

Communication from Public

Name: Valley Industry & Commerce Association

Date Submitted: 05/12/2021 01:28 PM

Council File No: 00-9999

Comments for Public Posting: Dear Honorable Chair Cedillo and Committee members: The Valley Industry and Commerce Association (VICA) strongly urges you to oppose item #6 (20-00229), which would bring changes to the annual rent adjustment formula. The pandemic and subsequent economic crisis has had extreme impacts on the City's rental housing operators. Due to eviction moratoriums, rent freezes, and state mandated rent deferrals, many rental owners have been asked to go more than a year without compensation for the service of providing housing while facing severe financial hardship and adversity themselves. This has pushed the state to the brink of an even greater housing crisis, with many landlords, mostly family-owned, unable to pay their mortgages. The rent increase freeze is estimated to last about another year, all while operating costs for landlords are rising due to the stay-at-home orders. Expenses have risen, and landlords continue to employ local tradespeople such as plumbers, gardeners, electricians, and a host services to maintain many properties. Servicing apartments contributes billions to the local economy and creates thousands of jobs. Housing providers need to be able to account for financial realities in order to stay in business. VICA strongly urges the Housing Committee to recognize the value and importance of rental operators and reject the proposed changes to the annual rent adjustment increase formula. Sincerely, Brad Rosenheim; VICA Chair & Stuart Waldman; President



May 12, 2021

Chair Gil Cedillo and Housing Committee
City of Los Angeles Housing Committee
200 N. Spring St. Room 1050
Los Angeles, Ca 90012

SUBJECT: Changing annual rent adjustment formula (20-0200)

Dear Honorable Chair Cedillo and Committee members:

The Valley Industry and Commerce Association (VICA) strongly urges you to oppose item #6 (20-00229), which would bring changes to the annual rent adjustment formula.

The pandemic and subsequent economic crisis has had extreme impacts on the City's rental housing operators. Due to eviction moratoriums, rent freezes, and state mandated rent deferrals, many rental owners have been asked to go more than a year without compensation for the service of providing housing while facing severe financial hardship and adversity themselves. This has pushed the state to the brink of an even greater housing crisis, with many landlords, mostly family-owned, unable to pay their mortgages.

The rent increase freeze is estimated to last about another year, all while operating costs for landlords are rising due to the stay-at-home orders. Expenses have risen, and landlords continue to employ local tradespeople such as plumbers, gardeners, electricians, and a host services to maintain many properties. Servicing apartments contributes billions to the local economy and creates thousands of jobs. Housing providers need to be able to account for financial realities in order to stay in business.

VICA strongly urges the Housing Committee to recognize the value and importance of rental operators and reject the proposed changes to the annual rent adjustment increase formula.

Sincerely,

Brad Rosenheim
VICA Chair

Stuart Waldman
VICA President

Communication from Public

Name: Mark Goldsmith

Date Submitted: 05/25/2021 07:59 PM

Council File No: 00-9999

Comments for Public Posting: The automotive building next to U-Haul they're not letting any of the tenants renew their lease is because they are going to tear it down and make a homeless apartments out of it. I Hope we can all get together and protest all the builds on Devinshire I've lived here for over 35 years had my own business I have a house here I plan on moving next year because of the homeless situation

Communication from Public

Name: Peter Kaminski

Date Submitted: 06/01/2021 08:03 AM

Council File No: 00-9999

Comments for Public Posting: Since the PDF doc I am submitting is too large please see the same doc posted online for easy viewing at:
<https://www.rightthingwrongplace.com/presentation> Thank you!
Peter Please acknowledge receipt of this information as soon as it is received. Thank you again. PK

Communication from Public

Name:

Date Submitted: 06/01/2021 09:49 AM

Council File No: 00-9999

Comments for Public Posting: Please find attached correspondence regarding the project's proposed conditions of approval.

June 1, 2021

File Number: 49JZ-228503

VIA E-MAIL

Los Angeles City Council
c/o Holly L. Wolcott, City Clerk
Council and Public Services Division
200 North Spring Street, Room 360
Los Angeles, CA 90012
E-Mail: cityclerk@lacity.org

Re: Applicant Opposition to Amended Conditions of Approval for the Thompson Hotel Project (Council File No. 15-1320-S1; APCC-2020-537-ZC-CUB-1A; ENV-2014-3707-MND-REC2)

Dear Honorable Council President Martinez and Councilmembers:


We represent 1541 Wilcox Hotel, LLC (the “Applicant”) in connection with the proposed (1) Conditional Use Permit for Alcohol (“CUB”) for the sale and dispensing of a full-line of alcoholic beverages in conjunction with the operation of the approved hotel, ground floor restaurant and lobby bar, and rooftop restaurant, bar, and pool deck; and (2) Zone Change from (T)(Q)C4-2D to (T)(Q)C2-2D (the “Project”) for the Thompson Hotel located at 1523-1541 North Wilcox Avenue (the “Project Site” or “Property”) in the Hollywood area of the City of Los Angeles (“City”).

At the April 20, 2021 Planning and Land Use Management (“PLUM”) Committee meeting, the PLUM Committee recommended 1) denial of the pending appeal filed against the Project, and 2) amending the Conditions of Approval to change the indoor rooftop restaurant, bar, and lounge closing time from 1:00 a.m. to 12:00 a.m. The Applicant strongly opposes this amendment and feels the 1:00 a.m. closing time is both appropriate and necessary to promote tourism and ensure the viability of hotels in the Hollywood area. The Project’s rooftop is designed to specifically address noise attenuation with a plexiglass perimeter wall to minimize noise levels and the ability to close the rooftop indoor space’s retractable doors and windows. Additionally, the Applicant previously amended its original hours of operation for the indoor rooftop space—from 2:00 a.m. to 1:00 a.m.—in response to previous conversations and feedback from the community. Furthermore, the Los Angeles Police Department (“LAPD”) reviewed and is in agreement with the originally proposed Conditions of Approval, including the hours of operation. Following discussions between the Applicant and LAPD about the Conditions of Approval, LAPD issued a letter of non-opposition to the issuance of the CUB on December 1, 2020. Additionally, LAPD Officer Brian White spoke at the December 8, 2020 Central Los Angeles Area Planning Commission Hearing and did not raise any objections to the hours of operation or the Conditions of Approval. In fact, Officer White spoke favorably of the

Applicant as an operator and said he appreciated the Applicant's partnership with LAPD on other projects in the area. The Applicant is willing to consider additional security measures to ensure adherence to the Conditions of Approval. The Applicant would also consider adding language to Condition 7.d. to have the Department of City Planning evaluate allowing for a change in rooftop hours of operation six months from the beginning of operations.

We respectfully request that this letter be included in the administrative record and be considered by the Los Angeles City Council.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alfred Fraijo Jr.', with a stylized flourish extending to the right.

Alfred Fraijo Jr.
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP