

## **Communication from Public**

**Name:** DTLA Stakeholders  
**Date Submitted:** 03/27/2023 05:47 PM  
**Council File No:** 22-0617  
**Comments for Public Posting:** Letters attached

# DTLA 2040 - Stakeholder letter

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John Nilsson

Postal Code:

Email Address: dtlanow@gmail.com

Date of Submission: Tue, 10/04/2022 - 20:28

Submission Letter:

Tue, 10/04/2022 - 20:28

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

As a Downtown LA stakeholder, I will be impacted by the DTLA 2040 community plan. DTLA 2040 is critical for our city's future because it will establish the development standards for the heart of our city for the next two decades and can address our two most pressing challenges the housing shortage and homelessness. To meet our existing and future needs, LA must build almost 500,000 new units by 2029 and about half of those need to be affordable. DTLA 2040 is our chance to meaningfully address our housing and homelessness crises, but we must get it right. Specifically, I am asking that you advocate for the following practical recommendations to be included in DTLA 2040:

- Maximize inclusivity by making DTLA more welcoming and accessible for people of all backgrounds.
- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

Maximize inclusivity

DTLA represents 1% of the City's land mass but accounts for approximately 30% of new housing growth. Increasing our housing supply for all income levels is key to addressing the housing shortage and homelessness crisis. DTLA 2040 should require affordable housing in all new developments at levels that are consistent with SB 1818, TOC guidelines and the Affordable Housing Linkage Fee. We ask for inclusionary zoning requirements to be consistent across DTLA 2040 and complement existing programs.

## DTLA 2040 - Stakeholder letter

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### Promote sustainability

DTLA 2040 expanded the area where housing can be built in downtown, but it did so with many regulations that are overly rigid and risks preventing housing growth near transit. If we are going to maximize sustainable growth that has the lowest impact on carbon emissions, we must change the approach to new housing in Historic Core, Chinatown, Arts District, and Fashion District. We ask that you increase the base FAR in these neighborhoods to support dense housing development by transit.

DTLA 2040 proposes to maintain Site Plan Review (SPR) and only increase it for some projects. SPR discourages dense development, which is contrary to fostering more housing near transit and walkable neighborhoods. We ask that you remove SPR in the DTLA 2040 plan area to encourage sustainable density.

As proposed, DTLA 2040 counts above-grade parking toward a project's FAR when it is within ¼ mile of a metro station. We understand this requirement is intended to discourage above-grade parking but believe it will have unintended consequences of reducing the amount of new housing that can be built, longer construction times, increased emissions and ultimately more expensive housing. We ask that counting above-grade parking toward FAR be removed and replaced with stringent design requirements including the ability to adopt parking to other uses in the future as market conditions change.

### Support DTLA as a world-class destination

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We thank you for your consideration and strong partnership as we work together to ensure that DTLA 2040 supports DTLA's continued vibrancy and sustainability, and to implement meaningful, effective solutions to our housing shortage and homelessness crisis.

Sincerely,  
John Nilsson  
dtlanow@gmail.com

1050 S. Grand Ave., #1201

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Christian Villa

Postal Code:

Email Address: chrischin1024@gmail.com

Date of Submission: Tue, 10/04/2022 - 19:19

Submission Letter:

Tue, 10/04/2022 - 19:19

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Christian Villa  
chrischin1024@gmail.com

2121 James M Wood Boulevard

Los Angeles, CA 90006  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jason Sharpe

Postal Code:

Email Address: jassharpe@gmail.com

Date of Submission: Tue, 10/04/2022 - 18:30

Submission Letter:

Tue, 10/04/2022 - 18:30

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Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Jason Sharpe  
jassharpe@gmail.com

825 South Hill Street, Apt 4109

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Mark Fugina

Postal Code:

Email Address: markfugina@gmail.com

Date of Submission: Tue, 10/04/2022 - 18:15

Submission Letter:

Tue, 10/04/2022 - 18:15

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Mark Fugina  
markfugina@gmail.com

849 S. Broadway, Apt. 1202

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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David Morales

Postal Code:

Email Address: joshmorales@sbcglobal.net

Date of Submission: Tue, 10/04/2022 - 18:09

Submission Letter:

Tue, 10/04/2022 - 18:09

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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David Morales  
joshmorales@sbcglobal.net

1111 s grand Ave

Los Angeles, CA 9015  
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Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Melissa Manousos

Postal Code:

Email Address: mnmsubs@gmail.com

Date of Submission: Tue, 10/04/2022 - 17:46

Submission Letter:

Tue, 10/04/2022 - 17:46

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Melissa Manousos  
mnmsubs@gmail.com

639 South Spring Street

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Kelly D Bryan

Postal Code:

Email Address: bryankd2020@gmail.com

Date of Submission: Tue, 10/04/2022 - 17:43

Submission Letter:

Tue, 10/04/2022 - 17:43

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Kelly D Bryan  
bryankd2020@gmail.com

222 S. Figueroa Street, Unit 815

Los Angeles, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Greg Garman

Postal Code:

Email Address: gregory.garman@gmail.com

Date of Submission: Tue, 10/04/2022 - 17:41

Submission Letter:

Tue, 10/04/2022 - 17:41

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

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- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Greg Garman  
gregory.garman@gmail.com

2680 18th Street

Denver, CO 80211  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Dion Noravian

Postal Code:

Email Address: Dionnoravian@gmail.com

Date of Submission: Tue, 10/04/2022 - 17:10

Submission Letter:

Tue, 10/04/2022 - 17:10

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Dion Noravian  
Dionnoravian@gmail.com

1120 S Grand Ave, 3002

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Queenie Ito

Postal Code:

Email Address: [contactqueenieito@gmail.com](mailto:contactqueenieito@gmail.com)

Date of Submission: Tue, 10/04/2022 - 17:01

Submission Letter:

Tue, 10/04/2022 - 17:01

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Queenie Ito  
contactqueenieto@gmail.com

801 South Hope Street

Los Angeles, CA 90017  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Christopher Romanelli

Postal Code:

Email Address: keepyahjoy@hotmail.com

Date of Submission: Tue, 10/04/2022 - 16:59

Submission Letter:

Tue, 10/04/2022 - 16:59

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Christopher Romanelli  
keepyahjoy@hotmail.com

408 S. Spring St.

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Amantha Bagdon

Postal Code:

Email Address: amanthabagdon@gmail.com

Date of Submission: Tue, 10/04/2022 - 13:37

Submission Letter:

Tue, 10/04/2022 - 13:37

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Amantha Bagdon  
amanthabagdon@gmail.com

1111 S Grand Ave, 811

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Lauren Pettit

Postal Code:

Email Address: laurenbananabeat@gmail.com

Date of Submission: Tue, 10/04/2022 - 13:08

Submission Letter:

Tue, 10/04/2022 - 13:08

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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We thank you for your consideration and strong partnership as we work together to ensure that DTLA 2040 supports DTLA's continued vibrancy and sustainability, and to implement meaningful, effective solutions to our housing shortage and homelessness crisis.

