

CITY OF LOS ANGELES

CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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August 12, 2009

Los Angeles City Council
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, California 90012

RE: Planning Case #: CPC-2009-1771-CA
Project Name: Live/Work Ordinance Amendment

Dear Councilmember Reyes:

At our regularly held public meeting on August 11, 2009, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the proposed ordinance amending Sections 12.03, 12.21 and 91/8502.1 of the Los Angeles Municipal Code ("LAMC") regarding live/work units, pursuant to the motion passed on July 22, 2009, by DLANC's Planning & Land Use Committee.

DLANC supports the proposed ordinance as it will make the definition of live/work units consistent with existing City policy that live/work units must meet residential zoning and building code requirements, and typical practice in the real estate development industry. The amended definition will allow prospective buyers of live/work condominium units in the City to qualify for low-downpayment mortgages insured by the Federal Housing Administration. As such, the proposed ordinance will stimulate new home sales across the City, and will continue the residential renaissance in Downtown that was started by the original Adaptive Reuse Ordinance. Given the difficulties currently faced by prospective buyers in obtaining conventional financing despite the availability of new housing units, DLANC urges the City Council to adopt an urgency provision to allow the ordinance amendments to take immediate effect.

In closing, we express our appreciation for the efforts and responsiveness of the Planning Department in cooperating with the development industry and Downtown stakeholders to move this ordinance forward quickly. Please provide a copy of the decision letter to DLANC at the address listed above. Thank you.

Very truly yours,

Very truly yours,

J. Russell Brown
DLANC President

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

CC: Councilmember Jan Perry/Greg Fischer (Council District 9)
Councilmember Jose Huizar/Tara Devine/Jessica Wethington McLean (Council District 14)
Alan Bell (City Planning Department)