Communication from Public

Name: Estela Lopez
Date Submitted: 10/15/2024 08:11 AM
Council File No: 22-0617-S3
Comments for Public Posting: Please see attached letter from Weingart Center.

WEINGART

Weingart Center
www.weingart.org
566 S. San Pedro Street
Los Angeles, CA 90013
(213) 627-9000

October 11, 2024
Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: ITEM 10 CF-22-0617-S3 DTLA 2040 – (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Lee and Councilmembers,
Our efforts to bring new hope for fulfillment of long-neglected needs in Skid Row have spanned the last decade. Now, finally, consideration of this item is at hand, and we need your support. Skid Row desperately needs amenities other neighborhoods take for granted such as grocery stores, shoe repair, hardware stores, pet supply stores. None of these exist in skid row, where a significant number of residents are elderly and physically challenged. As the DTLA 204 Community Plan incentivizes more housing of our most impoverished citizens in Skid Row, these amending motions before you establish a path forward to reverse an amenity desert and to take a small step forward to connect skid row to the larger downtown community.
We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Planning Department to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Signature: _____

KEVIN MURRAY

Title: President & CEO
Weingart Center Association

Date: 10-14-2024

Communication from Public

Name:	Estela Lopez
Date Submitted:	10/15/2024 08:13 AM
Council File No:	22-0617-S3
Comments for Public Posting:	See stakeholder letters attached.

ATLAS

ACG PROPERTY MANAGEMENT LLC

1318 East 7th Street, Suite 200
Los Angeles, CA 90021
Phone: 213.988.8890
Fax: 213.290.9663

February 2, 2024

Sent via E-mail

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Atlas Capital Group, LLC is providing these comments for your review and consideration.

Atlas Capital Group, LLC is a full-service real estate investment, development and management firm. The firm was founded in 2006 to invest in opportunistic and value-added real estate transactions in core gateway cities, with a primary focus on New York and Los Angeles.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating

complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,



Jenni Harris
Senior Director – Real Estate Operations

January 29, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

Prior to meeting and considering the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row we would like to provide some feedback.

My family and I have owned a Business in this district, Game Source Inc, and Property at 440-446 Towne Avenue for over 20 years. We have witnessed many ups and downs in this area and have firsthand knowledge and experience as it relates to this district. As such, below you will find our comments for your review and consideration.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-up study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row.

Thank you in advance for your attention to this matter.

Sincerely,

Ahdoot Family

LIG - 420 Boyd Street, LLC

February 5th, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Dilip Bhavnani from Legendary Investors Group – 420 Boyd Street, LLC is providing these comments for your review and consideration. Dilip has been involved in this district for 14 years and current sits on the Executive Board of the Central City East Association, the Industrial District Business Improvement District, Arts District Los Angeles and the Arts District Business Improvement District.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Dilip K. Bhavnani
Dilip K. Bhavnani
Manager

LIG - 420 Boyd Street, LLC
6405 Randolph Street, Commerce, CA 90040 • Tel: 323.720.970 • Fax: 323.720.1988

January 31, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Campers Corner Check Cashing, Inc. is providing these comments for your review and consideration. Our minority owned company has proudly served this community since 1983. As an integral member and stakeholder, we unequivocally endorse measures that will help our neighborhood thrive!

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Sergio Moreno, CEO

Campers Corner Check Cashing, Inc.

January 31, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Durango Properties, Inc. is providing these comments for your review and consideration. I am celebrating my 50th year in business in this community. It is my desire for our area to adopt policies that will help all of us!

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Manuel G. Moreno, Owner

Durango Properties, Inc.

Los Angeles Cold Storage Company
Earning Your Trust since 1895

January 29, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

My name is Larry Rauch, President of Los Angeles Cold Storage Company. We are a 128 year old company with 70 employees located at 400 S. Central Avenue in downtown Los Angeles. I personally have been in the area for 50 years and many of our employees are long time stakeholders in the area.

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, I am providing these comments for your review and consideration.

