

## Communication from Public

**Name:** Sergio Moreno

**Date Submitted:** 01/31/2024 12:55 PM

**Council File No:** 22-0617

**Comments for Public Posting:** We support the amending motions put forward by Council District 14. I have attached a letter of support.

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 (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 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.

## Communication from Public

**Name:** Manuel Moreno  
**Date Submitted:** 01/31/2024 12:59 PM  
**Council File No:** 22-0617  
**Comments for Public Posting:** I support the amending motions put forward by Council District 14 as noted in my attached letter of support.

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 50<sup>th</sup> 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 (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 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.