

Communication from Public

Name: Fashion District Stakeholders
Date Submitted: 04/07/2023 03:53 PM
Council File No: 22-0617
Comments for Public Posting: See Fashion District stakeholder comments below

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:41:36 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

The LA Fashion District is a vital economic hub in Downtown Los Angeles, the City at large, and the region. Our neighborhood's DNA is in the fashion and flower industries. We take great pride in and never plan to divest from those identities. However, as the city continues to grow, evolve, and become a melting pot, it is clear that the Fashion District must adapt and change to meet the needs of industries and residents seeking to call our community home.

DTLA2040 has the potential to help guide this evolution in a positive direction. In particular, I am excited by the potential of easing restrictions on daycares/new schools, removing above-grade parking from FAR calculations, increasing the minimum size + removing FAR requirements for live/work units, and opening the door to flexibility for new residential in some areas.

To protect the vitality of the Fashion District, please:

Increase the base FAR to 6:1 in Form District HM1, HB1, DM1, DM3, and Use Districts CX3 and IX2/IX3. The delta between base and bonus in our district is too great, especially when DTLA2040 proposes mandatory inclusionary housing AND a production FAR requirement for new developments.

Do not exclude Creative Office as a qualifying use for the "work" portion of new Live/Work units and allow it to count toward the required FAR in Use Districts IX2/IX3/IX4 Productive Space. The Fashion Industry has been moving towards marrying production space with office. The most significant indicator is Adidas and Spark's entry into the community, bringing 800+ employees; both in what would be a CX3 area.

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underutilized at a threshold of 60% for 2+ years should be allowed new life/conversion without prohibitions.

Do not impose a minimum FAR requirement for Productive Space in Use District IX2/IX3; allow the Employment Incentive Area (subarea A.5) to be an anchor for production space. The LA Fashion District has been experiencing a production exodus since the late 1990s. While industry regulations have sought rightful equity in manufacturing, this catalyzed many companies to move out of City, State, and Country. Buildings dedicated to manufacturing and wholesale currently have a vacancy rate of 18%.

Allow new residential and residential conversions across all Use Forms (IX2/IX3) in the LA Fashion District. The City is in a housing crisis and experiencing highly unfavorable market conditions. With over 65,000 individuals experiencing homelessness in the city, we cannot prohibit new housing if we are to meet State and City housing goals.

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Thank you for your work and attention to this matter.

Sincerely,

Rufino

Rufino Rodriguez
rufino.rodriguez@aus.com
424 E. 15th St. #11
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:40:17 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

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Sincerely,

Sam 5

Luis Bello
luis.bello@aus.com
424 E. 15th St. #11
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:37:04 PM Pacific Daylight Time

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To: info

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Sincerely,

Vanessa

Vanessa Alvarez
vanessa.alvarez@aus.com
424 E. 15th St. #10
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:35:40 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

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Sincerely,

Kevin Sohn

Kevin Sohn
kevin.sohn@aus.com
424 E. 15th St. #10
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:32:46 PM Pacific Daylight Time

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To: info

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Sincerely,

GM

Guillermo Mendoza
guillermo.mendoza@aus.com
700 S. Flower St. Suite 400
Los Angeles, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:31:45 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

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Sincerely,

Daisy

Daisy Garcia
daisy.garcia@aus.com
700 S. Floer St.
Los Angeles, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:26:57 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

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Miguel Aquino

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miguel.aquino@aus.com
424 E. 15th St.
Los Angeles, CA 90015

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Thank you for your work and attention to this matter.

Sincerely,

Oscar Sosa

Oscar Sosa
ososa@centuryimg.com
424 E. 15th St
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:24:37 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

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Sincerely,

Danny

Daniel Lazo
dlazo@centurymg.com
424 E. 15th Street
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:22:53 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Sincerely,

Lopez

Eduardo Lopez
eduardo.lopez@aus.com
424 E. 15th Street
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:22:03 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Melissa Olmos

Melissa Olmos
lafashionbid@aus.com
424 E. 15th Street
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:21:09 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Jackie Sanchez

Jaquelyn Sanchez
jackie@fashiondistrict.org
424 E. 15th Street
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 2:20:00 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Ivan Villegas