The Industrial BID supports the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Rows residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

400 South Central Avenue, Los Angeles, CA 90013 • P.O. Box 54244, Los Angeles, CA 90054
213.624.1831 • Fax 213.680.4723 • www.lacold.com

YOUNG'S HOLDINGS

January 30, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, **Young's Holdings, Inc.** is providing these comments for your review and consideration.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,
Young's Holdings, Inc.

By: David Solomon (Jan 30, 2024 16:18 PST)
Name: David Solomon
Title: President Real Estate & Alternative Investments

510 Market St | San Diego, CA 92101 | 619-510-2724

DTLA 2040_2024-01-30_REAL PROPERTY

Final Audit Report 2024-01-31

Created:	2024-01-31
By:	Susan Koch (susankoch@youngsholdings.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArKltVdGUEiFcCt9SQI7b2W733Z_wvC2A

"DTLA 2040_2024-01-30_REAL PROPERTY" History

Document created by Susan Koch (susankoch@youngsholdings.com)
2024-01-31 - 0:16:54 AM GMT- IP address: 172.222.224.44

Document emailed to David Solomon (davidsolomon@youngsholdings.com) for signature
2024-01-31 - 0:17:19 AM GMT

Email viewed by David Solomon (davidsolomon@youngsholdings.com)
2024-01-31 - 0:18:08 AM GMT- IP address: 75.104.65.93

Document e-signed by David Solomon (davidsolomon@youngsholdings.com)
Signature Date: 2024-01-31 - 0:18:50 AM GMT - Time Source: server- IP address: 75.104.65.93

Agreement completed.
2024-01-31 - 0:18:50 AM GMT

LOCATION 606, INC.

606 E. 6th Street, Los Angeles, CA 90021

February 5th, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Joseph Burk / Location 606 Inc is providing these comments for your review and consideration. I have owned, lived at and managed the property at 606 E. 6th Street since 2001 and believe our voices matter and should be heard when it comes to the future our community.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal. Housing should be approved of any type, including market rate, on 5th, 6th 7th and Central.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,



Joseph Burk

February 5, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Towne Ave. Holdings LLC is providing these comments for your review and consideration. Towne Ave. Holdings is associated with Kleen Kraft Services Inc., a local uniform rental company since 1952.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Fred Antman

Owner

HARVEST of the SEA

January 30, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the above-mentioned matter related to the IX1 use district within portions of Skid Row, Ore-Cal Corporation/Harvest of the Sea is providing these comments for your review and consideration. My firm, a second-generation seafood processor, importer and distributor has owned and operated our facilities in the Central City East area since 1961.

My company supports the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Rows residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Mark Shinbane
President
Ore-Cal Corporation/Harvest of the Sea

VETERAN COMPANY

Suppliers of Foreign & Domestic Automotive Upholstery Materials
620 Gladys Ave. Los Angeles CA 90021 Tel. (323) 937 2233
info@veteranco.com www.veteranco.com Fax. (213) 489 1244

Veteran Company
620 Gladys Ave
Los Angeles, CA 90021

January 30, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

RE: CF-22-0617-Sx – DTLA 2040
AMENDING MOTION 54A, ITEM 2 (REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Harris-Dawson and Councilmembers,

In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Veteran Company is providing these comments for your review and consideration.

We support the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Attorney to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Row's residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

VETERAN COMPANY

Suppliers of Foreign & Domestic Automotive Upholstery Materials
620 Gladys Ave. Los Angeles CA 90021 Tel. (323) 937 2233
info@veteranco.com www.veteranco.com Fax. (213) 489 1244

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund

We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Veteran Company

Communication from Public

Name:	Estela Lopez
Date Submitted:	10/15/2024 08:25 AM
Council File No:	22-0617-S3
Comments for Public Posting:	See letter attached.

October 11, 2024

Los Angeles City Council
Attn: Planning and Land Use Management (PLUM) Committee

RE: DTLA 2040 – CF-22-0617-S3
(REPORT ON POTENTIAL MODIFICATIONS TO THE IX1 USE DISTRICT TO BETTER FACILITATE COMMUNITY FACILITIES)

Honorable Chair Lee and Councilmembers,

Our efforts to bring new hope for fulfillment of long-neglected needs in Skid Row have spanned the last decade. Now, finally, consideration of this item is at hand and we need your support. Skid Row desperately needs amenities other neighborhoods take for granted such as grocery stores, shoe repair, hardware stores, pet supply stores. None of these exist in skid row, where a significant number of residents are elderly and physically challenged. As the DTLA 204 Community Plan incentivizes more housing of our most impoverished citizens in Skid Row, these amending motions before you establish a path forward to reverse an amenity desert and to take a small step forward to connect skid row to the larger downtown community.

