

June 8, 2021

Re: Central City Association Adaptive Reuse White Paper

Councilmember De Leon,

Los Angeles' Adaptive Reuse Ordinance (ARO) has been a huge success in spearheading the revitalization of historic and underutilized properties in the various neighborhoods of Downtown Los Angeles. With the recent efforts to update the DTLA 2040 Community Plan, the potential for the expansion of adaptive reuse projects can propel significant future growth and investment for a wide range of buildings in our downtown.

As such, the Central City Association (CCA) Adaptive Reuse White Paper outlines the need for the ARO and adaptive reuse as a whole to adapt to the current demands for housing and sustainability while also maintaining the historic character of our community.

The CCA proposes that by applying adaptive reuse projects citywide, expanding it to different ages and land uses of properties, different unit types and sizes with various programming such as commercial and office uses, and by allowing projects to be by-right with adaptations to parking requirements and uses of basements and rooftops, adaptive reuse project will be more responsive and resilient to the needs of our city. In addition, the four recommendations outlined by the CCA include:

1. Updating the ARO to not impede individual community plan updates,
2. Amending the ARO and similar measures to align with the DTLA 2040 plan and the re:code LA zone update
3. Supporting state legislation such as SB6 and AB115

These enhancements will strengthen the foundations established by the existing ARO and other relevant measures but also address existing and contemporary issues affecting the housing in Los Angeles.

Therefore, the Downtown Los Angeles Neighborhood Council supports the Central City Association's Adaptive Reuse White Paper and urges the City of Los Angeles to adopt the recommendations outlined in the report.

Very truly yours,

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*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JULY 14, 2020***

Richard Nordin
DLANC President

Ryan Afari
DLANC Planning & Land Use Committee Chair

CC: Department of City Planning
Department of Building & Safety
Housing & Community Investment Department