



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Protect the Community's Voice on Hotel Development (CF # 22-0617)

6 messages

'Caroline Stella' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:14 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Members of the PLUM Committee,

The current draft of the Downtown Plan benefits luxury commercial developers by making it easier to approve luxury commercial projects like hotels without a meaningful opportunity for public input, which may come at the expense of both housing and existing viable industries like the garment industry.

We need an equitable DTLA Plan including the following:

1. More public oversight over commercial development through a conditional use permit (CUP) for hotels, appealable to the City Council that addresses community concerns like preserving housing, local hiring, and environmental sustainability.
2. Preserve Manufacturing. Support the Garment Worker Center's recommendations to protect manufacturing and do not allow hotels in the IX 3 AND IX4 zones or any areas where hotels are currently prohibited.

Hotel development should have substantial community input and to this end we urge the City Council to adopt a Hotel CUP, and we object to the non-discretionary density bonus system that is proposed in the current plan.

Caroline Stella

cecestella10@gmail.com

243 S Avenue 50

[Los Angeles , California 90042](#)

'Ivette Tello' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:19 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Ivette Tello

tello217@gmail.com

3424 Maceo Street

[Los Angeles, California 90065](#)

'Sarah Farnsworth' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:19 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Sarah Farnsworth

farnsworth.s@outlook.com

215 W 7th Street, Unit 410

Los Angeles, California 90014

'Griffin Thorne' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:21 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Griffin Thorne

gee.ess.thorne@gmail.com

1612 Golden Gate Avenue

[Los Angeles, California 90026](#)

'Luis Lopez' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:26 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Luis Lopez

luislop85@gmail.com

550 N Figueroa

[Los Angeles , 90015](#)

'Adriana Baltazar' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:30 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Adriana Baltazar

adi.baltazar@gmail.com

570 W 24th St, Apt 3

[SAN PEDRO, California 90731](#)



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded DTLA 2040 Comments (CF 22-0617)

5 messages

LA Fashion District BID <jasmine@fashiondistrict.org>

Tue, Apr 18, 2023 at 2:05 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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%.

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.

Remove mandatory inclusionary housing requirements and continue incentivizing affordable housing production through the Community Benefits Program. As long as the Hybrid Industrial area is a 3:1 base FAR, it cannot bear mandatory inclusionary housing AND employment space obligations. I

Extend the Restaurant Beverage Area to include the entire Fashion District. Despite COVID-19, the Restaurant Industry has been resilient in our community. Many businesses adapted to take-out or Al Fresco, saving many coveted eateries from closure. Extending the restaurant beverage area will allow these businesses to tap into additional revenue that could help bridge the gap in loss during the height of closures. In addition, it will provide new restaurants with a streamlined alcohol approval process.

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,

BRIAN TABAN
brian@jadeent.com
1105 Maple Ave.
Los Angeles, CA 90015

LA Fashion District BID <jasmine@fashiondistrict.org>

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Tue, Apr 18, 2023 at 4:12 PM

April 3, 2023

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BRIAN TABAN
brian@jadeent.com
777 E. 12TH ST
LOS ANGELES, CA 90015

LA Fashion District BID <jasmine@fashiondistrict.org>

Tue, Apr 18, 2023 at 4:31 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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BRIAN TABAN
brian@jadeent.com
1001 SAN JULIAN ST

[Quoted text hidden]

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Tue, Apr 18, 2023 at 4:35 PM

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To: clerk.plumcommittee@lacity.org

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Sincerely,

BRIAN TABAN
brian@jadeent.com
510 OLYMPIC BLVD.

[Quoted text hidden]

LA Fashion District BID <jasmine@fashiondistrict.org>

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Tue, Apr 18, 2023 at 4:38 PM

April 3, 2023

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Sincerely,

BRIAN TABAN
brian@jadeent.com
416 W. PICO BLVD
[Quoted text hidden]



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded We need homes, not hotels in the DTLA Community Plan (CF # 22-0617)

1 message

'Lyndsey Nolan' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:57 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Members of the PLUM Committee,

We need a HOTEL CONDITIONAL USE PERMIT (CUP), appealable to the City Council to help protect our communities from potential hotel overdevelopment. We need an equitable DTLA Plan including the following:

1. More public oversight over commercial development through a conditional use permit for hotels, appealable to the City Council that addresses community concerns like preserving housing, local hiring, and environmental sustainability.
2. Preserve Manufacturing. Support the Garment Worker Center's recommendations to protect manufacturing and do not allow hotels in the IX 3 AND IX4 zones or any areas where hotels are currently prohibited.

