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JUNE 19, 2009

INSIDE THIS ISSUE

CCA Hosts 11th Annual Downtown Housing Forum: Downtown's Future Remains Bright

CCA Sponsors "EOS/LA: Envisioning an Open Space System for Downtown Los Angeles

CCA Weighs In On Proposed Planning and Building & Safety Fee Increases

Staff Briefs

EVENTS CALENDAR

JULY 15

Save the Date

ELECTED OFFICIALS RECEPTION

J Restaurant & Lounge

UPCOMING COMMITTEES

Open to Executive Level Members Only



Alan Mark, The Mark Company; Tom Muller, Manatt, Phelps & Phillips, LLP; Christopher Thornberg, Beacon Economics; Tom Warren, Holland Residential, and CCA Chair Phil Recht, Mayer Brown, LLP.

CCA Hosts 11th Annual Downtown Housing Forum: Downtown's Future Remains Bright

CCA hosted the 11th Annual Downtown Housing Forum & Residential Showcase at the **Westin Bonaventure Hotel**. Moderated by **Christopher Thornberg** from **Beacon Economics**, the panel included **Alan Mark** from **The Mark Company**, **Tom Muller** from **Manatt, Phelps & Phillips, LLP**, and **Tom Warren** from **Holland Residential**.

Panelists pointed to positive trends in the economy which indicate that the real estate market is slowly beginning to recover. They expressed optimism for the future of Downtown L.A.'s housing market, citing increased interest in Downtown L.A. as a destination venue, L.A. Live in particular. Although housing prices have decreased by 25% in the Southern California region, many buyers are taking advantage of the affordable pricing to purchase their first and second homes in Downtown L.A.

CCA would like to thank Christopher Thornberg, Alan Mark, Tom Muller, and Tom Warren for sharing their expertise.

STAFF BRIEFS

• CCA met with representatives from the Los Angeles Planning Department and stakeholders from the grocery and retail community to discuss the City's ongoing efforts to draft a containment policy for shopping carts in the City. CCA is advocating for a policy that will not unnecessarily burden retailers in this troubled economy. Staff contact: CCA's Vice President of Legislative & Legal Affairs, Veronica Perez Becker.

• CCA participated in Metro's Urban Design Working Group to make recommendations on the three proposed Regional Connector stations. CCA advocated for urban design elements that will increase public safety, create a pedestrian-friendly atmosphere, enhance pre-existing historical features, and strengthen the community fabric. Metro will present the Working Group's findings in Fall 2009. Staff contact: Director of Government & Member Relations, Tracey Chavira.

• CCA testified before the Associate Zoning Administrator in support of Conditional Use Permits for three new restaurants/bars in Downtown.

JULY 9

11:45 a.m.

EXECUTIVE COMMITTEE

**Special Guest: Councilmember
Jose Huizar**

**Open to Executive and
Business
Advocacy Members Only**

JULY 15

8:00 a.m.

**Joint Housing, Land Use &
Development and
Transportation & Infrastructure
Committee**

**Special Guest:
Assemblymember Bob
Blumenfield**

CCA Sponsors "EOS/LA: Envisioning an Open Space System for Downtown Los Angeles"

This week, CCA sponsored a special initiative entitled "EOS/LA: Envisioning an Open Space for Downtown Los Angeles" where CCA members and City leaders came together to discuss strategies for the development of parks and open space in Downtown. Representatives from the Offices of Councilmembers Jan Perry and Jose Huizar, the Department of Recreation & Parks, the Community Redevelopment Agency, the Planning Department, and the Urban Design Studio joined CCA in this conversation to build more momentum for the development of a green space master plan for our city center.

The group reviewed various historical Downtown L.A. strategic planning efforts and also studied other successful green space master plans from Portland, Seattle, Dallas, New York, and San Francisco. The comparison showed that Downtown Los Angeles is extremely park-poor compared to other cities that face more formidable challenges. Taking into account Downtown's current and projected population growth, statistical data showed that Los Angeles needs to plan for 170 total acres of open space to accommodate future need. We currently have approximately 57 acres of open space. A common theme emerged from this interactive discussion - the need to recapture "leftover" urban spaces and use them as opportunities for creative development of green space.

CCA wishes to give special thanks to these individuals for their fantastic work in preparation for this meeting: **Melani Smith**, **Scott Baker**, and **Duane Border** from **Melendrez**; **Katie Sprague**, **Angela Acosta**, and **Nate Cherry** from **RTKL Associates Inc.**; and **Mia Lehrer**, **Esther Margulies** and **Jan Dyer** from **Mia Lehrer & Associates**.

CCA Weighs In On Proposed Planning and Building & Safety Fee Increases

CCA's Housing, Land Use & Development Committee welcomed **Andrew Adelman**, General Manager of the Department of Building & Safety (DBS), and **Eva Yuan-McDaniel**, Deputy Director of the Department of City Planning (DCP), to discuss proposed fee increases at each department. Although fees at DBS have not increased since 1997, the Los Angeles City Council will soon consider a proposal to raise plumbing, engineering, and electrical fees by modest amounts. Building permit and plan check fees, however, will remain the same. Mr. Adelman acknowledged that the timing of the fee increases is not ideal, but assured CCA members that the increases are necessary to keep DBS running efficiently.

Ms. Yuan-McDaniel also announced that the City Council will consider Planning Department recommendations to drastically increase many new application filing fees in order to achieve full-cost recovery for case processing services. These increases, which are as much as 1,000 percent in some cases, would apply to applications for such things as conditional use

CCA is working to attract responsible and community-oriented operators to provide residents, workers, and visitors with a first-class dining and entertainment experience. Staff contact: Director of Government & Member Relations, Tracey Chavira.

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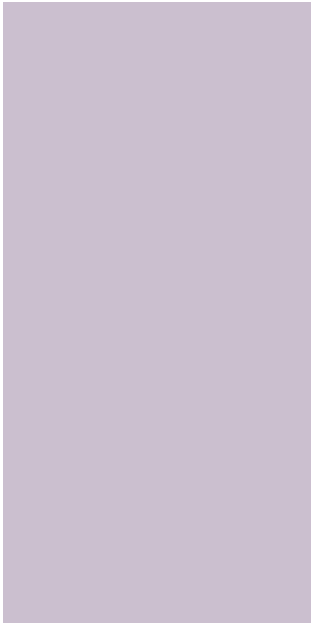
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permits, density bonuses, and building permits. DCP is supported by the General Fund, which is not a reliable source of funding during economic downturns. DCP is therefore aiming to become self-sustainable through full-cost recovery in order to maintain current service levels. CCA members expressed concern that these drastic increases will make economic development during these troubling economic times even more difficult. This issue is tentatively scheduled for a hearing before the full City Council on June 30, 2009.

Lastly, Senior Planner **Alan Bell** updated the Committee about local efforts to resolve an existing conflict between Federal Housing Administration (FHA) lending guidelines and the City's definition of live/work projects. This conflict has been cited in the denial of home loan financing for many potential buyers in Downtown Los Angeles. The Committee voted to support a motion to amend both the Zoning Code and the Building Code in order to clarify the definition of live/work units. The amendment will define live/work units as having at least 10% but not more than 25% of work space in the unit, which complies with FHA guidelines.

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