

CITY OF LOS ANGELES CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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12 December 2023

Marqueece Harris-Dawson
Chair, PLUM Committee
Councilmember, Council District 8

VIA EMAIL

Re: Community Impact Statement for CF-22-0617-S5

The Downtown Los Angeles Neighborhood Council (DLANC) has reviewed City Planning's Report on Potential Effects to housing production in the Downtown Community Plan Area within the Fashion District's IX3 Zone,, and would like to express our position on CF-22-0617-S5 as "For if Amended" per the following:

Rezoning IX3 to Include Housing

DLANC is deeply concerned that the proposal to rezone the IX3 district to include housing will compromise the long-term viability of the largest garment manufacturing center in the United States, located within the DTLA fashion district. This district's unique industrial character and its role in the local and national economy are irreplaceable. Introducing housing into this area risks the displacement of crucial industrial operations that provide significant employment opportunities and contribute to the economic diversity of Downtown Los Angeles.

Mandating Preservation of Industrial Features in Active Garment Manufacturing Buildings

Furthermore, DLANC agrees with City Planning staff that it is ill-advised to mandate the preservation of freight elevators, loading docks, and loading bays within active garment manufacturing buildings for every structure within a IX3 Use District. Such a blanket policy does not account for the operational needs of individual businesses and imposes a one-size-fits-all solution to a nuanced issue. The arbitrary nature of this requirement could lead to unforeseen and significant logistical and financial burdens on garment manufacturers and ancillary businesses, potentially stifling the sector's growth and innovation.

In conclusion, while DLANC is committed to the development and enhancement of the Downtown area, it is our firm belief that such development should not come at the expense of established and vital industrial

sectors. We urge the City Council to consider the long-term impacts of these proposed changes and to work with DLANC and other stakeholders to find a balanced approach that supports both the need for housing and the preservation of essential industrial spaces.

We appreciate your attention to our concerns and stand ready to engage in further discussions to protect the economic and cultural fabric of our community.

Sincerely,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON DECEMBER 12, 2023 ***

Claudia Oliveira
President,
DLANC

Samir Bitar
Chair,
DLANC Planning & Land Use Committee

Cc: Kevin De León, Councilmember, Council District 14
City Planner, City of Los Angeles