

Warehouse TSE laws+ CF 16-1433-S1

L Alexander <lalex@cox.net>

Thu, Feb 28, 2019 at 1:59 PM

To: patrice.lattimore@lacity.org

Cc: ana.dragin@lacity.org, Rachel Sindelar <director@craftedportla.com>

Dear Patrice, I understand that Council File 16-1433-S1 is before the PLUM committee tomorrow, Friday March 1. Because of the horrifying fire at the "Ghost Ship" in Oakland, state and city lawmakers zealously imposed far reaching laws and regulations. These laws went way too far. Prior to the implementation of these laws I attended several events at the Crafted Warehouse in San Pedro. At least one event had more than 300 people in attendance. It is not filled with illegally set up spaces(as was the "Ghost ship") but a wide open, very clean facility where, exits are clear and obvious. The attached letter also remunerates the many important steps which have taken to insure a safe building.

I am a member of the Joint San Pedro Neighborhood Council Land Use Committee and support that group's appeal to change the laws to allow TSE use of the Crafted Warehouses. Not only is Crafted an attractive space which is convenient for large groups but it is an economic generator which we badly need in our community.

Please add my message to the CF with my attachments.

Linda Alexander, Past President Central San Pedro Neighborhood Council

Board Member, San Pedro Waterfront Arts Distirct

310-971-3440

2 attachments**Warehouse Hangar Motion.pdf**

70K

**CPLA PLUM Committee 2019 3 5 CF 16-1433-S1.pdf**

185K

March 1, 2019

Los Angeles City Council
Committee on Planning and Land Use Management
c/o Sharon Dickinson, Clerk
200 North Spring Street
Los Angeles, CA 90012

VIA EMAIL

Dear Honorable Members,

In 2011, CRAFTED at the Port of Los Angeles executed a 25-year lease with the City of Los Angeles for two large, single-story, historic warehouses totaling 131,000 square feet. As a founding partner in the reimagined Los Angeles Waterfront, CRAFTED was challenged to provide an exciting visitor-serving destination in San Pedro, including operating a public marketplace and hosting special events for the public to enjoy.

These buildings are owned by the City and they belong to the people of Los Angeles. We believe in, and take very seriously, our responsibility to make them accessible to the public. From 2012 to 2017, under the Temporary Special Events (TSE) permit program, we were able to host tens of thousands of people each year at occasional events that brought cultural value and economic activity to San Pedro and the Waterfront. CRAFTED became the de facto convention center for the Harbor area – one of the few locations in the area capable of hosting more than 250 people. Several times a year we made our space available at no or very low cost to community groups for fundraisers and community events. Now, there is nowhere for them to go in San Pedro, and many have left the City of Los Angeles altogether.

Since the Oakland, California “Ghost Ship” fire in late 2016, LADBS and LAFD have refused to grant us TSE permits to host temporary, infrequent large gatherings in our space. Since that time the public has learned a great deal about the nature of the Ghost Ship and the events that led to the tragedy, including the lack of any fire suppression systems, inadequate lighting and exit

signage, the failure of the City of Oakland to inspect the facility and enforce even the most basic of safety standards, unpermitted electrical work – the list goes on and on.

We and our tenants have invested more than \$10M to upgrade the buildings and make them clean and safe. Both buildings have been upgraded as follows:

- Repaired and reinforced approximately 40 trusses and reinforced clerestory attachments;
- Remodeled existing restrooms to be ADA-compliant;
- Altered existing dock ramps to be ADA-compliant and added six staircases;
- Wrapped buildings in Tyvek and installed fire-retardant siding on the outside;
- Upgraded electrical service from 60A to 5000A;
- Upgraded all electrical and lighting to current building code;
- Installed Simplex 4100U Fire Control system with emergency lighting and alarm pulls;
- Permanently bolted open 14 rolling doors and installed retail door sets with panic hardware in one building; the other has operable rolling doors with additional man doors with panic hardware added to meet building code. All doors have permanent exit signage.

Any comparisons between our facility and the Oakland Ghost Ship are both insulting and nonsensical, yet LADBS and LAFD have informed us that in order to have large public events as we once enjoyed, we must meet building code for an A-rated assembly space. Among other things, this would require the installation of approximately 40 restrooms and a seismic retrofit at an estimated cost of more than \$5M. CRAFTED yielded approximately \$100,000 annually on paid events. It does not make sense for us to spend millions more to upgrade a City-owned asset to host events on an occasional basis. In addition, modifying the roof structure is extremely difficult due to the 1.2MW solar power system that was installed in 2015, and the interior work would require existing businesses to close, costing approximately one hundred jobs.

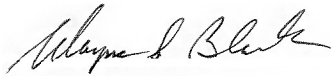
We request that the Planning and Land Use Committee support the motion directing LADBS and LAFD to establish alternative safety standards and procedures to allow for temporary events in City-owned hangars and warehouses. Lessees of City-owned property operate with a level of scrutiny and oversight that other building owners do not have, and risk having their leases revoked if on-site activities create a nuisance or safety issues. Our buildings and fire systems are inspected by the Port or its contractors on a monthly basis. For those reasons we believe the City should feel comfortable and on solid legal footing issuing event permits for its own facilities.

It is also important to us that the TSE process be simple and inexpensive enough that community groups and nonprofits are able to navigate it. The TSE process prior to 2017 required a simple application; a detailed plot plan of the setup (which one can provide without an architect or expensive software); a pre-event inspection by LADBS and LAFD officials, if warranted; and a

\$137 permit fee. It is of paramount importance that involved City departments be given clear direction to make the process transparent, accessible and executed in the public interest.

Thank you for your consideration of this matter.

Sincerely,



Wayne S. Blank
General Partner, CRAFTED at the Port of Los Angeles



Rachel Sindelar,
Executive Director, CRAFTED at the Port of Los Angeles