

CITY OF LOS ANGELES  
CALIFORNIA



**DOWNTOWN LOS ANGELES  
NEIGHBORHOOD COUNCIL**

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**DOWNTOWN LOS ANGELES  
NEIGHBORHOOD COUNCIL  
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August 15, 2007

Los Angeles City Council  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

**RE: Combined Downtown Housing Ordinance  
CF#s: 05-1173/05-1173-S1; 05-1174/05-1174-S1; 05-1175/05-1175-S1**

To the Honorable City Council:

At our regularly held public meeting on August 14, 2007, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted pursuant to the motion passed on July 25, 2007 by DLANC's Planning & Land Use Committee to request that the City Council support the combined Downtown Housing Ordinance without additional requirements or delay.

DLANC supports the policies behind the Downtown Housing Ordinance: (1) encouraging development of affordable housing, (2) increasing housing production at all income levels, (3) streamlining the entitlement process and (4) establishing urban design standards for Downtown Los Angeles. We believe the Downtown Housing Ordinance will facilitate the on-going revitalization of Downtown by creating planning standards appropriate for an urban, high-density and transit-oriented metropolitan center.

The Downtown Housing Ordinance will help achieve four important goals:

**A. Update Development Standards For The Urban Core**

The proposed ordinance will encourage residential development by eliminating density and setback requirements that are not appropriate for a walkable urban center. Further, the updated standards should facilitate development of a greater mix of housing types, including affordable units, by eliminating density restrictions that favor large luxury units.

**B. Implement TFAR Ordinance**

DLANC supports the City Council's recent passage of the TFAR ordinance, which encourages developers to commit to Downtown projects and provides necessary community benefits. The Downtown Housing Ordinance will provide certainty to developers seeking to acquire TFAR to create more, rather than just larger, residential units.

**C. Establish Comprehensive Downtown Design Standards**

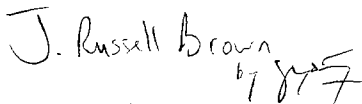
The proposed ordinance will implement the Urban Design Guidelines, and thereby help create a unified aesthetic for Downtown while encouraging a vibrant and walkable central city.

**D. Incentivize Affordable Housing Construction**

The Downtown Housing Ordinance will create incentives for construction of new affordable and workforce housing units in high-rise buildings. DLANC strongly supports these and other incentive-based affordable housing laws that facilitate construction of additional residential units for all income levels.

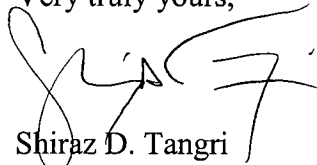
In light of the above benefits, the Downtown Housing Ordinance is an important step in the redevelopment of Downtown Los Angeles. We are happy to join with a variety of Downtown stakeholders in encouraging the City Council to support this effort.

Very truly yours,



J. Russell Brown  
DLANC President

Very truly yours,



Shiraz D. Tangri  
DLANC Planning & Land Use Committee Co-Chair

- CC: Honorable Jan Perry (Councilmember, Council District 9)  
Greg Fischer (Planning Deputy, Council District 9)  
Honorable José Huizar (Councilmember, Council District 14)  
Jessica Wethington McLean (Planning Deputy, Council District 14)  
Ron Maben (Office of the Mayor)  
Gail Goldberg (City Planning Department)  
Jane Blumenfeld (City Planning Department)  
Cecilia Estolano (Community Redevelopment Agency)  
Lillian Burkenheim-Silver (Community Redevelopment Agency)