Sincerely,  
Lauren Pettit  
laurenbananabeat@gmail.com

460 S SPRING ST APT 207

LOS ANGELES, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Darren Gold

Postal Code:

Email Address: darren@therosegrp.com

Date of Submission: Tue, 10/04/2022 - 11:25

Submission Letter:

Tue, 10/04/2022 - 11:25

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

As a Downtown LA stakeholder, I will be impacted by the DTLA 2040 community plan. DTLA 2040 is critical for our city's future because it will establish the development standards for the heart of our city for the next two decades and can address our two most pressing challenges the housing shortage and homelessness. To meet our existing and future needs, LA must build almost 500,000 new units by 2029 and about half of those need to be affordable. DTLA 2040 is our chance to meaningfully address our housing and homelessness crises, but we must get it right. Specifically, I am asking that you advocate for the following practical recommendations to be included in DTLA 2040:

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- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

Maximize inclusivity

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## DTLA 2040 - Stakeholder letter

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### Promote sustainability

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DTLA 2040 proposes to maintain Site Plan Review (SPR) and only increase it for some projects. SPR discourages dense development, which is contrary to fostering more housing near transit and walkable neighborhoods. We ask that you remove SPR in the DTLA 2040 plan area to encourage sustainable density.

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### Support DTLA as a world-class destination

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Sincerely,  
Darren Gold  
darren@therosegrp.com

733 N Ave 63

Los Angeles, CA 90042  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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James Edwards

Postal Code:

Email Address: jedwards6886@gmail.com

Date of Submission: Tue, 10/04/2022 - 11:16

Submission Letter:

Tue, 10/04/2022 - 11:16

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
James Edwards  
jedwards6886@gmail.com

711 S Olive St, 501

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Suzanne Hollingshead

Postal Code:

Email Address: zanne5@me.com

Date of Submission: Tue, 10/04/2022 - 10:23

Submission Letter:

Tue, 10/04/2022 - 10:23

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Suzanne Hollingshead  
zanne5@me.com

1336 Douglas Street

Los Angeles, CA 90026  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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John Whitaker

Postal Code:

Email Address: johnwhitaker.home@gmail.com

Date of Submission: Tue, 10/04/2022 - 10:18

Submission Letter:

Tue, 10/04/2022 - 10:18

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
John Whitaker  
johnwhitaker.home@gmail.com

17404 Napa St

Sherwood Forest, CA 91325  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Courtney Callender

Postal Code:

Email Address: flying.blink\_0w@icloud.com

Date of Submission: Tue, 10/04/2022 - 09:38

Submission Letter:

Tue, 10/04/2022 - 09:38

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Courtney Callender  
flying.blink\_0w@icloud.com

669 S Union Ave, Apt 519

Los Angeles, CA 90017  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Elizabeth Covington

Postal Code:

Email Address: ejcovvv@gmail.com

Date of Submission: Tue, 10/04/2022 - 08:13

Submission Letter:

Tue, 10/04/2022 - 08:13

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Elizabeth Covington  
ejcovvv@gmail.com

257 S Spring St

#3P, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jade Gaje

Postal Code:

Email Address: thejadechef@gmail.com

Date of Submission: Tue, 10/04/2022 - 07:47

Submission Letter:

Tue, 10/04/2022 - 07:47

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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## DTLA 2040 - Stakeholder letter

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We thank you for your consideration and strong partnership as we work together to ensure that DTLA 2040 supports DTLA's continued vibrancy and sustainability, and to implement meaningful, effective solutions to our housing shortage and homelessness crisis.

Sincerely,  
Jade Gaje  
thejadechef@gmail.com

357 W Elk Ave

Glendale, CA 91204  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jay Connor

Postal Code:

Email Address: bozackjenkins@hotmail.com

Date of Submission: Tue, 10/04/2022 - 06:58

Submission Letter:

Tue, 10/04/2022 - 06:58

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

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- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

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Sincerely,  
Jay Connor  
bozackjenkins@hotmail.com

1001 S Olive Street #502

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Holly Byerly

Postal Code:

Email Address: hollybyerly@gmail.com

Date of Submission: Mon, 10/03/2022 - 22:10

Submission Letter:

Mon, 10/03/2022 - 22:10

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Holly Byerly  
hollybyerly@gmail.com

877 Francisco St, 1112

Los Angeles, CA 90017  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Stephen Strand

Postal Code:

Email Address: stephentstrand@gmail.com

Date of Submission: Mon, 10/03/2022 - 21:44

Submission Letter:

Mon, 10/03/2022 - 21:44

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Stephen Strand  
stephentstrand@gmail.com

645 West 9th Street

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Liz Jacobi

Postal Code:

Email Address: lizjacobi@earthlink.net

Date of Submission: Mon, 10/03/2022 - 20:43

Submission Letter:

Mon, 10/03/2022 - 20:43

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Liz Jacobi  
lizjacobi@earthlink.net

416 S Spring St, Unit 705

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Stanley Chang

Postal Code:

Email Address: changstanley@gmail.com

Date of Submission: Mon, 10/03/2022 - 20:19

Submission Letter:

Mon, 10/03/2022 - 20:19

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Stanley Chang  
changstanley@gmail.com

235 San Pedro St #620

Los Angeles, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Arlene Johns

Postal Code:

Email Address: johnsarlene@gmail.com

Date of Submission: Mon, 10/03/2022 - 20:02

Submission Letter:

Mon, 10/03/2022 - 20:02

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Arlene Johns  
johnsarlene@gmail.com

416 South Spring Street unit 1206

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Kazuko Previsich

Postal Code:

Email Address: kazukopre@hotmail.com

Date of Submission: Mon, 10/03/2022 - 19:55

Submission Letter:

Mon, 10/03/2022 - 19:55

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

As a Downtown LA stakeholder, I will be impacted by the DTLA 2040 community plan. DTLA 2040 is critical for our city's future because it will establish the development standards for the heart of our city for the next two decades and can address our two most pressing challenges the housing shortage and homelessness. To meet our existing and future needs, LA must build almost 500,000 new units by 2029 and about half of those need to be affordable. DTLA 2040 is our chance to meaningfully address our housing and homelessness crises, but we must get it right. Specifically, I am asking that you advocate for the following practical recommendations to be included in DTLA 2040:

- Maximize inclusivity by making DTLA more welcoming and accessible for people of all backgrounds.
- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

Maximize inclusivity

DTLA represents 1% of the City's land mass but accounts for approximately 30% of new housing growth. Increasing our housing supply for all income levels is key to addressing the housing shortage and homelessness crisis. DTLA 2040 should require affordable housing in all new developments at levels that are consistent with SB 1818, TOC guidelines and the Affordable Housing Linkage Fee. We ask for inclusionary zoning requirements to be consistent across DTLA 2040 and complement existing programs.



## DTLA 2040 - Stakeholder letter

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### Promote sustainability

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DTLA 2040 proposes to maintain Site Plan Review (SPR) and only increase it for some projects. SPR discourages dense development, which is contrary to fostering more housing near transit and walkable neighborhoods. We ask that you remove SPR in the DTLA 2040 plan area to encourage sustainable density.

As proposed, DTLA 2040 counts above-grade parking toward a project's FAR when it is within  $\frac{1}{4}$  mile of a metro station. We understand this requirement is intended to discourage above-grade parking but believe it will have unintended consequences of reducing the amount of new housing that can be built, longer construction times, increased emissions and ultimately more expensive housing. We ask that counting above-grade parking toward FAR be removed and replaced with stringent design requirements including the ability to adopt parking to other uses in the future as market conditions change.

### Support DTLA as a world-class destination

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Sincerely,  
Kazuko Previsich  
kazukopre@hotmail.com

416 S. Spring St Apt 306

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Sandra Aguilar

Postal Code:

Email Address: sandrajoylee@gmail.com

Date of Submission: Mon, 10/03/2022 - 19:20

Submission Letter:

Mon, 10/03/2022 - 19:20

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Sandra Aguilar  
sandrajoylee@gmail.com

3820 South Harvard Boulevard

Los Angeles, CA 90062  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Kathleen Young

Postal Code:

Email Address: kyoung58@gmail.com

Date of Submission: Mon, 10/03/2022 - 17:45

Submission Letter:

Mon, 10/03/2022 - 17:45

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Kathleen Young  
kyoung58@gmail.com

1120 w 6th street

Los Angeles, CA 90017  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Nicholas Previsich

Postal Code:

Email Address: nkprev@yahoo.com

Date of Submission: Mon, 10/03/2022 - 17:29

Submission Letter:

Mon, 10/03/2022 - 17:29

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Nicholas Previsich  
nkprev@yahoo.com

416 S. Spring Apt 306

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Ryan Smith

Postal Code:

Email Address: ryanrsmi@gmail.com

Date of Submission: Mon, 10/03/2022 - 17:09

Submission Letter:

Mon, 10/03/2022 - 17:09

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Ryan Smith  
ryanrsmi@gmail.com

600 W 9th St, Apt #1407

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Anthony Naples

Postal Code:

Email Address: tnaplese@lee-associates.com

Date of Submission: Mon, 10/03/2022 - 16:17

Submission Letter:

Mon, 10/03/2022 - 16:17

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Anthony Naples  
tnaplese@lee-associates.com

1201 N. Main Street

Los Angeles, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

---

Jordan Lavatai

Postal Code:

Email Address: jordanlavatai@gmail.com

Date of Submission: Mon, 10/03/2022 - 15:49

Submission Letter:

Mon, 10/03/2022 - 15:49

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Jordan Lavatai  
jordanlavatai@gmail.com

215 West 6th Street

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jordan Lavatai

Postal Code:

Email Address: jordanlavatai@gmail.com

Date of Submission: Mon, 10/03/2022 - 15:35

Submission Letter:

Mon, 10/03/2022 - 15:35

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Jordan Lavatai  
jordanlavatai@gmail.com

215 West 6th Street

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jesse RHINES PhD

Postal Code:

Email Address: donjesse48@gmail.com

Date of Submission: Mon, 10/03/2022 - 15:35

Submission Letter:

Mon, 10/03/2022 - 15:35

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Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Jesse RHINES PhD  
donjesse48@gmail.com

810 S. Flower St #M107

Los Angeles, CA 90017  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Mariana Pichardo

Postal Code:

Email Address: marpichey@gmail.com

Date of Submission: Mon, 10/03/2022 - 15:14

Submission Letter:

Mon, 10/03/2022 - 15:14

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Mariana Pichardo  
marpichey@gmail.com

936 S Olive St apt 341

Los angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Alexander Sanchez

Postal Code:

Email Address: alexanderdsanchez@gmail.com

Date of Submission: Mon, 10/03/2022 - 15:02

Submission Letter:

Mon, 10/03/2022 - 15:02

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
alexander Sanchez  
alexanderdsanchez@gmail.com

416 S SPRING ST APT 406

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Keven Lee

Postal Code:

Email Address: info@chefkevenlee.com

Date of Submission: Mon, 10/03/2022 - 15:01

Submission Letter:

Mon, 10/03/2022 - 15:01

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Keven Lee  
info@chefkevenlee.com

9814 Langdon Ave

North hills, CA 91343  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Alex Taggart

Postal Code:

Email Address: alextaggart.talk@gmail.com

Date of Submission: Mon, 10/03/2022 - 15:00

Submission Letter:

Mon, 10/03/2022 - 15:00

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Alex Taggart  
alextaggart.talk@gmail.com

315 W 5th St

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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James Lee

Postal Code:

Email Address: residue.say-0t@icloud.com

Date of Submission: Mon, 10/03/2022 - 14:56

Submission Letter:

Mon, 10/03/2022 - 14:56

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

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- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

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## DTLA 2040 - Stakeholder letter

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### Support DTLA as a world-class destination

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Sincerely,  
James Lee  
residue.say-0t@icloud.com

416 S. Spring St., Unit 1207

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jack Sheehan

Postal Code:

Email Address: jackjsheehan@gmail.com

Date of Submission: Mon, 10/03/2022 - 14:50

Submission Letter:

Mon, 10/03/2022 - 14:50

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Jack Sheehan  
jackjsheehan@gmail.com

35 1/2 Buccaneer St.

Marina Del Rey, CA 90292  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Adam Bussell

Postal Code:

Email Address: busselladam56@gmail.com

Date of Submission: Mon, 10/03/2022 - 14:31

Submission Letter:

Mon, 10/03/2022 - 14:31

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Adam Bussell  
busselladam56@gmail.com

1933 S Broadway St. STE 1122

Los Angeles, CA 90007  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Daniel Rounds

Postal Code:

Email Address: daniel.c.rounds@gmail.com

Date of Submission: Mon, 10/03/2022 - 14:25

Submission Letter:

Mon, 10/03/2022 - 14:25

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Daniel Rounds  
daniel.c.rounds@gmail.com

732 S Spring St, Apt. 922

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Harry Chandler

Postal Code:

Email Address: hbchandler@mac.com

Date of Submission: Mon, 10/03/2022 - 14:16

Submission Letter:

Mon, 10/03/2022 - 14:16

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Harry Chandler  
hbchandler@mac.com

353 S Broadway, Suite 500

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Gust Phillips

Postal Code:

Email Address: gust.phillips@gmail.com

Date of Submission: Mon, 10/03/2022 - 14:16

Submission Letter:

Mon, 10/03/2022 - 14:16

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Gust Phillips  
gust.phillips@gmail.com

510 S Spring St, 1106

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Yo Santosa

Postal Code:

Email Address: yo@yosantosa.com

Date of Submission: Mon, 10/03/2022 - 14:10

Submission Letter:

Mon, 10/03/2022 - 14:10

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Yo Santosa  
yo@yosantosa.com

801 South Olive Street

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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JANELLE WILLIAMS

Postal Code:

Email Address: janelletwilliams@gmail.com

Date of Submission: Mon, 10/03/2022 - 13:50

Submission Letter:

Mon, 10/03/2022 - 13:50

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
JANELLE WILLIAMS  
janelletwilliams@gmail.com

1000 W. 8th St., Apt 3103

Los Angeles, CA 90017  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Matthew Glaser

Postal Code:

Email Address: mattdean02@gmail.com

Date of Submission: Mon, 10/03/2022 - 13:40

Submission Letter:

Mon, 10/03/2022 - 13:40

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Matthew Glaser  
mattdean02@gmail.com

411 South Main Street

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Lauria Craig

Postal Code:

Email Address: lauriamcraig@hotmail.com

Date of Submission: Mon, 10/03/2022 - 13:34

Submission Letter:

Mon, 10/03/2022 - 13:34

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Lauria Craig  
lauriamcraig@hotmail.com

825 S Hill Street, 4612

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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James Henning

Postal Code:

Email Address: periclesnla@yahoo.com

Date of Submission: Mon, 10/03/2022 - 13:34

Submission Letter:

Mon, 10/03/2022 - 13:34

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Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
James Henning  
periclesnla@yahoo.com

1315 W Adams Blvd

Los Angeles, CA 90007-1636  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Patricia Dionaldo

Postal Code:

Email Address: pdionaldo@msn.com

Date of Submission: Mon, 10/03/2022 - 13:15

Submission Letter:

Mon, 10/03/2022 - 13:15

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Patricia Dionaldo  
pdionaldo@msn.com

225 South Grand Avenue

Los Angeles, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jonathan Markowitz

Postal Code:

Email Address: jnmarkowitz@gmail.com

Date of Submission: Mon, 10/03/2022 - 13:13

Submission Letter:

Mon, 10/03/2022 - 13:13

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
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Sincerely,  
Jonathan Markowitz  
jnmarkowitz@gmail.com

600 West 9th Street Apt 1104

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Robert Bradford

Postal Code:

Email Address: mixwiz@mac.com

Date of Submission: Mon, 10/03/2022 - 13:09

Submission Letter:

Mon, 10/03/2022 - 13:09

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

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- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

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## DTLA 2040 - Stakeholder letter

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### Support DTLA as a world-class destination

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Sincerely,  
Robert Bradford  
mixwiz@mac.com

501 S SPRING ST APT PENTHOUSE

LOS ANGELES, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Thomas Praderio

Postal Code:

Email Address: tom.praderio@gmail.com

Date of Submission: Mon, 10/03/2022 - 13:06

Submission Letter:

Mon, 10/03/2022 - 13:06

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Thomas Praderio  
tom.praderio@gmail.com

1245 Factory Place

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Heidi Lothian

Postal Code:

Email Address: heidi.lothian@gmail.com

Date of Submission: Mon, 10/03/2022 - 13:03

Submission Letter:

Mon, 10/03/2022 - 13:03

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Heidi Lothian  
heidi.lothian@gmail.com

416 S Spring Street

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Remo Packer

Postal Code:

Email Address: remopacker@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:59

Submission Letter:

Mon, 10/03/2022 - 12:59

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Remo Packer  
remopacker@gmail.com

111 W 7TH ST

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Daniel Palkovic

Postal Code:

Email Address: dpalkovic@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:58

Submission Letter:

Mon, 10/03/2022 - 12:58

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Daniel Palkovic  
dpalkovic@gmail.com

416 S SPRING ST

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Media Moussavy

Postal Code:

Email Address: mediamoussavy@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:56

Submission Letter:

Mon, 10/03/2022 - 12:56

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

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Sincerely,  
Media Moussavy  
mediamoussavy@gmail.com

801 S. Olive Street #1804

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jennifer Price

Postal Code:

Email Address: pricey54@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:54

Submission Letter:

Mon, 10/03/2022 - 12:54

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Jennifer Price  
pricey54@gmail.com

416 S Spring St, Apt 909

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Christian Najera

Postal Code:

Email Address: cnajera16@aol.com

Date of Submission: Mon, 10/03/2022 - 12:51

Submission Letter:

Mon, 10/03/2022 - 12:51

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Christian Najera  
cnajera16@aol.com

427 W. 5th St.,

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Chris Pacetti

Postal Code:

Email Address: chris\_pacetti@hotmail.com

Date of Submission: Mon, 10/03/2022 - 12:48

Submission Letter:

Mon, 10/03/2022 - 12:48

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Chris Pacetti  
chris\_pacetti@hotmail.com

416 S Spring St Apt 509

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Boyd Hobbs

Postal Code:

Email Address: [boyd@boydhobbs.com](mailto:boyd@boydhobbs.com)

Date of Submission: Mon, 10/03/2022 - 12:47

Submission Letter:

Mon, 10/03/2022 - 12:47

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Boyd Hobbs  
boyd@boydhobbs.com

416 S Spring St, 1106

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Ryan Holman

Postal Code:

Email Address: rein-oldies.0x@icloud.com

Date of Submission: Mon, 10/03/2022 - 12:47

Submission Letter:

Mon, 10/03/2022 - 12:47

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Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Ryan Holman  
rein-oldies.0x@icloud.com

732 s spring street

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Fred Emmer

Postal Code:

Email Address: fred.h.emmer@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:46

Submission Letter:

Mon, 10/03/2022 - 12:46

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Fred Emmer  
fred.h.emmer@gmail.com

18641 Ingomar Street

Reseda, CA 91335  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Monica Gonzales

Postal Code:

Email Address: mgdtla25@yahoo.com

Date of Submission: Mon, 10/03/2022 - 12:44

Submission Letter:

Mon, 10/03/2022 - 12:44

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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We thank you for your consideration and strong partnership as we work together to ensure that DTLA 2040 supports DTLA's continued vibrancy and sustainability, and to implement meaningful, effective solutions to our housing shortage and homelessness crisis.