Hotel development should have substantial community input and to this end we urge the City Council to adopt a Hotel CUP, and we object to the non-discretionary density bonus system that is proposed in the current plan.

Lyndsey Nolan

lnolan@gmail.com

1243 S Bonnie Brae St

[Los Angeles, California 90006](#)



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Protect Our Community from Hotel Overdevelopment (CF# 22-0617)

7 messages

'Kevin Lau' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:02 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Members of the PLUM Committee,

Los Angeles has seen an increase in new hotel development in recent years at the same time as the number of people experiencing homelessness has grown and the City's affordable housing crisis continues. Hotels are frequently proposed for land that is equally suitable for housing development and thus crowd out sites that could be used to help alleviate the City's need for affordable housing.

The community should have a better opportunity to give input on whether hotel projects are needed, via a hotel conditional use permit appealable to the City Council. Please amend the Downtown Plan to require a conditional use permit for hotels appealable to the Council and support the Garment Worker Center's recommendations to protect manufacturing. Do not allow hotels in the IX 3 AND IX4 zones or any areas where hotels are currently prohibited.

Hotel development should have substantial community input and to this end we urge the City Council to adopt a Hotel CUP, and we object to the non-discretionary density bonus system that is proposed in the current plan.

Kevin Lau

klau1313@gmail.com

866 N. Bunker Hill Ave Apt. 102

[Los Angeles, California 90012](#)

'Phillip Handy' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:17 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Members of the PLUM Committee,

Los Angeles has seen an increase in new hotel development in recent years at the same time as the number of people experiencing homelessness has grown and the City's affordable housing

crisis continues. Hotels are frequently proposed for land that is equally suitable for housing development and thus crowd out sites that could be used to help alleviate the City's need for affordable housing.

The community should have a better opportunity to give input on whether hotel projects are needed, via a hotel conditional use permit appealable to the City Council. Please amend the Downtown Plan to require a conditional use permit for hotels appealable to the Council and support the Garment Worker Center's recommendations to protect manufacturing. Do not allow hotels in the IX 3 AND IX4 zones or any areas where hotels are currently prohibited.

Hotel development should have substantial community input and to this end we urge the City Council to adopt a Hotel CUP, and we object to the non-discretionary density bonus system that is proposed in the current plan.

Phillip Handy
phandy777@gmail.com
230 E Avenue 38
Los Angeles, California 90031

'William Hunter' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:21 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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William Hunter
willhunterspeech@gmail.com

11433 Albers St

North Hollywood , California 91601

'Chip Phillips' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 4:39 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Chip Phillips

chipphillips5@gmail.com

3069 KNOB DR

[LOS ANGELES, California 90065](#)

'Elisa YOSHIARA' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 5:18 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Los Angeles has seen an increase in new hotel development in recent years at the same time as the number of people experiencing homelessness has grown and the City's affordable housing



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Protect Our Community from Hotel Overdevelopment (CF# 22-0617)

1 message

Deborah Ramirez <nyteryder@earthlink.net>
Reply-To: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org

Tue, Apr 18, 2023 at 5:49 PM

Members of the PLUM Committee,

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Deborah Ramirez
nyteryder@earthlink.net
3471 Verdugo Vista Terrace
[Los Angeles, California 90065](#)

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Elisa YOSHIARA
e.yoshiara@gmail.com
12023 goshen ave
[Los Angeles , California 90049](#)

'Selena Beltran' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 5:35 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

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Selena Beltran
selenabee99@gmail.com

3045 Sierra Street #14

[Los Angeles, California 90031](#)

'Lisa Aguilar' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Apr 18, 2023 at 5:48 PM

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To: clerk.plumcommittee@lacity.org

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Lisa Aguilar

Xikana.Editor@gmail.com

5620 Ash Street #11

Los Angeles , California 90042