Ivan Villegas
ivan@fashiondistrict.org
424 E. 15th St.
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 1:52:15 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Michael Taban
michael@jadeent.com
110 W. 11th Street
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:48:37 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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As we continue to the transition post-COVID-19, DTLA2040 has the potential to help guide this evolution of the Fashion District and DTLA in a positive direction. I encourage the PLUM committee to ensure that development plans are flexible, inclusive, and equitable to all industries and stakeholders in our neighborhood. Please consider the needs and concerns of the existing communities. You can help ensure the Fashion District remains a vital and dynamic part of the City's fabric for years.

Thank you for your work and attention to this matter.

Sincerely,

Nicole Peykar

Nicole Peykar
nicole@olympusholdings.biz
1242 Santee
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:47:48 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

The LA Fashion District is a vital economic hub in Downtown Los Angeles, the City at large, and the region. Our neighborhood's DNA is in the fashion and flower industries. We take great pride in and never plan to divest from those identities. However, as the city continues to grow, evolve, and become a melting pot, it is clear that the Fashion District must adapt and change to meet the needs of industries and residents seeking to call our community home.

DTLA2040 has the potential to help guide this evolution in a positive direction. In particular, I am excited by the potential of easing restrictions on daycares/new schools, removing above-grade parking from FAR calculations, increasing the minimum size + removing FAR requirements for live/work units, and opening the door to flexibility for new residential in some areas.

To protect the vitality of the Fashion District, please:

Increase the base FAR to 6:1 in Form District HM1, HB1, DM1, DM3, and Use Districts CX3 and IX2/IX3. The delta between base and bonus in our district is too great, especially when DTLA2040 proposes mandatory inclusionary housing AND a production FAR requirement for new developments.

Do not exclude Creative Office as a qualifying use for the "work" portion of new Live/Work units and allow it to count toward the required FAR in Use Districts IX2/IX3/IX4 Productive Space. The Fashion Industry has been moving towards marrying production space with office. The most significant indicator is Adidas and Spark's entry into the community, bringing 800+ employees; both in what would be a CX3 area.

Remove CUP requirements and prohibitions on adaptive reuse/conversion projects (housing, live/work units, hotels, and social service facilities) in the IX2 and IX3 Use Districts. The adaptive reuse ordinance was meant to address buildings plagued by high vacancy rates that could be reused to address the needs of communities. That has never been truer than in the Fashion District! A building that has sat vacant or underutilized at a threshold of 60% for 2+ years should be allowed new life/conversion without prohibitions.

Do not impose a minimum FAR requirement for Productive Space in Use District IX2/IX3; allow the Employment Incentive Area (subarea A.5) to be an anchor for production space. The LA Fashion District has been experiencing a production exodus since the late 1990s. While industry regulations have sought rightful equity in manufacturing, this catalyzed many companies to move out of City, State, and Country. Buildings dedicated to manufacturing and wholesale currently have a vacancy rate of 18%.

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Thank you for your work and attention to this matter.

Sincerely,

Jason Peykar

Jason Peykar
jason@olympusholdings.biz
525 E Pico Blvd

Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:46:36 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

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area.

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Thank you for your work and attention to this matter.

Sincerely,

George Peykar
georgepeykar@gmail.com
417 E Pico

Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:42:51 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

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is Adidas and Spark's entry into the community, bringing 800+ employees; both in what would be a CX3 area.

Remove CUP requirements and prohibitions on adaptive reuse/conversion projects (housing, live/work units, hotels, and social service facilities) in the IX2 and IX3 Use Districts. The adaptive reuse ordinance was meant to address buildings plagued by high vacancy rates that could be reused to address the needs of communities. That has never been truer than in the Fashion District! A building that has sat vacant or underutilized at a threshold of 60% for 2+ years should be allowed new life/conversion without prohibitions.

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Thank you for your work and attention to this matter.

Sincerely,

Ryan Peykar

Ryan Peykar

ryan@olympusholdings.biz
425 E Pico Blvd
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:41:13 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

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Do not exclude Creative Office as a qualifying use for the "work" portion of new Live/Work units and allow it to count toward the required FAR in Use Districts IX2/IX3/IX4 Productive Space. The Fashion

Industry has been moving towards marrying production space with office. The most significant indicator is Adidas and Spark's entry into the community, bringing 800+ employees; both in what would be a CX3 area.

Remove CUP requirements and prohibitions on adaptive reuse/conversion projects (housing, live/work units, hotels, and social service facilities) in the IX2 and IX3 Use Districts. The adaptive reuse ordinance was meant to address buildings plagued by high vacancy rates that could be reused to address the needs of communities. That has never been truer than in the Fashion District! A building that has sat vacant or underutilized at a threshold of 60% for 2+ years should be allowed new life/conversion without prohibitions.

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Thank you for your work and attention to this matter.

Sincerely,

Brian Taban

brian@jadeent.com
660 S. Figueroa Street, 7th Floor
Los Angeles, CA 90017

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:27:38 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

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Do not exclude any viable commercial or industrial use. Those uses made this city what it is and provide income for the employees of this community. Restrictive zoning diminishes the ability of people in the

community to make a living. Both landlords and tenants should have the right to contract freely without the interference of big brother government. Remove all rent controls and allow the market to dictate how land should be used.

Do not exclude Creative Office as a qualifying use for the "work" portion of new Live/Work units and allow it to count toward the required FAR in Use Districts IX2/IX3/IX4 Productive Space. The Fashion Industry has been moving towards marrying production space with office. The most significant indicator is Adidas and Spark's entry into the community, bringing 800+ employees; both in what would be a CX3 area.

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Thank you for your work and attention to this matter.

Sincerely,

Loren Naiman

LOREN NAIMAN
LNAIMAN@PACBELL.NET
13842 Davana Terrace
Sherman Oaks, CA 91423

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:05:18 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Thank you for your work and attention to this matter.

Sincerely,

Laurie Rosen
laurierosen@me.com
817 S Los Angeles Street
Los angeles, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 12:00:06 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Thank you for your work and attention to this matter.

Sincerely,

Matthew Haverim

Matthew Haverim
mhaverim@gmail.com
953 Santee st
los angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 10:57:25 AM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Thank you for your work and attention to this matter.

Sincerely,

Peter Kaplan
Petrac2@aol.com
P.O. Box 69779
Los Angeles, CA 90069

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 10:56:04 AM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Sincerely,

WENDY Kaplan
Bootsilike@aol.com
P.O. Box 69779
Los Angeles, CA 90069

Subject: DTLA 2040 Comments (CF 22-0617)
Date: Friday, April 7, 2023 at 10:55:03 AM Pacific Daylight Time
From: LA Fashion District BID
To: info

April 3, 2023

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Sincerely,

Jim Mellano
jmellano@mellano.com
766 Wall St
Los Angeles, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)
Date: Friday, April 7, 2023 at 10:49:23 AM Pacific Daylight Time
From: LA Fashion District BID
To: info

April 3, 2023

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Sincerely,

Jenessa Danyelle Brackett
jenessadevans@gmail.com
8161 Newman Avenue Apt C
Huntington Beach, CA 92647

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 10:22:11 AM Pacific Daylight Time

From: LA Fashion District BID

To: info

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Sincerely,

Kym North
harleynhoney@gmail.com
57011 Juarez Court
Yucca Valley, CA 92284

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Friday, April 7, 2023 at 6:51:21 AM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

June Sale
Junessale@gmail.com
811. S Los Angeles street
La, CA 90025

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 9:33:11 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Sincerely,

Alexis Allen
Bookings@alexiskallen.com
16750 Sherman Way apt 216
Van Nuys, CA 91406

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 6:22:22 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Thank you for your work and attention to this matter.

Sincerely,

Tom Keefer
tom@newmart.net
127 E. 9th Street, Ste 801
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 4:18:59 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

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Sincerely,

Einar Roden
(213) 628-4500
einar.roden@marcusmillichap.com

Einar Roden
einar.roden@marcusmillichap.com
515 S Flower St #500
Los Angeles, CA 90071

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 4:02:05 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Loura Kobza

Loura Kobza
netmoto@sbcglobal.net
350 Monroe Drive
Palo Alto, CA 94306

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 4:02:03 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Kara Bartelt
kara.bartelt@thehox.com
1060 S Broadway
Los Angeles, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 3:49:16 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Thank you for your work and attention to this matter.

Sincerely,

Trevor Hooks

Trevor Hooks
Trevor@thookz.com
2160 Century Park E
Los Angeles, CA 90067

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 3:44:28 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Sincerely,

Kayhan Shakib
kayhan@shakib.com
926 S. SAN PEDRO STREET, #2612
LOS ANGELES, CA 90015

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 3:21:33 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Sincerely,

Eswien Faena
estuardo@fashiondistrict.org
810 S Broadway
LA, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 3:05:26 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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As we continue to the transition post-COVID-19, DTLA2040 has the potential to help guide this evolution of the Fashion District and DTLA in a positive direction. I encourage the PLUM committee to ensure that development plans are flexible, inclusive, and equitable to all industries and stakeholders in our neighborhood. Please consider the needs and concerns of the existing communities. You can help ensure the Fashion District remains a vital and dynamic part of the City's fabric for years.

Thank you for your work and attention to this matter.

Sincerely,

Diane H. Pappas

Diane Pappas
dhpappas@gmail.com
2472 Brigden Rd
Pasadena, CA 91104

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 3:00:00 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

I would like to thank the City Planning Commissioners, the Department of City Planning, City Staff, and the members of this committee for developing the DTLA2040 proposal. As a stakeholder in the LA Fashion District, I want to express my thoughts on the impact that staff recommendations and the Director of Planning's report will have on the future of our community.

The LA Fashion District is a vital economic hub in Downtown Los Angeles, the City at large, and the region. Our neighborhood's DNA is in the fashion and flower industries. We take great pride in and never plan to divest from those identities. However, as the city continues to grow, evolve, and become a melting pot, it is clear that the Fashion District must adapt and change to meet the needs of industries and residents seeking to call our community home.

DTLA2040 has the potential to help guide this evolution in a positive direction. In particular, I am excited by the potential of easing restrictions on daycares/new schools, removing above-grade parking from FAR calculations, increasing the minimum size + removing FAR requirements for live/work units, and opening the door to flexibility for new residential in some areas.

To protect the vitality of the Fashion District, please:

Increase the base FAR to 6:1 in Form District HM1, HB1, DM1, DM3, and Use Districts CX3 and IX2/IX3. The delta between base and bonus in our district is too great, especially when DTLA2040 proposes mandatory inclusionary housing AND a production FAR requirement for new developments.

Do not exclude Creative Office as a qualifying use for the "work" portion of new Live/Work units and allow it to count toward the required FAR in Use Districts IX2/IX3/IX4 Productive Space. The Fashion Industry has been moving towards marrying production space with office. The most significant indicator is Adidas and Spark's entry into the community, bringing 800+ employees; both in what would be a CX3 area.

Remove CUP requirements and prohibitions on adaptive reuse/conversion projects (housing, live/work units, hotels, and social service facilities) in the IX2 and IX3 Use Districts. The adaptive reuse ordinance was meant to address buildings plagued by high vacancy rates that could be reused to address the needs of communities. That has never been truer than in the Fashion District! A building that has sat vacant or underutilized at a threshold of 60% for 2+ years should be allowed new life/conversion without prohibitions.

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Sincerely,

Alan Morales
civil@civilcoffee.com
801 S Los Angeles St.
Los Angeles, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 2:56:14 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Sincerely,

Minkoo Whang
mkwhang@basilandcheese.com
757 S Main St
Los Angeles, CA 90014

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 2:51:57 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

Dear Planning and Land Use Management Committee (PLUM),

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Sincerely,

Lizette A. Vargas
dtlawandererliz@gmail.com
746 S Los Angeles St
Los Angeles, CA 90039

Subject: DTLA 2040 Comments (CF 22-0617)

Date: Thursday, April 6, 2023 at 2:10:58 PM Pacific Daylight Time

From: LA Fashion District BID

To: info

April 3, 2023

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Elizabeth Zurita
elizabeth@fashiondistrict.org
818 S Broadway Unit 801
Los Angeles, CA 90014