Sincerely,  
Monica Gonzales  
mgdtla25@yahoo.com

645 West 9th Street

Los Angeles, CA 90015  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Daniel Turner-Lloveras

Postal Code:

Email Address: [djtl@saludcontech.com](mailto:djtl@saludcontech.com)

Date of Submission: Mon, 10/03/2022 - 12:35

Submission Letter:

Mon, 10/03/2022 - 12:35

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

As a Downtown LA stakeholder, I will be impacted by the DTLA 2040 community plan. DTLA 2040 is critical for our city's future because it will establish the development standards for the heart of our city for the next two decades and can address our two most pressing challenges the housing shortage and homelessness. To meet our existing and future needs, LA must build almost 500,000 new units by 2029 and about half of those need to be affordable. DTLA 2040 is our chance to meaningfully address our housing and homelessness crises, but we must get it right. Specifically, I am asking that you advocate for the following practical recommendations to be included in DTLA 2040:

- Maximize inclusivity by making DTLA more welcoming and accessible for people of all backgrounds.
- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

Maximize inclusivity

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## DTLA 2040 - Stakeholder letter

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### Support DTLA as a world-class destination

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Sincerely,  
Daniel Turner-Lloveras  
djtl@saludcontech.com

555 12th Street

Oakland, CA 94607  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Michelle Buhler

Postal Code:

Email Address: [mjbuhler@icloud.com](mailto:mjbuhler@icloud.com)

Date of Submission: Mon, 10/03/2022 - 12:27

Submission Letter:

Mon, 10/03/2022 - 12:27

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Michelle Buhler  
mjbuhler@icloud.com

597 E Claremont St

Pasadena, CA 91104  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Michael Francesconi

Postal Code:

Email Address: michael.francesconi@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:25

Submission Letter:

Mon, 10/03/2022 - 12:25

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Michael Francesconi  
michael.francesconi@gmail.com

366 E 2nd St

Los Angeles, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Michael Herman

Postal Code:

Email Address: msh213@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:24

Submission Letter:

Mon, 10/03/2022 - 12:24

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Michael Herman  
msh213@gmail.com

1830 N El Molino Ave

Pasadena, CA 91104  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,



# DTLA 2040 - Stakeholder letter

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Deena Kashper

Postal Code:

Email Address: deenaadar@yahoo.com

Date of Submission: Mon, 10/03/2022 - 12:21

Submission Letter:

Mon, 10/03/2022 - 12:21

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Deena Kashper  
deenaadar@yahoo.com

3052 Markridge Road

La Crescenta-Montrose, CA 91214  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Inah Kang

Postal Code:

Email Address: kang.inah@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:20

Submission Letter:

Mon, 10/03/2022 - 12:20

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Inah Kang  
kang.inah@gmail.com

416 S Spring St Apt 807

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

---

Steven Massey

Postal Code:

Email Address: stevenrmassey@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:19

Submission Letter:

Mon, 10/03/2022 - 12:19

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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## DTLA 2040 - Stakeholder letter

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Sincerely,  
Steven Massey  
stevenrmassey@gmail.com

946 Venango Circle

Los Angeles, CA 90029  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Emily Beland

Postal Code:

Email Address: emilybeland@me.com

Date of Submission: Mon, 10/03/2022 - 12:19

Submission Letter:

Mon, 10/03/2022 - 12:19

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

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Sincerely,  
Emily Beland  
emilybeland@me.com

825 E 4th St, Apt 506

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Mateo Massoud

Postal Code:

Email Address: mateomassoud@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:18

Submission Letter:

Mon, 10/03/2022 - 12:18

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Mateo Massoud  
mateomassoud@gmail.com

215 W 5th st

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Cynthia Torres

Postal Code:

Email Address: illa\_ct@yahoo.com

Date of Submission: Mon, 10/03/2022 - 12:18

Submission Letter:

Mon, 10/03/2022 - 12:18

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Council Districts 1 & 14  
200 N. Spring Street  
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Cynthia Torres  
illa\_ct@yahoo.com

416 S Spring St, 307

Los angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Tara Suwinyattichai

Postal Code:

Email Address: tarasuwin@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:18

Submission Letter:

Mon, 10/03/2022 - 12:18

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Sincerely,  
Tara Suwinyattichai  
tarasuwin@gmail.com

825 s hill st

Los Angeles, CA 90014  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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JUSTIN SHENKAROW

Postal Code:

Email Address: justinfilm@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:14

Submission Letter:

Mon, 10/03/2022 - 12:14

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
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Sincerely,  
JUSTIN SHENKAROW  
justinfilm@gmail.com

1850 INDUSTRIAL STREET Apartment 311

LOS ANGELES, CA 90021  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
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# DTLA 2040 - Stakeholder letter

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Eric Garcia

Postal Code:

Email Address: ericrgarcia@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:13

Submission Letter:

Mon, 10/03/2022 - 12:13

Emma Howard  
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We thank you for your consideration and strong partnership as we work together to ensure that DTLA 2040 supports DTLA's continued vibrancy and sustainability, and to implement meaningful, effective solutions to our housing shortage and homelessness crisis.

Sincerely,  
Eric Garcia  
ericrgarcia@gmail.com

416 s spring st

Los Angeles, CA 90013  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jeff Shultz

Postal Code:

Email Address: shultz.jeff@gmail.com

Date of Submission: Mon, 10/03/2022 - 12:13

Submission Letter:

Mon, 10/03/2022 - 12:13

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Emma Howard,

As a Downtown LA stakeholder, I will be impacted by the DTLA 2040 community plan. DTLA 2040 is critical for our city's future because it will establish the development standards for the heart of our city for the next two decades and can address our two most pressing challenges the housing shortage and homelessness. To meet our existing and future needs, LA must build almost 500,000 new units by 2029 and about half of those need to be affordable. DTLA 2040 is our chance to meaningfully address our housing and homelessness crises, but we must get it right. Specifically, I am asking that you advocate for the following practical recommendations to be included in DTLA 2040:

- Maximize inclusivity by making DTLA more welcoming and accessible for people of all backgrounds.
- Promote sustainability by making DTLA the place to build new housing by transit.
- Support DTLA as a world-class destination by encouraging the hospitality industry's growth.

Maximize inclusivity

DTLA represents 1% of the City's land mass but accounts for approximately 30% of new housing growth. Increasing our housing supply for all income levels is key to addressing the housing shortage and homelessness crisis. DTLA 2040 should require affordable housing in all new developments at levels that are consistent with SB 1818, TOC guidelines and the Affordable Housing Linkage Fee. We ask for inclusionary zoning requirements to be consistent across DTLA 2040 and complement existing programs.

## DTLA 2040 - Stakeholder letter

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Skid Row has been the epicenter of homelessness in the United States and in our city. There has been a systematic pattern of disinvestment and socioeconomic segregation in Skid Row, and DTLA 2040 proposes to cement the current condition of Skid Row for at least the next two decades. DTLA 2040 treats Skid Row completely differently from any other neighborhood in DTLA or the city by imposing a blanket ban on mixed-income housing. DTLA 2040 can continue the strong housing protections for existing affordable housing in Skid Row and build on inclusionary zoning while allowing for a more economically and socially integrated neighborhood. We ask that you create an expansive inclusionary zoning requirement in Skid Row that requires more affordable housing and also allows for a mix of incomes.

### Promote sustainability

DTLA 2040 expanded the area where housing can be built in downtown, but it did so with many regulations that are overly rigid and risks preventing housing growth near transit. If we are going to maximize sustainable growth that has the lowest impact on carbon emissions, we must change the approach to new housing in Historic Core, Chinatown, Arts District, and Fashion District. We ask that you increase the base FAR in these neighborhoods to support dense housing development by transit.

DTLA 2040 proposes to maintain Site Plan Review (SPR) and only increase it for some projects. SPR discourages dense development, which is contrary to fostering more housing near transit and walkable neighborhoods. We ask that you remove SPR in the DTLA 2040 plan area to encourage sustainable density.

As proposed, DTLA 2040 counts above-grade parking toward a project's FAR when it is within  $\frac{1}{4}$  mile of a metro station. We understand this requirement is intended to discourage above-grade parking but believe it will have unintended consequences of reducing the amount of new housing that can be built, longer construction times, increased emissions and ultimately more expensive housing. We ask that counting above-grade parking toward FAR be removed and replaced with stringent design requirements including the ability to adopt parking to other uses in the future as market conditions change.

### Support DTLA as a world-class destination

DTLA is a cultural gem that can create prosperity for small business owners, entrepreneurs, workers and the community who benefit from activated streets and sidewalks. DTLA 2040 can help by allowing new restaurants to offer beer and wine, instead of maintaining outdated regulations which will make our community less competitive with other areas that have the Restaurant Beverage Program (RBP). We ask that the RBP be implemented in all DTLA 2040 neighborhoods except Figueroa Terrace, Skid Row and the southernmost portion of the plan area where housing is not permitted.

As proposed DTLA 2040 will require a conditional use permit (CUP) in many

## DTLA 2040 - Stakeholder letter

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Sincerely,  
Jeff Shultz  
shultz.jeff@gmail.com

222 S Central Ave Apt 422

Los Angeles, CA 90012  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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ROSALIE SHENKAROW

Postal Code:

Email Address: rosalieheller@yahoo.com

Date of Submission: Mon, 10/03/2022 - 12:13

Submission Letter:

Mon, 10/03/2022 - 12:13

Emma Howard  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,  
ROSALIE SHENKAROW  
rosalieheller@yahoo.com

1850 INDUSTRIAL STREET, 311

Los Angeles, CA 90021  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

# DTLA 2040 - Stakeholder letter

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Jet Doye

Postal Code:

Email Address: jet.doye@skidrow.org

Date of Submission: Fri, 09/30/2022 - 11:12

Submission Letter:

Fri, 09/30/2022 - 11:12

Councilmember de Leon  
Council Districts 1 & 14  
200 N. Spring Street  
Los Angeles, CA 90012

Re: DTLA 2040 Community Plan

Dear Councilmember de Leon,

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Sincerely,  
Jet Doye  
[jet.doye@skidrow.org](mailto:jet.doye@skidrow.org)

1317 East 7th Street

Los Angeles, CA 90021  
United States

Cc: Mayor Eric Garcetti  
Council President Nury Martinez  
Director of Planning Vince Bertoni,

## **Communication from Public**

**Name:** CCA  
**Date Submitted:** 03/27/2023 11:58 AM  
**Council File No:** 22-0617  
**Comments for Public Posting:** Letter attached



March 27, 2023

Councilmember Marqueece Harris-Dawson  
Chair, Planning and Land Use Management Committee  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 22-0617, DTLA 2040 Community Plan**

Dear Councilmember Harris-Dawson,

CCA is committed to DTLA's vibrancy and increasing opportunity in the region. Our advocacy regarding DTLA 2040 is centered around creating housing at all income levels. DTLA 2040 seeks to accommodate 100,000 new housing units which represents 20% of the city's overall housing growth by 2040. This is an enormous goal to meet but it can be done by adopting the plan with a few modifications. **We are largely in support of the plan as adopted by the City Planning Commission and support many of the recommendations within Exhibit F.6: Director of Planning's Memo to the PLUM Committee as reflected in the attached table which is more expansive. We commend City Planning for the extensive work they have done on DTLA 2040 and write this letter to elevate our recommendations.**

**Inclusionary Zoning**

The City Planning Department recommends Graduated Inclusionary Zoning for DTLA 2040. This approach combines a requirement for affordable housing with the Community Benefits Program. To make sure housing developments are economically viable under this model, we ask that you clarify that new residential projects in DTLA 2040 should be exempt from the Affordable Housing Linkage Fee. This is consistent with City Planning's recommendations, and we encourage your support.

We also encourage you to adopt the same inclusionary zoning requirement across the plan area instead of varying requirements by neighborhood. This will aid plan implementation and increase housing development feasibility.

**Adaptive Reuse**

Adaptive Reuse has played a leading role in DTLA's growth and can continue to be an important tool to create housing and repurpose existing buildings for new use. At the direction of the City Planning Commission, the City Planning Department worked with an independent consultant to study the financial feasibility of including affordable housing requirements in adaptive reuse projects. The consultant concluded that projects would be infeasible with these requirements, and we ask that you support these findings. Notably, projects would still pay the Affordable Housing Linkage Fee and thereby continue to support the creation of affordable housing.

Additionally, DTLA 2040 allows for adaptive reuse of buildings 25 years or older based on a rolling date. We ask that adaptive reuse be expanded to buildings that are 10 years or older based on a rolling date.

**Site Plan Review**

As the City has undertaken this major initiative to update DTLA's zoning code so there is a clear framework for sustainable growth, we ask that you remove Site Plan Review (SPR) which runs counter to this goal. As Mayor Bass has recognized with Executive Directive No. 1 that removes SPR for affordable housing, SPR is a barrier to dense housing. We should eliminate SPR in DTLA as the most walkable and transit-rich neighborhood of the city. SPR can cause discretionary review for zoning compliant projects, and we should eliminate this to support housing production.

### **Above-Grade Parking**

DTLA 2040 should not punish projects with above-grade parking. This could reduce the amount of new housing that can be built, result in longer construction times, increased emissions and ultimately more expensive housing. We ask that counting above-grade parking toward FAR be removed and replaced with stringent design requirements including the ability to adapt parking to other uses in the future as market conditions change.

### **Supporting Hospitality**

Hotels and the broader hospitality industry are crucial to our local economy, particularly with respect to our Convention Center and LA LIVE, in anticipation of the many major events on the horizon and to bringing in visitors and economic activity that support our neighborhoods. As proposed, the plan would create barriers for hotels in places like the Arts District and Fashion District, which are two of the fastest growing and most exciting areas of DTLA. We ask that you ensure the plan encourages hotel development across DTLA to support tourism and remove hurdles to new hotels in the Arts District and Fashion District. Additionally, we ask that you expand the Nightlife Beverage Program to more of DTLA to make it more streamlined for small food and beverage businesses to open.

### **Fashion District**

The Fashion District is an important area of DTLA that should allow new residential uses while preserving uses such as garment manufacturing – City Planning’s recommendation strikes that balance. HR&A provided a study on this issue and City Planning is recommending their findings. Importantly, the study and City Planning both agree that many issues related to the Fashion District being raised by garment workers are outside of zoning considerations. Additionally, we believe there should be amendment that allows for non-ductile concrete buildings to convert for earthquake safety purposes. We request that you adopt City Planning’s recommendations and add conversion exemption for non-ductile concrete buildings.

We also believe it would promote housing to ask City Planning to include an approach that allows for conversion of existing buildings if they are vacant or severely underutilized for at least 2 years. The burden of proof of vacancy/severe underutilization would be on the property owners and rely on government issued information like LADWP bills/usage.

We also request that you ask the Economic Workforce and Development Department (EWDD) to report back on targeted strategies outside of the Community Plan that can support garment workers and the industry’s equitable growth. The Fashion District is a unique and dynamic area in DTLA that can support many uses.

### **Form Districts in Chinatown & Little Tokyo**

We agree with City Planning recommendations to increase FARs in form districts MN1 and DM2 and to remove height maximums for district DM5. We believe higher FARs in areas near transit will allow more housing. We also encourage the removal of height maximums throughout the plan area. Height maximums are often out of step with parcel zoning and could cause unnecessary discretionary entitlements.

### **Chinatown Unit Requirements**

As proposed, projects that use the Community Benefits Program in Chinatown must have at least 30% of their units as 2 bedrooms or larger. The planning code should not have such rigid requirements for unit sizes that can be a barrier to creating a diversity of new housing. Notably, it would negatively impact 100% affordable housing which tend to have smaller units to be as cost- and space-efficient as possible, jeopardizing their feasibility. We recommend that this requirement be removed for all projects, especially considering their impact on 100% affordable housing developments.



### **Arts District**

DTLA 2040 contains many strict development standards for new housing in the Arts District, such as only allowing Live/Work units, but these requirements must also be balanced to promote new housing construction. The currently proposed zoning for the area is overly prescriptive and would create unnecessary barriers to housing development. We recommend removing the average Live/Work unit size requirement of 1,000 SF, allowing Live/Work units to count toward required “productive floor area,” and not imposing the 10-story height minimum presented in the Director’s report.

We also support reducing the LA River set back from 20 feet to 10 feet as recommended in the Director’s report.

### **Skid Row**

DTLA 2040 includes an “IX1” zone for the area of Skid Row between 5<sup>th</sup>, 7<sup>th</sup>, Central, and San Pedro that would continue to allow social services, light industrial and commercial uses, but it would also allow for new housing by right only for projects with 100% of units restricted for affordable housing. Advancing this zoning would only freeze the current conditions, reinforce and formalize the City’s failed policy of containment and further concentrate poverty in this area of DTLA. Prohibiting mixed-income growth and separating this area from the rest of DTLA runs counter to stated DTLA 2040 plan goals of inclusive and diverse neighborhoods.

DTLA 2040 cannot alone address the challenges of this area. Truly meeting the needs of this area requires a much broader effort that involves mental health, workforce development and social services, which will take coordination from multiple departments and organizations. We are hopeful this can be achieved by the County-led Skid Row Action Plan. We ask that you request a report from LA County on the status of the Skid Row Action Plan and coordinate efforts.

We also ask that you request legal analysis from the City Attorney on the impact of prohibiting mixed-income housing in this area and its alignment with requirements to affirmatively further fair housing. Our letter to the City Attorney regarding this issue is included as an attachment. Finally, we ask that you consider directing City Planning to revise IX1 to allow for mixed-income housing in alignment with an approach that seeks to provide housing across income levels throughout all of DTLA.

Thank you for your consideration of DTLA 2040. We are excited to see this important plan move forward for our city’s future.

Sincerely,

Nella McOsker  
CEO & President

cc: Honorable Members of the PLUM Committee  
Councilmember Kevin de León, District 14  
Councilmember Eunisses Hernandez, District 1

Attachment 1: Recommendations Table

Attachment 2: CCA Letter to City Attorney Feldstein-Soto



**Attachment 1: Recommendations Table**



Item	City Planning Recommendation	CCA Position	Suggested Amendment
Inclusionary Housing	<p>Adopt a Graduated Inclusionary Framework and exempt projects from Affordable Housing Linkage Fee. This approach requires onsite units and preserves the community benefits program.</p> <p>Adopt different affordable housing requirements between northern and southern portions of DTLA.</p>	<p>Agree with City Planning Recommendation for Graduated Inclusionary, but do not agree with differing affordable housing requirements for different areas.</p>	<p>Direct City Planning to include Graduated Inclusionary Framework for DTLA 2040 plan with one set of requirements across the plan area.</p>
Adaptive Reuse	<p>Don't apply affordable housing requirements to adaptive reuse projects (however, they are still subject to the Affordable Housing Linkage Fee).</p> <p>DTLA 2040 allows for adaptive reuse of buildings 25 years or older based on a rolling date.</p>	<p>Support City Planning's recommendation that was developed in consultation from a financial feasibility analysis by HR&amp;A.</p> <p>Nonresidential buildings as old as 10 years may also be prime for conversion. Adjust rolling date to 10 years or older for eligibility.</p>	<p>Direct City Planning to implement DTLA 2040 plan without an inclusionary zoning requirement for adaptive reuse projects and subject adaptive reuse projects to the Affordable Housing Linkage Fee.</p> <p>Direct City Planning to allow for adaptive reuse of buildings 10 years or older based on a rolling date.</p>
Site Plan Review (SPR)	<p>DTLA 2040 increases SPR threshold to 500 units for housing developments that participate in the community benefits program.</p>	<p>SPR stymies housing production by requiring discretionary review for projects that are 50 units or more.</p> <p>The City is currently in the process of eliminating SPR for affordable housing projects because it slows down construction and creates an unproductive hurdle.</p> <p>Eliminate SPR for all projects that are compliant with zoning.</p>	<p>Direct City Planning to remove site plan review requirement from all projects in DTLA 2040 that are compliant with zoning.</p>



