

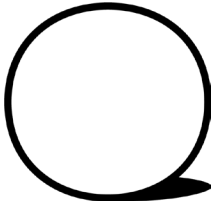
Communication from Public

Name: Alfred Fraijo, Jr.

Date Submitted: 12/04/2023 07:05 PM

Council File No: 23-0861

Comments for Public Posting: Your Honorable Committee Chairs, Please find a comment letter pertaining to Council File 23-0861, the Boyle Heights Community Plan Update, submitted by the Somos Law Group on behalf of a coalition of united property owners and stakeholders. Kind regards, Alfred Fraijo, Jr.



December 4, 2023

BY EMAIL

Mr. Craig Weber
Principal City Planner & Division Manager
Community Planning
Department of City Planning
200 N. Spring St
Los Angeles, CA 90012

Re: Planning and Land Use Management Committee Comments;
December 5, 2023 Meeting, Agenda Item No. 21 (Council File 23-0861);
Boyle Heights Community Plan Update: River Adjacent Industrial District

Dear Mr. Weber:

Thank you for the opportunity to comment on the draft Boyle Heights Community Plan. We want to start off by expressing overall support for the Community Plan Update, in recognition of the commendable work accomplished by the City Planning Department and Council District 14 to advance the plan. In light of the significant progress achieved to date, we write on behalf of a coalition of constituents and stakeholders in Boyle Heights to highlight opportunities for the industrial area generally bound by US 101 freeway to the north and east, the I-10 freeway to the south, and the Los Angeles River to the west.

We support certain recently proposed changes for this specific area in the November 28, 2023 Director of Planning Technical Memo to PLUM, including the introduction of a Hybrid Industrial land use designation and increased maximum floor area allowances. In order to complement and build off the Community Plan Update, this coalition is sponsoring further community outreach, master planning and design, and environmental analysis for the future of this area.

In support of this process, we are requesting that the PLUM Committee consider minor modifications to the recently proposed General Plan changes, including (1) redesignating the General Plan land use of the area along Anderson Street between 2nd Street and Mono Street from Community Center to Hybrid Industrial to accommodate existing and proposed uses; and (2) redesignating the General Plan land use of properties along Artemus Street between Mission Road and Anderson Street from Public Facilities to Hybrid Industrial to accommodate proposed disposition and adaptive reuse.

This industrial land has supported a range of activities such as goods processing, production, manufacturing, and distribution. More recently, this area has evolved to support film production and has also functioned as an incubator of local artists. It is a hub of business activity that historically has driven the economy of Boyle Heights. The City Planning Department began the process to update the Boyle Heights Community Plan in 2006, with initial background research followed by public outreach in the following decade. The Boyle Heights community has consistently voiced a growing need for initiatives to preserve job opportunities in industrial zones and address critical environmental justice issues, particularly where industrial uses and legacy industrial uses have been located along the Los Angeles River.

The City Planning Department's outreach to the community and stakeholder groups became limited due to the challenges of the COVID-19 pandemic from 2020 to 2023. As a result, identifying the community's needs and opportunities for this industrial area became more difficult, and the draft update to the Boyle Heights Community Plan, recommended for approval by the City Planning Commission on April 20, 2023, largely maintained the status quo for this industrial district, while imposing additional, prescriptive development standards. The November 28, 2023 Technical Memo proposes a Hybrid Industrial land use designation for much of the area. This small but significant update will enable the industrial district to adapt to the evolving needs of the community over time, which will help create more accessible good-paying jobs, affordable housing, and safe and inviting places for recreation so that existing constituents and stakeholders alike, can remain and thrive. The foresight embedded in the proposed Hybrid Industrial mixed-use alternative ensures adaptability to future community needs while preserving the integrity of the industrial land. By allowing additional uses to cohesively complement the existing industrial district, this approach facilitates the addition of essential elements without displacing current jobs or compromising the current use of the land.

However, the Technical Memo also proposes expanding the Community Center and Public Facilities General Plan land use designations in this area, which would have detrimental impacts on the preservation of existing and the creation of additional employment opportunities for Boyle Heights residents. While we appreciate the goals of the Community Center land use designation to support transit-oriented development in the vicinity of the Pico / Aliso light rail station, the proposed Community Center designation would render existing industrial activities nonconforming, may not fully account for existing environmental conditions, and would likely result in vacancy and blight and the loss of jobs in proximity to transit. To preserve and expand these employment-generating uses, we propose that portions of the Community Center designation be replaced with Hybrid Industrial. In general, we recommend against applying the Community Center General Plan land use designation to any parcels with existing industrial uses in this area.

Similarly, the Public Facilities General Plan land use designation is inappropriate for the City-owned facility along Artemus Street. This site, which is currently used as a storage facility by the Los Angeles Public Library, has been the subject of preliminary

disposition proceedings. Recognizing that the facility is blighted and does not currently reflect its highest and best use, the City has been exploring potential avenues to revitalize and adaptively reuse this historic structure. Assigning a Public Facilities land use designation to this site would unnecessarily constrain this promising, potentially catalytic investment without any corresponding benefit to the City.

