

Communication from Public

Name:

Date Submitted: 01/30/2024 11:40 AM

Council File No: 22-0617

Comments for Public Posting: Attached letter regarding CF-22-0617-Sx - DTLA 2040
AMENDING MOTION 54A, ITEM 2



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,

A handwritten signature in black ink, appearing to read "Mark Shinbane".

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

Communication from Public

Name: Estela Lopez
Date Submitted: 01/30/2024 12:50 PM
Council File No: 22-0617
Comments for Public Posting: Comment letter regarding CF 22-0617 DTLA 2040 Amending Motion 54A

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

Communication from Public

Name: Estela Lopez
Date Submitted: 01/30/2024 12:51 PM
Council File No: 22-0617
Comments for Public Posting: Comment letter regarding CF 22-0617 DTLA 2040 Amending Motion 54A



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
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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.



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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

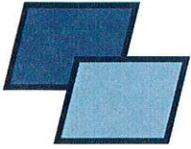
We thank you for the opportunity to provide input and appreciate your thoughtful consideration.

Sincerely,

Veteran Company

Communication from Public

Name: Joshua Elnas
Date Submitted: 01/30/2024 03:57 PM
Council File No: 22-0617
Comments for Public Posting: Please see the attached letter from the owner at 420 E. 3rd Street
Los Angeles, CA 90013



LITTLE TOKYO ASSOCIATES, LLC

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

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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,

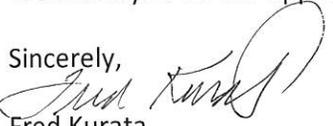
In advance of your consideration of the report prepared by the Department of City Planning on the abovementioned matter related to the IX1 use district within portions of Skid Row, *Little Tokyo Associates, LLC* is providing these comments for your review and consideration.

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 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 Kurata
Little Tokyo Associates, LLC
Owner