Item	City Planning Recommendation	CCA Position	Suggested Amendment
Parking & Transit Hubs	Count above-grade parking toward project FAR when in it is within a ¼ mile of a rail station.	Require above-grade parking to be convertible to other uses and well-designed and do not count toward FAR.	Direct City Planning to require above-grade parking to be convertible other uses and well-designed and remove it from FAR calculations.
NBP/RBP Integration	Enact RBP in Chinatown and Little Tokyo, and NBP along 7 <sup>th</sup> Street, Convention Center area and Broadway.  Prohibit in Figueroa Terrace and Skid Row.	Enact NBP/RBP in areas of DTLA 2040 where there has been demonstrated community support.  DLANC supports RBP in its area (outside of the IX1 zone in Skid Row) and that should be supported.	Direct City Planning to adopt NBP/RBP in the area of DTLA 2040 that is represented by the Downtown Los Angeles Neighborhood Council (outside of IX1 zone).
Fashion District	Enhance IX3 zone to prohibit conversion of nonresidential buildings to residential uses, reduce the required amount of productive space from 1:1 FAR to 0.5:1 FAR and prohibit office space from counting toward productive space FAR.  Enhance IX2 to require additional findings to permit Live/Work units.  Enhance CPIO to promote light manufacturing uses thru FAR increase.	Agree with City Planning recommendations, however, consider conversion exemption for non-ductile concrete buildings and ask other City departments to provide non-zoning strategies to support garment workers.	Adopt City Planning's recommendations and direct City Planning to add conversion exemption for non-ductile concrete buildings.  Ask City Planning to include an approach that allows for conversion for existing buildings if they are vacant or severely underutilized for at least 2-years. The burden of proof would be on the property owners and rely on government issue information like LADWP bills/usage.  Ask EWDD to report back on targeted non-zoning strategies that can support garment workers and the industry's equitable growth.
Form Districts in Chinatown & Little Tokyo	Increase base FAR from 2:1 to 3:1 in form districts MN1 and DM2.  Remove height maximums for district DM5.	Agree with City Planning recommendations. Higher FARs in areas near transit will allow more housing.  Agree with removal of height maximum.	Direct City Planning to increase base FAR to 6:1 and bonus 9.3:1 in form districts MN1 and DM2.  Direct City Planning to remove height maximums throughout DTLA 2040 plan area.



Item	City Planning Recommendation	CCA Position	Suggested Amendment
Chinatown 2+ Bedroom Unit Requirement	Projects that use the Community Benefits Program in Chinatown must have at least 30% of their units as 2 bedrooms or larger. This also applies to 100% affordable housing projects.	The planning code should not have such rigid requirements for unit sizes, which are inflexible and unresponsive to changing market demands. This kind of requirement can be a barrier to creating a diversity of new housing. This requirement also creates an unnecessary discretionary entitlement which runs counter to the goals of DTLA 2040.	Direct City Planning to delete line II-II 2. B. 4. from the Community Plan Implementation Overlay regarding “Dwelling Unit Mix and Location” that states “For sites located in Subarea A.3, a minimum of 30% of the total dwelling units for an eligible Housing Development shall be two bedrooms or greater.”
Live/Work Units	Maintain 1,000 SF average unit size requirement in Arts District.	Remove average unit size requirement. It is overly prescriptive and creates barriers and added costs to housing development. This requirement also creates an unnecessary discretionary entitlement which runs counter to the goals of DTLA 2040.  HR&A provided analysis on this issue and concluded larger units are more expensive to build, but that reduced unit size does not necessarily result in increased affordability.	Direct City Planning to remove average unit size requirement in the Arts District and allow live/work units to count toward the required “productive space” (i.e., office or light industrial).
Arts District Height Minimum	Include 10-story height minimum.	Height minimums are overly prescriptive and undermine intent of plan to allow new housing construction that is zoning compliant.	Direct City Planning to remove height minimums and maximums throughout DTLA 2040.
River Setback	Reduce LA river set back from 20 feet to 10 feet.	Agree with City Planning recommendation.	Direct City Planning to reduce LA river set back from 20 feet to 10 feet.



Item	City Planning Recommendation	CCA Position	Suggested Amendment
Skid Row	<p>DTLA 2040 includes an “IX1” zone for the area of Skid Row between 5<sup>th</sup>, 7<sup>th</sup>, Central, and San Pedro.</p> <p>This area is currently zoned for light manufacturing and commercial uses, and several social service providers are located there.</p> <p>IX1 would continue to allow social services, light industrial and commercial uses, but it would also allow for new housing by right only for projects with 100% of units restricted for affordable housing.</p> <p>IX1 allows for restricted affordable units to be up to 120% of Area Median Income (i.e., Moderate Income) or below.</p>	<p>Advancing the zoning as proposed would only freeze the current conditions and further the failed policy of containment.</p> <p>Banning mixed-income housing would further concentrate poverty in this area of DTLA and run counter to stated DTLA 2040 plan goals of inclusive and diverse neighborhoods.</p> <p>The Community Plan cannot alone address the challenges of this area. Truly meeting the needs of this area requires a much broader effort that involves mental health, workforce development and social services, which will take coordination from multiple departments and organizations and is being done with the Skid Row Action Plan.</p>	<p>Request report from LA County on status of Skid Row Action Plan and coordinate efforts.</p> <p>Request legal analysis from the City Attorney on impact of prohibiting mixed-income housing in this area and how it affirmatively furthers fair housing.</p> <p>Direct City Planning to revise IX1 to allow for allow mixed-income housing.</p>



**Attachment 2:** CCA Letter to City Attorney Feldstein-Soto



March 20, 2023

The Honorable Hydee Feldstein-Soto  
Los Angeles City Attorney  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 22-0617, DTLA 2040 Community Plan**

Dear Madame City Attorney,

Established in 1924, Central City Association (CCA) is committed to DTLA's vibrancy and increasing opportunity in the region. We are a membership organization comprised of over 300 members who have played a leading role in improving Downtown Los Angeles and our city. We have been deeply engaged on the DTLA 2040 Community Plan Update since its initiation in 2014, and we are eager for its adoption after nearly a decade of work from the City and a wide range of stakeholders. **As DTLA 2040 begins to move the City Council's legislative process we remain concerned about its proposed zoning for a portion of Skid Row and we ask for your legal review.**

The DTLA 2040 Community Plan includes a proposed "IX1" zone for the area of Skid Row between 5<sup>th</sup>, 7<sup>th</sup>, Central, and San Pedro. This area is currently zoned for light manufacturing and commercial uses, and several social service providers are located there. IX1 would continue to allow social services, light industrial and commercial uses, but it would also allow for new housing by right only for projects with 100% of units restricted for affordable housing up to 120% of Area Median Income (i.e., Moderate Income) or below.

**We are concerned that this proposed zoning continues the policy of containment and does not affirmatively further fair housing. Banning mixed-income housing would further concentrate poverty in this area of DTLA and run counter to stated DTLA 2040 plan goals of inclusive and diverse neighborhoods.**

Thank you for your consideration related to the legal implications of the "IX1" zone and we stand ready to provide any additional you may need to review this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nella McOskey", written in a cursive, flowing style.

Nella McOskey  
CEO & President  
Central City Association