The Industrial BID supports the amending motions put forward by Council District 14 as noted below:

1. Adopt the technical language provided in sections A and B (pp. 10-12) of the report. This would allow parcels with frontage on Skid Row's primary corridors (5th, 6th, 7th, and Central) to make use of Set A of the downtown-wide inclusionary requirements (typically between 8%-16% of units depending on income-levels). We would like to note that almost the entirety of existing housing stock along these corridors is covenanted and provided by non-profits whose mission is to provide affordable housing. Given the tenant protections already in place, the likelihood of displacement is minimal.

2. Request the City Planning Department to initiate a follow-on study to assess and designate private-sector, for-profit service providers (i.e., grocery stores, pharmacies, shoe stores, pet stores, barbershops, hardware stores and the like) as eligible community facilities, and to modify the Downtown Community Plan Implementation Overlay (CPIO) to include these uses as eligible for Level 2 incentives. This would allow the City to formally incentivize and recognize the role these private service-providers play in creating complete, well-served neighborhoods. Thousands of Skid Rows residents (and employees) presently have no access to everyday amenities and services that other neighborhoods take for granted.

3. We recommend that the City update and adopt evaluation criteria to ensure that projects in Skid Row score as highly as possible for funding eligibility in the Downtown-wide Community Benefits Fund.

We thank you for the opportunity to provide input and appreciate your consideration.

Estela Lopez

Estela Lopez, Executive Director

Communication from Public

Name: Catherine Gudis
Date Submitted: 10/15/2024 12:18 AM
Council File No: 22-0617-S3
Comments for Public Posting: I am a Professor of urban and California history and have advocated for the IX1 Zone in the Downtown Community Plan as a member of the Skid Row Now and 2040 Coalition since 2017. I authored a policy paper, "Containment and Community: The History of Skid Row and its Role in the Community Plan," as a means to acknowledge the historical boundaries of Skid Row (Alameda to Main, 3rd to 7th). The report makes a strong case for the preservation and augmentation of low-income housing, services, and community support networks that have been built over the course of a century within Skid Row. Based on our Containment and Community policy paper as a framework and the City Planning Department's report (9/19/23), I advocate for City Council to: • Retain the IX1 Zone with current boundaries and at 80% affordable housing, without modifications, as City Planning recommends: "given prevailing sensitivities around the displacement of the Skid Row population, City Planning recommends that the existing zoning standards established by the City Council when it adopted the Downtown Plan be preserved" (pp. 6-7). • Moreover, clearly define affordable housing levels to remove moderate income units and prioritize deeply low income, extremely low income, very low income and lower income residents. • Do not support the "arbitrary" for-profit enterprises that CD 14 requested as additional Community Facilities and do not permit them to garner bonus floor area within the IX1. It is a ridiculous revision of the civic intentions of Community Facilities (est. under Article 9) (pp. 8-9). • Define representative members of the oversight committee for the Community Benefit Trust Fund so 30% of membership includes residents or workers with lived experienced of being unhoused. • Ensure funds from the Community Benefit Trust Fund are used within a 1-mile radius of Downtown Los Angeles development, not a 1.5-mile radius, with a priority benefit to Skid Row. • Establish a Skid Row district council for self-representation by residents (housed and unhoused) and workers within the historical Skid Row boundaries. • Implement elements of DTLA 2040 that foster a healthy and sustainable Skid Row neighborhood. • The IX1 zone represents a fraction of Skid Row, and as future planning decisions are considered, IX1 should NOT be considered inclusive; the historical boundaries of the Skid Row is a significant historical

neighborhood and its boundaries historically and in present understanding span Alameda to Main, and 3rd to 7th Streets
Thank you for your consideration. Catherine Gudis, PhD
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