In addition, while laudable, the change to the Hybrid Industrial General Plan land use designation alone does not go far enough to protect the community and harness the neighborhood's potential. The prescriptive development standards imposed by the proposed zoning districts are overbroad and inflexible, impeding community revitalization. Further planning complemented by rigorous outreach and sensitive processes will enable nuanced, tailored, and site-specific strategies that can generate additional employment and housing opportunities for existing residents. Therefore, this coalition of stakeholders and constituents is proposing to conduct further community outreach in support of more robust planning and land use regulations for this area. Further dialogue, building on the November 7, 2023 Community Open House co-hosted by the Department of City Planning, Council District 14, and the Boyle Heights Neighborhood Council, is vital to the planning process. The aim is to gather input and recommendations from residents, businesses, community organizations, and key stakeholders that reflect the community's aspirations and priorities.

Gathering local knowledge and community preferences will inform the preparation of a Community Protection Overlay or Specific Plan that will safeguard Boyle Heights constituents against displacement pressures. Building on the work completed by the City Planning Department, the creation of an overlay or specific plan focused on this industrial area will provide additional time and resources to engage with stakeholders to identify additional opportunities for community investment and development, including, but not limited to: job retention and growth, green and environmentally sustainable interventions in the public realm, improved neighborhood linkages connecting this area to the rest of Boyle Heights, improved river access, opportunities for additional residential, commercial, and industrial development, as well as strong protections for existing residents.

A specific plan or overlay will also help build on the existing studies done by the City Planning Department, allowing for more comprehensive analyses and in-depth studies of the industrial area. This will help facilitate intentional master planning and further environmental analysis without causing any delays in the Community Plan adoption process. These studies will also be beneficial as they serve to streamline the permitting process for implementing projects, paving the way for creating a more vibrant and interconnected community that embraces its natural surroundings connections between residents and the river-adjacent area. For example, the area may benefit from the substitution of parcel-based open space requirements into more integrated and useable public realm enhancements, including parks, community facilities, and other amenities that could be provided.

The introduction of a specific plan or zoning overlay also offers a unique opportunity for collaboration with industrial district stakeholders, including property owners. Facilitated by a development agreement or other proprietary contractual tools, guidelines and safeguards may be implemented to protect existing residents from displacement pressure. Additional local hiring and local preference policies for employment opportunities and affordable housing can be introduced, prioritizing new housing and jobs for Boyle Heights residents along with jobs and housing intensification. This includes the incorporation of affordable housing units that prioritize local residents of diverse income levels and exploring innovative models like community land trusts and social housing to ensure long-term affordability and resident empowerment. This strategic approach provides a mechanism for addressing the unique needs and priorities of Boyle Heights constituents within the broader framework of the Community Plan.

Considering these factors, we strongly encourage the City Planning Department and Council District 14 to expand the Hybrid Industrial land use designation and allow flexibility for the relaxation of prescriptive development standards and for the potential introduction of additional density pursuant to an adopted specific plan or zoning overlay. The proposed river-adjacent industrial area zoning would benefit from a more comprehensive examination of how to unlock its full potential. The implementation of a specific plan or zoning overlay will ensure that the identity, culture, and rich community history of Boyle Heights is strengthened in consideration of further outreach to constituents and stakeholders. We appreciate your time and consideration in evaluating these recommendations.

Warm Regards,



Alfred Fraijo Jr.
of SOMOS LAW GROUP

cc: Mr. Kevin De León
Mr. John S. Lee
Ms. Katy Yaroslavsky
Mr. Imelda Padilla
Ms. Heather Hutt

Communication from Public

Name: Don't block access to alleyways to existing residents
Date Submitted: 12/04/2023 08:04 PM
Council File No: 23-0861
Comments for Public Posting: Please ensure that access to the community's various public alleys be guaranteed and enforced in areas primed for greater density and height (Subarea A along major transit). Many public alleyways in those areas serve as the only entry points to back houses and other tightly positioned apartment units. The alleyways also serve as the only entrance for parking for many of the rental units. Please ensure that proper signage and enforcement of open alleyways is incorporated into the updated plan.

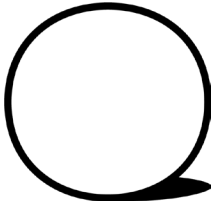
Communication from Public

Name: Somos Law Group

Date Submitted: 12/04/2023 06:46 PM

Council File No: 23-0861

Comments for Public Posting: Your Honorable Committee Chairs, Please find a comment letter pertaining to Council File 23-0861, the Boyle Heights Community Plan Update, submitted by the Somos Law Group on behalf of a coalition of united property owners and stakeholders. Kind regards,



December 4, 2023

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Community Planning
Department of City Planning
200 N. Spring St
Los Angeles, CA 90012

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The City Planning Department's outreach to the community and stakeholder groups became limited due to the challenges of the COVID-19 pandemic from 2020 to 2023. As a result, identifying the community's needs and opportunities for this industrial area became more difficult, and the draft update to the Boyle Heights Community Plan, recommended for approval by the City Planning Commission on April 20, 2023, largely maintained the status quo for this industrial district, while imposing additional, prescriptive development standards. The November 28, 2023 Technical Memo proposes a Hybrid Industrial land use designation for much of the area. This small but significant update will enable the industrial district to adapt to the evolving needs of the community over time, which will help create more accessible good-paying jobs, affordable housing, and safe and inviting places for recreation so that existing constituents and stakeholders alike, can remain and thrive. The foresight embedded in the proposed Hybrid Industrial mixed-use alternative ensures adaptability to future community needs while preserving the integrity of the industrial land. By allowing additional uses to cohesively complement the existing industrial district, this approach facilitates the addition of essential elements without displacing current jobs or compromising the current use of the land.

However, the Technical Memo also proposes expanding the Community Center and Public Facilities General Plan land use designations in this area, which would have detrimental impacts on the preservation of existing and the creation of additional employment opportunities for Boyle Heights residents. While we appreciate the goals of the Community Center land use designation to support transit-oriented development in the vicinity of the Pico / Aliso light rail station, the proposed Community Center designation would render existing industrial activities nonconforming, may not fully account for existing environmental conditions, and would likely result in vacancy and blight and the loss of jobs in proximity to transit. To preserve and expand these employment-generating uses, we propose that portions of the Community Center designation be replaced with Hybrid Industrial. In general, we recommend against applying the Community Center General Plan land use designation to any parcels with existing industrial uses in this area.

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disposition proceedings. Recognizing that the facility is blighted and does not currently reflect its highest and best use, the City has been exploring potential avenues to revitalize and adaptively reuse this historic structure. Assigning a Public Facilities land use designation to this site would unnecessarily constrain this promising, potentially catalytic investment without any corresponding benefit to the City.

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Gathering local knowledge and community preferences will inform the preparation of a Community Protection Overlay or Specific Plan that will safeguard Boyle Heights constituents against displacement pressures. Building on the work completed by the City Planning Department, the creation of an overlay or specific plan focused on this industrial area will provide additional time and resources to engage with stakeholders to identify additional opportunities for community investment and development, including, but not limited to: job retention and growth, green and environmentally sustainable interventions in the public realm, improved neighborhood linkages connecting this area to the rest of Boyle Heights, improved river access, opportunities for additional residential, commercial, and industrial development, as well as strong protections for existing residents.

A specific plan or overlay will also help build on the existing studies done by the City Planning Department, allowing for more comprehensive analyses and in-depth studies of the industrial area. This will help facilitate intentional master planning and further environmental analysis without causing any delays in the Community Plan adoption process. These studies will also be beneficial as they serve to streamline the permitting process for implementing projects, paving the way for creating a more vibrant and interconnected community that embraces its natural surroundings connections between residents and the river-adjacent area. For example, the area may benefit from the substitution of parcel-based open space requirements into more integrated and useable public realm enhancements, including parks, community facilities, and other amenities that could be provided.

The introduction of a specific plan or zoning overlay also offers a unique opportunity for collaboration with industrial district stakeholders, including property owners. Facilitated by a development agreement or other proprietary contractual tools, guidelines and safeguards may be implemented to protect existing residents from displacement pressure. Additional local hiring and local preference policies for employment opportunities and affordable housing can be introduced, prioritizing new housing and jobs for Boyle Heights residents along with jobs and housing intensification. This includes the incorporation of affordable housing units that prioritize local residents of diverse income levels and exploring innovative models like community land trusts and social housing to ensure long-term affordability and resident empowerment. This strategic approach provides a mechanism for addressing the unique needs and priorities of Boyle Heights constituents within the broader framework of the Community Plan.

Considering these factors, we strongly encourage the City Planning Department and Council District 14 to expand the Hybrid Industrial land use designation and allow flexibility for the relaxation of prescriptive development standards and for the potential introduction of additional density pursuant to an adopted specific plan or zoning overlay. The proposed river-adjacent industrial area zoning would benefit from a more comprehensive examination of how to unlock its full potential. The implementation of a specific plan or zoning overlay will ensure that the identity, culture, and rich community history of Boyle Heights is strengthened in consideration of further outreach to constituents and stakeholders. We appreciate your time and consideration in evaluating these recommendations.

Warm Regards,

Alfred Fraijo Jr.
of SOMOS LAW GROUP

cc: Mr. Kevin De León
Mr. John S. Lee
Ms. Katy Yaroslavsky
Mr. Imelda Padilla
Ms. Heather Hutt

Communication from Public

Name: Rudy Vazquez

Date Submitted: 12/04/2023 11:54 AM

Council File No: 23-0861

Comments for Public Posting: Mi nombre es Rudy soy residente de Boyle Heights por mas de 50 años y miembro de los amigos del parque Hollenbeck Social Model el 20 de abril entregó algunas recomendaciones hechas por nosotros los amigos del parque Hollenbeck, que con gusto algunas fueron incluidas en la carta de determinación del departamento de planeación. