



CCA | Focus

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CCA's General Membership Panel L.A. Architects Designing for the World: J. Peter Devereaux, FAIA, Harley Ellis Devereaux; Douglas Hanson, AIA, DeStefano Partners; Scott Hunter, AIA, nbbj; Brian Kite, AIA, Leo A Daly; Dan Meis, AIA, Nadel Architects, Inc.; Carol E. Schatz, CCA; Hal Bastian, Downtown Center BID; Brian Girard, AIA, Kohn Pedersen Fox Architects; Richardson Robertson III, AIA, Robertson Partners LLC

COUNCIL DECLINES TO APPROVE ACLU-LAPD SETTLEMENT AGREEMENT

On November 14, the Los Angeles City Council once again declined to approve the ACLU-LAPD settlement agreement, which was negotiated in response to a 9th Circuit ruling earlier this year that deemed Los Angeles' "no sit, sleep, lie" law unconstitutional. The settlement agreement, which CCA opposed, would have authorized street encampments in the area bordered by 3rd Street to the north, 7th Street to the south, Main Street to the west, and Alameda Street to the east, including Skid Row, between the hours of 9 p.m. and 6 a.m.

Council chose not to vote on the matter after Mayor Antonio Villaraigosa asked the City Attorney to withdraw his recommendation to approve the settlement in light of strong community opposition.

In the weeks leading up to the November 14 vote, CCA sent letters to the City Council opposing the settlement agreement, and met with numerous Councilmembers and their staff to persuade them to oppose the agreement, including Councilmembers: **Greuel, Cardenas, Garcetti, LaBonge, Perry, Hahn, Padilla, and Huizar.**

In addition, CCA alerted Downtown residents and stakeholders to the proposed settlement. CCA will continue to fight policies that institutionalize street encampments in Downtown.

QUICK CALENDAR

DECEMBER 12

CCA Holiday Party

Point Moorea at the Wilshire Grand Hotel & Centre

JANUARY 18

General Membership Meeting

Wilshire Grand Hotel & Suites

FEBRUARY 15

General Membership Meeting

Details to Follow

APRIL 5

13th Annual Treasures of Los Angeles

Westin Bonaventure Hotel & Suites

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CCA LEADS EFFORTS ON CITYWIDE DEVELOPMENT REFORM

CCA recently submitted a white paper on development reform initiatives to Planning Commission President **Jane Usher**. This white paper came out of CCA's Housing, Land Use & Development Committee and recommended creation of a centralized development services department and implementation of housing incentive overlay zones throughout the City that would allow by-right residential development. CCA is the business leader on development reform, publishing numerous white papers on housing and development while leading efforts in support of the affordable housing trust

fund and against inclusionary zoning.

CCA is hosting a meeting with other business organizations to discuss moving forward with the recommendations in the white paper and other development initiatives. Several elected officials have asked CCA for our comments, including the **Mayor, Council President Eric Garcetti, and Councilmember Bernard Parks**.

CCA ADVOCATES FOR BALANCED CITYWIDE INDUSTRIAL POLICY

CCA is advocating for the City to take a balanced approach as it conducts a review of Los Angeles' industrially-zoned land. The Planning Department and Community Redevelopment Agency (CRA) recently recommended that the majority of Downtown's industrially-zoned land be preserved for industrial use only, as they similarly recommended for Hollywood and West L.A. These recommendations could put significant investment at risk and halt Downtown's revitalization.

CCA has taken the lead on this issue, publishing a white paper on industrial policy and voicing the business community's concerns to City officials. In addition, CCA co-hosted a public community meeting on November 27 with the Central City East Association to give Downtown stakeholders an opportunity to express their concerns. CCA will be meeting with various stakeholders during the next two weeks, including a subcommittee of CCA's land use and development

CCA HOSTS FUNDRAISER ON MEASURE H, THE \$1 BILLION HOUSING BOND

CCA has been a long-time supporter of initiating an affordable housing bond campaign in Los Angeles. In 2004, CCA presented the idea to the City. CCA and members **Jeff Lee**, Lee Homes; **Alan Kingston**, Century Housing; and **Larry Bond**, Bond Companies worked closely with Mayor **Antonio Villaraigosa** and Council President **Eric Garcetti** to put Measure H, a \$1 billion housing bond, on the ballot.

CCA hosted a major fundraiser in support of the measure in late September. **Wells Fargo** and **Bank of America** sponsored the event along with **Weston Benshoof** and **King's Seafood Company**. This was one of numerous fundraisers the Los Angeles business community hosted to spread the message about the benefits of Measure H.

CCA EXTENDS A WARM WELCOME TO ITS NEWEST MEMBERS...

Executive:

Broadway Partners
Herbalife Ltd.
HSN Fig Central, LLC
Irell & Menella LLP
Lockton Insurance Brokers, Inc.
Majestic Realty Co.
Milbank Real Estate
Park Fifth LLC

Business Advocacy:

Broadway & Eighth
Englander & Associates
Grill Concepts
Holiday Fenoglio Fowler, L.P.
The Amerland Group, LLC
The Loft Expert Group

General:

Affirmed Housing Group
Los Angeles Times Federal Credit Union
Orchid Hotel LP
The Accelerated School
The Landau Partnership

experts, to create a comprehensive response to the Planning Department and CRA recommendations.

Unfortunately, the Measure's late arrival to the ballot put added pressure on the campaign. While Measure H received substantial support on November 7th, receiving over 62% of the vote, it did not receive the two-thirds majority required by law

...AND A SPECIAL THANK YOU TO OUR THIRD QUARTER RENEWING MEMBERS

7-Eleven, Inc.
 Arnie Berghoff & Associates
 Bark Avenue
 BNSF Railway Co.
 Bond Companies
 California National Bank
 Capital Group Companies, Inc.
 Cathedral of Our Lady of the Angels
 CB Richard Ellis
 CDG Interior Design & Architecture
 Century Housing Corporation
 Clear Channel Outdoor, Inc.
 Consensus Planning Group, Inc.
 Downtown Enterprises
 East West Bank
 Equity Office Properties Trust
 GCG Rose & Kindel
 G.H. Palmer Associates
 Gibson, Dunn & Crutcher LLP
 Grubb & Ellis
 Hilton Checkers Hotel
 Israel Discount Bank
 Kaiser Brothers Honda
 Kaufman Downing LLP
 Kawada Company of America
 Ketchum Downtown YMCA LA Inc.
 Los Angeles Community College District
 Los Angeles Conservancy
 Los Angeles Dodgers
 Los Angeles Public Library
 Los Angeles Times
 L&R Investment Company
 Mani Brothers, LLC
 Marriott Hotel – Downtown Los Angeles
 Metrolink
 O'Donnell/Atkins
 O'Melveny & Myers
 Pacific Energy Partners
 Pacific Investments

Para Los Ninos
 Parsons Brinckerhoff Quade & Douglas, Inc.
 Perkins + Will
 Planning Company Associates
 Playa Capital Company, LLC
 Port of Los Angeles
 Reed & Davidson, LLP
 Sheppard, Mullin, Richter & Hampton
 SHM Partners
 Simpson Gumpertz & Heger Inc.
 So. California Minority Business Development Council, Inc.
 Standard Parking, Inc.
 Street Wise Investments LLC
 The Martin Group
 The Mercantile Center
 The Related Companies of California
 The Rising Real Estate Group
 The Rogers Group
 The Ryness Company
 The South Group
 Thomas P. Cox: Architects, Inc.
 Thomas Properties Group
 Trammell Crow Company
 United Parcel Service
 U.S. Bank
 Wall Street Real Estate Investment Management

MAGUIRE ANNOUNCES FIRST NEW COMMERCIAL HIGH RISE IN DOWNTOWN IN 14 YEARS

CCA member **Maguire Properties** announced plans for a \$300 million, 50-story office building at 755 South Figueroa. This would be the first new commercial building in Downtown in 14 years, demonstrating the vitality of Downtown's office market and its transition into a new era of commercial construction. Office vacancy rates, which have traditionally been high, are expected to tighten over the next several years. The 755 South Figueroa project is unique in that it will be one of the few commercial spaces in Downtown that could be configured to house a corporate or regional headquarters.

CCA MEETS WITH SPEAKER FABIAN NUNEZ ON INFRASTRUCTURE BONDS

In late October, Assembly Speaker **Fabian Nunez** met with CCA members to discuss the importance of the statewide infrastructure bonds. CCA has been a strong supporter of the bond measures since the campaign's inception and was pleased to see California voters approve the infrastructure package on November 7th.

“The bonds will provide much-needed funding for transportation projects, housing and mixed-use development, education, and public works.”

According to Nunez, Los Angeles stands to gain close to 40% of the transportation and development dollars in the bond package. The bond measures allocate funding to transit-oriented development projects, which will provide development dollars directly to Downtown Los Angeles. Developers will have the opportunity to access funds directly from the state and also through local jurisdictions.

CCA FIGHTS FOR MEMBERS ON CONDO CONVERSION ISSUES

Throughout the last several months, CCA has been actively lobbying the City on a variety of condominium conversion-related items to ensure that Los Angeles' economy and housing market are not hindered. In August 2006, Councilmembers **Alex Padilla** and **Bill Rosendahl** called for an Interim Control Ordinance on condo conversions in their respective Districts, 7 and 11.

“CCA has been working diligently to rally the business community and lobby against the proposed moratoriums, while also proposing viable solutions to deal with Los Angeles' affordable housing problem.”

CCA staff and members met privately with numerous Councilmembers including **Wesson, Parks, Cardenas, Padilla, Smith, LaBonge, Greuel** and **Rosendahl** and Council President Eric Garcetti's Chief of Staff, **David Gershwin**, Councilmember Huizar's Chief of Staff, **Joseph**

Avila, and Councilmember Weiss's Senior Planning Deputy, **Lisa Trifiletti**, to discuss the detrimental consequences of an ICO, which would dissuade critical financial investment in the City and have long-term negative implications.

In November 2006, upon learning that the City Council intended to consider adopting legislation extending rent control to newly constructed rental units built on the site of demolished, rent-stabilized units, CCA, working in conjunction with members and other business organizations, quickly mobilized a letter-writing campaign to the City Council and contacted key City officials, requesting that the hearing be postponed until members of the public have sufficient opportunity to analyze the provisions' impact on housing supply and apartment construction in Los Angeles. As a result of these efforts, the item was continued from November 8 to January 16, 2007.

In the days leading up to the January 16th hearing, CCA will be meeting with City Council staff and representatives from the City Attorney's Office to ensure that the City considers the far-reaching and unexplored negative consequences of the proposed ordinance, such as the disincentive for investment in Los Angeles and the reinforcement of current market trends that favor condominiums over rentals, further reducing the City's rental housing stock.

CRA'S DOWNTOWN LOS ANGELES PARKING MANAGEMENT ORDINANCE IMPLEMENTATION PROJECT

CCA has been working closely with the Community Redevelopment Agency (CRA) on its Downtown Los Angeles Parking Management Ordinance Implementation Project, which proposes a comprehensive set of new policies and programs related to Downtown parking, in order to ensure that the parking concerns of all Downtown stakeholders are addressed.

CCA has met with **Cecilia Estolano**, CEO of the CRA, as well as **Lillian Burkenheim**, CRA Project Manager for the Downtown Region, **David Riccitiello**, Regional Administrator for the Downtown Region, **Jeffrey Carpenter**, City Planner for the CRA, and **Allyn Rifkin**, formerly Chief

of the Planning Bureau at LADOT, and now a consultant with CRA, to discuss stakeholder concerns about the study. CCA has also held two CCA Committee meetings with representatives from the CRA and Downtown stakeholders to discuss the study's impacts and give CCA members the opportunity to provide input.

CCA attended the CRA's community workshop regarding the study on **November 28th**, and provided a memorandum to the CRA outlining the business community's comments. CCA will be closely monitoring the study to ensure that all the stakeholder's comments are addressed before the study goes to Council.

CCA COMMITTEES HOST CRA'S ESTOLANO, LADOT'S JEFF, AND LAHD'S MARQUEZ

CCA has been reaching out to top officials at the City's major departments in order to discuss the business community's needs and provide input on their priorities. This fall, CCA

committees met with **Cecilia Estolano**, the Chief Executive Officer of the Community Redevelopment Agency; **Mercedes Marquez**, the General Manager of the Los Angeles Housing

COMPTON LUCILLE ROYBAL-ALLARD ADDRESSES CCA'S EXECUTIVE

Lucille Roybal-Allard, representing California's 34th District, joined CCA's Executive Committee at the **California Endowment** on issues, homelessness, and her efforts to bring more funding to prominent member in the House Appropriations Committee, Roybal-Allard's success in garnering significant financing for vital projects in Downtown, the Broadway Theatre District, the Federal Courthouse, the L.A. River Study, and the L.A. River revitalization plan.

Thank you **Paul Hernandez** of the **California Endowment** for graciously hosting the committee meeting.

Veronica Perez Becker joins CCA as the new Vice President of Legislative Affairs. Named "Rising Star" in a 2005 survey published by Los Angeles Magazine and Law and Politics, Veronica holds a J.D. from Columbia University School of Law, and a B.A. from UNLV.

Prior to joining CCA, Veronica was the Managing City Attorney of the LA City program, a strategic partnering of the public and development of vacant nuisance properties for productive uses. In a little over one year,

Veronica led the program from zero to six projects in development, with over 45 units of affordable and market-rate housing and live/work space.

Veronica also practiced complex commercial litigation in Los Angeles for over five years at the international law firms Dewey Ballantine LLP, and DLA Piper Rudnick. While her practice focused on real-estate related matters, she gained broad-based experience in a variety of complex commercial issues in both state and federal courts.

Veronica has served on the Urban Land Institute Inner City and Urban Policy Committee, and as a mentor for "Volunteers in Parole".

KRIS DAVIS - MARSH CCA MEMBER PROFILE

Kris H. Davis, Managing Director of Marsh Risk & Insurance Services (Marsh), leads the company's Southwest Zone, which includes offices in Los Angeles, Newport Beach, San Diego, Phoenix and Nevada.

In his 17-year tenure with the firm, Kris led Marsh's Sales, Property, and Middle Market practices, as well as served on the management team as a senior client advisor in Los Angeles, Newport Beach and Phoenix. Kris earned his B.S. and MBA from Northern Arizona University. He also holds a CPCU designation.



In 2007, Kris will serve on CCA's Board of Directors as Executive Vice Chair. He has held a variety of leadership positions in numerous philanthropic organizations in California and Arizona, including: the United Way's Young Leaders Society, BoysHope/Girls Hope of California and Leadership Tomorrow.

CCA MEMBERS IN THE NEWS... MEMBERS WE LOVE

Sonny Astani donated \$1.5 million to the Skid Row Housing Trust, enabling the completion of the Abbey Apartments on San Pedro Street. The project consists of 115 Downtown apartments for the homeless mentally ill.

In November, the **Vons Foundation** donated \$20,000 to **The Midnight Mission**. The donation will be used to support ongoing Midnight Mission programs including meal services, emergency shelter, drug and alcohol recovery services, job training and other programs serving thousands of homeless individuals and families. Please see photo bottom right.

Latham & Watkins was honored as Tax Firm of the Year in Los Angeles by International Tax Review, a leading tax magazine.

Cerrell Associates has expanded its firm's ownership team to include three new shareholders – Lisa Gritzner, Kristen Lonner, and Mark Wittenberg.

Brookfield Properties generously donated the use of its facility located at 333 South Hope Street to the Downtown Center Business Improvement District Academy to us as a training facility. The BID Academy provides members of its safety team with increased training from state-certified instructors.

Cartifact, a print and web custom map provider, published the *Los Angeles Downtown News Development Map* online. The map is an easy way to find the locations of nearly 150

Downtown residential, business and entertainment projects. It is located at <http://cartifact.com/dtnews>.

CCA and the Downtown community would like to thank **Robert Hindle**, Vice President of **Parking Concepts**, and the member firms of the **Los Angeles Parking Association**, for providing an inventory of the total number of parking spaces operated and/or controlled by the member firms in Downtown Los Angeles. The inventory will be a valuable resource for the CRA as they proceed with their Downtown Parking Management Project.



Epi Villegas, Vons Store Manager, Kathy Jensen-Ward, Director of Development for the Midnight Mission, Catherine Leland, Director of Government Affairs at Central City Association, Larry Adamson, President and CAO of the Midnight Mission, Clancy Imislund, Managing Director at the Midnight Mission, Jan Perry, Los Angeles City Councilwoman 9th District, Daymond Rice, Director of Government Relations for Vons, Marla Larson, Vons Store Manager, Leticia Perez, Vons Store Manager.

PHOTO GALLERY



Capt. Andy Smith, LAPD; Tim Leiweke, AEG; Carol E. Schatz, CCA; Christine Essel, Paramount Pictures; Tim Gilmore, Gilmore Associates; Gil Ivey, MWD; Orlando Ward, Midnight Mission



Guest, Glen Becerra, William West, and Coleen Tessema from Southern California Edison



Nestor Taura, Pacific Energy Partners; Ed Gienger, SPEG Services; Terry Martin and George Vasquez Jr. from Local Union 250



Jeffrey Schick, First Amerian Title National Insurance Co. and Linda Mogadam, CCA



Lonnie Tang and Robert Henr from the Port of Los Angeles



Scott Hunter, AIA, nbj and J. Peter Devereaux, FAIA, Harley Ellis Devereaux



CCA's State of the Port Los Angeles General Membership Meeting: Carol E. Schatz, CCA; Geraldine Knatz, Ph.D., Port of Los Angeles; Councilmember Janice Hahn, City of Los Angeles; and Jerilyn Lopez Mendoza, Harbor Commission



Councilmember Janice Hahn, City of Los Angeles and Tim McOsker, Christensen Glaser



Christopher Martin, FAIA, AC Martin Partners; Mickey & David Houk, Houk Development Company



Carol E. Schatz, CCA; Councilmember Wendy Greuel, City of Los Angeles; Renata Simril, Forest City Development; Guest



Dr. Thomas Moran, USC and Steve Weston, Weston Benschopf & CCA Chairman



Richardson Robertson III, AIA, Robertson Partners LLC; Carolyn Nott, Laschober & Sovich; Scott Hunter, AIA, nbj



Wade Killefer, Killefer Flammang Architects and Andrew Adelman, General Manager, City of Los Angeles Dept. of Bldg & Safety



Guests with Greg Siebly, U.S. Bank supporting Proposition H L.A.'s Housing Bond



Ghassan Sader, The Historic Mayfair Hotel and Richard Peterson, Los Angeles CVB



Richard Macias, Macias Government Relations; Tammy Lundgre, Christa Chalson and Monica Guzman from AC Martin Partners



Joan Marshall, JH Bryant Jr., Inc. and Anita Phillips, Nadel Architects

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