

SEPTEMBER 11, 2009

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City Planning Commission Approves Cultural Heritage Ordinance Despite Business Community Objection

On Thursday, the City Planning Commission (CPC) approved the latest draft of the Cultural Heritage Ordinance. The ordinance was last heard by the CPC in July, where CCA, the Los Angeles Conservancy, and a large number of property owners presented a workable compromise that balanced the interests of the preservation community and property owners. The CPC agreed with many of the provisions of the compromise, but instructed staff to further analyze how the City can protect the interior spaces of many single-family homes.

Despite widespread business community objection, the CPC agreed with staff's recommendation to implement a potential one-year stay on all interior work. Permits for interior work would continue to be referred to the Office of Historic Resources (OHR) for review; however, OHR would not have the authority to deny approval of interior work altogether. Instead, it could object and stall the issuance of the permit for no more than 180 days, with a possible 180-day extension upon approval by City Council.

CCA testified in opposition to the proposal, arguing that a potential one-year stay will significantly hamper a business' ability to efficiently modify interior space and respond to competitive market demands. CCA will continue to advocate in favor of a more balanced ordinance as this issue moves through the City Council process. Staff Contact: Anh Nguyen.

Court Issues Favorable Ruling on SB 1818; CCA Executive Member Alston + Bird Instrumental

CCA is very happy to report that a final decision has been issued upholding the key parts of Los Angeles' local implementation ordinance for SB 1818, the state's density bonus law. CCA Executive Committee member **Alston + Bird** played a decisive role in this case, serving as amicus curiae attorneys on behalf of Southern California Association of Nonprofit Housing.

In April, the Los Angeles Superior Court threatened to issue a potentially expansive injunction prohibiting the City from implementing certain portions of its density bonus ordinance, which grants developers a wide range of incentives in exchange for the construction of affordable housing. The Court later narrowed the scope of its injunction substantially, invalidating only two unused sections of the ordinance. The majority of the ordinance was upheld, including the critical Floor Area Ratio incentive. We thank and congratulate **Shiraz Tangri** and **Rebecca Harrington** from Alston + Bird on this tremendous victory!

STAFF BRIEFS

- CCA testified at the Jobs and Business Development Committee in opposition to a motion introduced by Councilmember Richard Alarcon that proposes to divest all deposits in banking and other financial institutions that fail to cooperate with foreclosure prevention efforts. CCA advocated that all banks in California are already subject to a very complex maze of new state and federal regulations and these additional local sanctions are not necessary. Staff Contact: CCA Vice President of Legislative & Legal Affairs, Veronica Perez Becker.

- At the invitation of Jim Thomas, Chairman of Fixing Angelenos Stuck in Traffic, CCA participated in a Public Service Announcement to highlight short-term traffic solutions as a first step in a comprehensive package to address L.A.'s current traffic congestion. CCA offered its unique perspective on the impact of L.A.'s traffic on Downtown businesses, entertainment venues, and quality of life. Staff Contact: CCA Director of Government & Member Relations, Tracey Chavira.

EVENTS CALENDAR

OCTOBER 14
11:30 a.m.

General Membership Meeting
Special Presentation by the City of Los Angeles' Proprietary Departments

UPCOMING COMMITTEES

Open to Executive Level Members Only

OCTOBER 1
11:45 a.m.

EXECUTIVE COMMITTEE
Special Guest: Los Angeles County Supervisor Zev Yaroslavsky

Open to Executive and Business Advocacy Members Only

SEPTEMBER 16
8:00 a.m.

Housing, Land Use & Development Committee

ANNOUNCEMENTS

The Honorable Wendy Greuel, Five Star Parking, and CCA are Co-Hosting a Fundraiser for Chris Essel for Los Angeles City Council, Second District, on September 15th from 7:00 - 9:30 a.m. at 515 S. Flower Street, Suite 3200, Los Angeles. For more information, please contact Tracey Chavira at (213) 624-1213

OCTOBER 2

12:00 p.m.

Public Safety, Health &
Homelessness Committee at
the Midnight Mission

OCTOBER 9

12:00 p.m.

Entertainment Committee



"Park 101" model

CCA's Urban Design Committee Previews "Park 101"

CCA's Urban Design Committee met this week at the Historic BID Information Center for a special presentation by **Gaurav Srivastava** and **Vaughan Davies** from **AECOM** of plans for "Park 101." This visionary proposal will cap the half-mile length of the 101 Hollywood Freeway in Downtown Los Angeles, creating much-needed green space in our city center. The proposal also incorporates 1.9 million square feet of mixed-use development, including an iconic gateway of two green towers at the top of the park on Grand Avenue. Once implemented, Park 101 will provide the previously separated local communities north and south of the 101 Freeway with a pedestrian-friendly environment that encourages regional connectivity and merges our civic and historical local cultures. The design team also focused on strengthening the existing transportation network, centered around Union Station, as well as working towards sustainability to lessen our carbon footprint.

CCA's Urban Design Committee voted to support Park 101 as it begins the environmental review process, and looks forward to working with AECOM to ensure concerns are addressed. CCA would like to thank Gaurav Srivastava and Vaughan Davies for presenting this urban design solution for open space to its committee members.

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