

Communication from Public

Name: Estela Lopez

Date Submitted: 02/06/2024 03:31 PM

Council File No: 22-0617

Comments for Public Posting: Comment letter regarding CF 22-0617 DTLA 2040 Amending Motion 54A

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.

LIG - 420 Boyd Street, LLC

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

Communication from Public

Name: Estela Lopez

Date Submitted: 02/06/2024 03:32 PM

Council File No: 22-0617

Comments for Public Posting: Comment letter regarding CF 22-0617 DTLA 2040 Amending Motion 54A



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,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Jenni Harris
Senior Director – Real Estate Operations

Communication from Public

Name: Estela Lopez

Date Submitted: 02/06/2024 03:32 PM

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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,

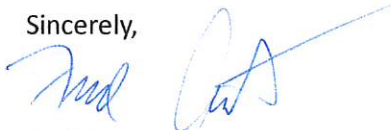
In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, Towne Ave. Holdings LLC is providing these comments for your review and consideration. Towne Ave. Holdings is associated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