

## Communication from Public

**Name:** Estela Lopez  
**Date Submitted:** 01/29/2024 04:37 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

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

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, the Downtown Industrial Business Improvement District (BID) is providing these comments for your review and consideration. The Industrial BID represents more than 600 properties across 64 square blocks of Downtown Los Angeles.

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 (5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 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 consideration.

Estela Lopez, Executive Director

## Communication from Public

**Name:** Estela Lopez  
**Date Submitted:** 01/29/2024 04:37 PM  
**Council File No:** 22-0617  
**Comments for Public Posting:** Comment letter regarding CF 22-0617 DTLA 2040 Amending Motion 54A

**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 (5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 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,