



2016 Legislative Achievements

MAJOR HIGHLIGHTS:

Park Fee Ordinance Update (aka Quimby)

Achievement: CCA advocated for a balanced approach on this issue and we were able to make significant improvements to the park fee ordinance. Our accomplishments include: reducing the fee from \$18,000 per unit to \$5,000 per unit for non-subdivision projects and \$10,000 per unit for subdivision projects, both of which will be phased in over two years and extending the effective date of the ordinance from 60 days after adoption to 120 days after adoption. CCA's advocacy also achieved an inclusive range of affordability, restricted residential units up to 120% of the area median income are exempted from the paying the fee.

November 2016 Election

Achievement: For decades CCA has been the leading advocate for a livable Los Angeles. We have confronted the issues of housing, homelessness and mobility and we are proud that we helped to move this City forward.

CCA strongly supported Measure M, Metro's plan to ease traffic. It increases the sales tax by one-half cent to pay for various transportation projects. This would raise the county sales tax to 9.5% in perpetuity. The measure is expected to raise more than \$120 billion through 2057, with annual revenues beginning at \$860 million for street repairs, highway improvements and new rail construction. Among the project highlights CCA priorities: freeway interchange improvements that include the Downtown L.A. Mobility Plan, funding for LA Streetcar construction and potential funding for a light rail station in the Arts District.

CCA recognizes the convergence of the housing and homelessness crisis and supported Measure HHH. It is a general obligation bond up to \$1.2B that will support permanent supportive housing, affordable housing and facilities for homeless individuals like temporary shelters and storage facilities. The bond will be secured by an increase in property taxes and the average tax rate will be \$9.84 per \$100,000 in property valuation. We know housing the most vulnerable individuals is the right thing to do for all community members and it is 43% cheaper to house someone than to leave them on the streets.

Hybrid/Industrial Live Work Zone

Achievement: CCA supported the Hybrid Industrial Live/Work Zone (HI Zone) as a path to build new live/work units in the Arts District. CCA successfully advocated for modifications to provide more flexibility for developments utilizing the HI Zone. Specifically, we raised the 100 key limit for hotels to a 150 key limit, established a tiered structure for the requirement to provide 200 square feet of arts and productive space per live/work unit so large projects are not overburdened and the ability for City Planning to allow for slight modifications by an administrative adjustment.

Condition Compliance Unit

Achievement: CCA partnered with the hospitality industry to improve the Condition Compliance Unit. We successfully advocated for the removal of time limits associated with conditional use permits (CUP) so restaurants and hotels are not forced into a costly CUP renewal process just years after being in business. CCA will continue to promote the hospitality industry in Los Angeles as we recognize it is critical to the local economy and the vibrancy of our communities.

Paid Sick Days

Achievement: As a result of CCA's efforts, the City Council reduced the number of paid sick days in the new law from the proposed 12 days to 6 days (3 more than current state law). Employees will accrue sick time at the rate of 1 hour for every 30 hours worked, with a hard cap of 96 hours (only 48 may be used in a 12 month period). CCA was also able to prevent an exemption to the minimum wage law for collective bargaining agreements, a common union-organizing tool. Businesses with fewer than 25 employees will have an extra year to comply with this mandate.

In addition, CCA represented the restaurant and nightlife industry by successfully advocating for these businesses to be able to keep service charges added to checks, rather than have them considered as tips. We also got the entertainment industry a preemption from the sick day law, due to the special circumstances it faces, with employees working on several productions in a year and in numerous locations.

Downtown Los Angeles Mobility Plan (DLAMP)

Achievement: First proposed in 2008, DLAMP had a series of projects to improve traffic flow and speeds into Downtown on the 110 freeway between the 10 and 101 freeways. After extensive lobbying, CCA was able to get funding placed into the recently passed Measure M to pay for the key aspect of DLAMP. Funds are budgeted and Metro has identified extending the second transition lane from the northbound 110 to the northbound 101 freeway farther north to Edgewater Road. Merging traffic at this junction creates a major bottleneck on both freeways and negatively impacts Downtown throughout the day.

ECONOMIC DEVELOPMENT HIGHLIGHTS:

Sidewalk Vending

Achievement: Due to CCA's advocacy, the City's most recent proposal places restrictions on where and when vendors can operate in commercial districts, gives business owners the ability to deny vendors the ability to sell in front of their operations, and allows business areas and neighborhoods to withdraw completely from a vending program, if specific conditions can be met. As this policy discussion continues CCA will continue to advocate for an enforceable policy that protects brick and mortar businesses.

Comprehensive Jobs Plan

Achievement: CCA was highly engaged with the City Council to develop a comprehensive jobs plan and leveraged numerous members' expertise to advise policy makers. CCA developed a comprehensive list of incentives the City could offer to encourage business activity, many of which were incorporated into the final plan. CCA was the only business group to work with the Economic and Workforce Development Department to help craft its Request for Proposal for a consultant to craft a citywide economic development plan.

Kitchen Cabinet

Achievement: CCA has hosted a series of kitchen cabinet meetings to bring together developers, and builders to advise city leaders on issues that make the development process more complicated and cumbersome. We will continue this in 2017.

LAND USE HIGHLIGHTS:

Linkage Fee

Achievement: CCA is leading the conversation regarding the Affordable Housing Linkage Fee ordinance. CCA has provided input and asked for modifications to the proposed ordinance. As currently drafted, the ordinance would charge \$5 per square foot (SF) for non-residential uses and \$12 per SF for residential uses. Residential projects that include a percentage of affordable housing will be exempt from the fee. CCA advocated for the fee to be the same for residential and non-residential development, a lower fee, a slower phase-in of the fee and a recognition within the ordinance that Downtown is different from other parts of the City. CCA will continue to push for changes to the ordinance that will mitigate potential impacts to new development.

Measure S: Neighborhood Integrity Initiative

Achievement: CCA is part of a broad-based coalition organized to defeat this destructive initiative. This dangerous measure will impact virtually all new construction in Los Angeles. It will grind the creation of housing to a virtual halt -- putting our fragile economy into a recession, driving rents to unaffordable levels, destroying hundreds of thousands of jobs, and making it impossible to address the growing problem of homelessness in Los Angeles.

Tree Planting Requirements

Achievement: CCA helped to develop a policy that will allow for flexibility in regards to tree planting requirements related to private development. The Board of Public Works has established an in-lieu fee that developers can pay when there are site constraints to providing the required number of trees on the project site. The in-lieu fee will be approximately \$2500 per tree and it includes three years of maintenance to ensure survival of the tree. In order for this policy to be implemented a nexus study and an ordinance must be adopted by the City Council. We expect that to happen within the next 12 months. CCA will continue to advocate for this common-sense policy that takes into account the unique constraints of development sites.

CEQA Advocacy

Achievement: CCA is an integral member of the Local CEQA working group. We pressed the city to take the necessary steps to implement Senate Bill 743 and as a result the city has retained a consultant to prepare the necessary analysis. Additionally, we worked for the City to process Category 32 exemptions and to recognize that shade and shadow analysis is not required for projects in Downtown.

Achievement: CCA partnered with Loyola Law School to provide our members with the latest information regarding CEQA litigation. This informative session reviewed current composition of the California Supreme Court and noted that they considered five CEQA related cases in the last year.

Comprehensive Planning Reform

Achievement: CCA supports the City's efforts to update community plans and increase transparency in the Environmental Impact Report process. We support the new community plan program which will geographically cluster community plan updates to enhance community participation and expedite environmental review. Additionally, CCA supported City Planning's recommendation for EIR consultants. Due in large part to CCA's advocacy developers will be able to select, hire and directly contract with a list of CEQA consultants that are pre-qualified by the City.

Promoting Downtown as the Region's Center for Growth

Achievement: CCA brought together members to develop a vision for the next phase of Downtown's growth. We issued a white paper that embraces the role that new development plays in animating the social fabric of Downtown and, by extension, the City of LA. We know Downtown thrives with increased density and density is supported by the public investment of mass transit. CCA will continue to advance new development in Downtown.

Value Capture Policy

Achievement: CCA has been at the forefront of the proposed Value Capture policy. The purpose of the policy is to establish a nexus between discretionary land use entitlements and affordable housing. CCA raised the fact the most of the City's community plans are outdated and that is reason for discretionary land use actions. We also stated that the City should first be informed by the Linkage Fee Study before pursuing additional policies aimed at increasing affordable housing. CCA will continue to engage on this item and advocate for a balanced and flexible approach.

Sign Ordinance

Achievement: CCA advocated to move forward with sign district applications that date back as much as a six years. We will continue to push for these districts to be grandfathered in with the takedown and community benefits requirements that were in place at the time of their applications. We also support reasonable regulations on the use of digital on-site signs that advertise the goods and services being sold on premise.

HOMELESSNESS POLICY HIGHLIGHTS:

City and County Comprehensive Homeless Initiatives

Achievement: CCA has been deeply engaged in the development and implementation of these initiatives. To date, we have successfully advocated for shelters operated by the Los Angeles Homeless Services Authority to remain open 24 hours a day, 7 days a week starting in 2017.

LAMC 56.11, Regulations for Private Property on Sidewalks

Achievement: CCA successfully advocated for revisions to section 56.11 of the Los Angeles Municipal Code to address the storage of personal property in public areas. The approved ordinance causes a violation if a person refuses to deconstruct a tent or obstructs removal between the hours of 6:00 a.m. to 9:00 p.m. It also reduces the posting time on the personal property from 72 hours to 24 hours in order to allow for quicker removal of the personal goods. This is important for healthy and clean sidewalks. CCA recognizes this is just one component to address the homeless crisis and we still have significant work to do to create storage facilities, bridge housing and permanent supportive housing.

Homelessness Policy Summit

Achievement: CCA convened business leaders, homeless service providers and policy experts to discuss homelessness in Los Angeles. The goal of the summit was to provide CCA members with a clear understanding of why the homeless population has increased and what can be done to address this complex issue. CCA recognizes the *Jones Settlement* and *Lavan* decision combined with the State's rigorous standards for involuntary commitment for the mentally ill, make Los Angeles the City with the largest concentrated homeless population in the nation and will continue to bring attention to this matter.

Operation Healthy Streets

Achievement: Due to CCA's advocacy Operation Healthy Streets (OHS) will begin weekly street and sidewalk cleaning on certain streets within the Skid Row area. On cleaning days, streets will be closed from 8 a.m. to 3 p.m. CCA has been an avid supporter of OHS and advocated for increased resources during the City's budget deliberations.

MOBILITY HIGHLIGHTS:

DASH Service Changes

Achievement: CCA has been working to expand the routes and hours of the L.A. Department of Transportation's (LADOT) DASH bus service. As Downtown has expanded from a jobs hub into a vibrant 24/7 destination with a large residential population, DASH has not kept pace. CCA has been asking for later evening and nighttime service and new or extended routes in rapidly growing neighborhoods. Draft route improvements include additional services and hours through parts of Downtown. CCA will continue to advocate for increased service for the area's new 24/7 lifestyles.

Bike Share

Achievement: CCA has been instrumental in the implementation of a Bike Share program in Downtown Los Angeles. Working closely with LADOT and Downtown businesses and property owners, CCA helped identify 80 prime locations for the pilot portion of this program. The program began in summer 2016 and continues to grow in popularity.

My Figueroa

Achievement: The My Figueroa bike and pedestrian amenities project broke ground in October 2016. CCA has led members in meetings with LADOT and City Planning to discuss the My Figueroa construction schedule and outreach. Due to CCA's efforts, LADOT and City Planning increased and improved their outreach to stakeholders along the project's route. They will work with property and business owners to identify work arounds for times when those locations have events that could be negatively impacted by project construction. The project is due to be completed in summer 2017.

INFRASTRUCTURE & ENVIRONMENT HIGHLIGHTS:

CCA Resiliency Summit

Achievement: More than 125 CCA members gathered in June to discuss disaster preparation and recovery at the first CCA Resiliency Summit. Members learned that resiliency is about more than just being able to survive a calamity, but also preparing to keep a business, building or vital infrastructure functioning to the greatest extent possible after an event. The overriding message of this summit was that preparation must be the focus of businesses, hospitals, building owners and governments.

LADWP Rate Increases

Achievement: CCA deeply vetted this issue with LADWP making two presentations to our members and then working directly with several of them to assess the financial impacts of the proposed increases. CCA's Executive Committee voted to support the increase due to the high risk and potential costs from more delays in maintenance and improvements to LADWP's aging infrastructure leading to service outages. The City Council approved these increases.

Proposition A

Achievement: In July, CCA testified before the County Board of Supervisors against placing a 1 ½ cent parcel tax on improved structures on the November ballot. CCA had been at the forefront of this discussion and was able to successfully advocate for a reduced rate. The parcel tax was originally proposed for a rate of 3 cents per improved square foot and we convinced the Board this amount would unfairly burden commercial properties. The reduced amount of 1 ½ cent per square foot will impact a one million square foot building with \$15,000 increase in property taxes. Despite our progress on this item CCA still opposed it. We were concerned about the cumulative impacts of the different measures and believed homelessness and not parks should have been the priority.

Sidewalk Repair Plan

Achievement: CCA testified before the joint Public Works & Gang Reduction / Budget & Finance Committee on the proposed implementation plan for the incentive and cost-sharing program portion of the City's \$2 billion sidewalk repair plan. CCA has been supportive of the cost-sharing approach where both commercial and residential property owners can be reimbursed for a portion of the sidewalk repair work they undertake themselves. We also testified that there needs to be a plan in place for how property owners will be notified about this program in order for it to be successful.