truly inclusive of many more mixed income projects with a transparent and equitable development process.

In order to begin to further these goals Councilmember de Leon requests that your committee approve the following changes to the TFAR conditions submitted in the Council record under the document titled: [“CONDITIONS OF APPROVAL \(As modified by the City Planning Commission on July 9, 2020\)”](#)

First that TFAR Condition 3.c.i 2 and 3 be struck and replaced with the following language:

“On-site affordable housing worth the amount of \$4,650,000.00 (39% of the Public Benefits Direct Provisions). The funds shall be utilized to provide for the onsite affordable housing set forth in Condition 4 below.”

Secondly that Condition 3.c.iii have a third provision added which reads as follows:

Notwithstanding the foregoing, the Applicant shall pay the first \$2,000,000 of the amount payable in cash to Public Benefit Trust Fund on the earlier of: (a) if no litigation challenging the City Council’s approval of the subject project has been filed, 120 days after the final City Council action approving the project; or (b) if litigation challenging the City Council’s approval of the subject project is timely filed, upon the final, unappealable resolution of such litigation upholding the project approvals without modification.

Lastly that Affordable Housing Condition 4 be modified to read:

Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 24 dwelling units available to ~~Workforce~~ Moderate Income Households and 10 units for Low Income Household, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Said covenant shall provide that (a) the Moderate and Low Income units shall be reasonably dispersed in the project’s residential podium depicted in the plans in the Planning Department file marked as Exhibit A; and (b) the design of the Moderate and Low Income units should generally reflect the average number of bedrooms per dwelling in such residential podium. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.



I will make sure that a copy of this testimony and this language is provided to the City Planning Staff, Council Clerk and City Attorney today, and further recommend that the provisions of Condition 4 specify that the Land Use Schedule for all such Housing be schedule 6.

Lastly we ask that you approve these modifications with an instruction that City staff be allowed to suggest any modification to the suggested wording prior to hearing at full City Council which better improves the feasibility, intent and clarity of the proposed wording above, for the purpose of increasing the provision of on site affordable housing at this project site.

Thank you.