



# CCA | DELIVERS

"Our Advocacy Strengthens Your Bottom Line."

## SEPTEMBER 18, 2009 INSIDE THIS ISSUE

CCA Delivers Solutions to Fixing Downtown Traffic

CCA's Land Use Committee Debates the Future of L.A. Affordable Housing Policy

Staff Briefs



David Grannis, Planning Company Associates (PCA); Stephen Polechronis, AECOM; CCA Chair Phil Recht, Mayer Brown; Doug Failing, Caltrans; Jennifer Cohen, PCA; and Tony Harris, PCA.

## STAFF BRIEFS

• CCA met with the offices of Councilmembers Huizar, Reyes, and Zine to discuss Councilmember Alarcon's motion that would require grocery stores selling alcohol with self-checkout registers to seek a Conditional Use Permit. Staff Contact: CCA Vice President of Legislative & Legal Affairs, Veronica Perez.

## EVENTS CALENDAR

OCTOBER 14  
11:30 a.m.

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

## CCA Delivers Solutions to Fixing Downtown Traffic

CCA welcomed **Doug Failing**, District Director of Caltrans, and **David Grannis** and **Tony Harris** of **Planning Company Associates** (PCA) for a presentation on the Downtown Los Angeles Mobility Partnership (DLAMP) at the **Omni Hotel**. DLAMP is a transportation improvement initiative that focuses on acquiring Caltrans funding for a few short-term freeway and arterial street improvements that will ease congestion and increase mobility in Los Angeles, especially Downtown.

Our esteemed panelists discussed two short-term freeway improvement projects. The first project will ease congestion at the four-level interchange by adding another lane to the 101 Freeway northbound. The second project will improve the collector and distributor system on the I-10 approaching the 110 interchange. Both projects are in line with the philosophy of "Fixing Angelenos Stuck in Traffic" (FAST) of implementing short-term and affordable transportation improvements that will create traffic relief now. CCA

## UPCOMING COMMITTEES

Open to Executive Level Members Only

OCTOBER 1  
11:45 a.m.

EXECUTIVE COMMITTEE  
Special Guest: Los Angeles County Supervisor Zev Yaroslavsky

## ANNOUNCEMENT

DECEMBER 8  
SAVE THE DATE  
CCA's Tahitian Holiday Party at Point Moorea Wilshire Grand Hotel

## CONTACT US

Central City Association

Open to Executive  
and Business  
Advocacy  
Members Only

OCTOBER 2  
12:00 p.m.

Public Safety, Health  
&  
Homelessness Comm  
ittee at the Midnight  
Mission

OCTOBER 9  
12:00 p.m.

Entertainment  
Committee

will continue to work with PCA and Caltrans on construction capital for DLAMP in the state's 2010 funding cycle.

CCA thanks Doug Failing for his leadership in recognizing innovative ways to improve congestion and mobility; David Grannis and Tony Harris for their technical work on DLAMP; and the Omni Hotel for hosting the General Membership Meeting.

## CCA's Land Use Committee Debates the Future of L.A. Affordable Housing Policy

This week, CCA's Housing, Land Use & Development Committee welcomed **Jane Blumenfeld**, Senior City Planner, and **Shiraz Tangri**, partner in the law firm of **Alston + Bird**, to discuss how recent court decisions will impact the planning and development of affordable housing in Los Angeles. Alston + Bird submitted an amicus curiae brief in the case, and Mr. Tangri reported that the Los Angeles Superior Court has upheld the majority of L.A.'s density bonus ordinance, which grants developers a wide range of incentives in exchange for the construction of affordable housing. The Court left the critical Floor Area Ratio incentive intact and invalidated only two unused sections of the ordinance. This successful outcome means that developers can now take full advantage of the incentives available under this ordinance to construct more affordable housing in Los Angeles.

Jane Blumenfeld also discussed how the recent Court of Appeal decision in Palmer v. City of Los Angeles will affect the City's efforts to implement a mixed-income housing policy. The Court of Appeal concluded that the City's affordable housing set-aside requirements in the Central City West Specific Plan contradict the State's Costa-Hawkins Rental Housing Act, which allows residential landlords to set initial rent levels at the beginning of a tenancy. Blumenfeld noted that the ruling appears broad enough to call into question mandatory affordable housing requirements in rental projects. The City has petitioned the California Supreme Court to review the decision, and the Department of City Planning is expected to report back to Council's Housing & Community Economic Development (HCED) and Planning & Land Use Management Committees later this fall.

CCA thanks Jane Blumenfeld and Shiraz Tangri for joining us in this important discussion.

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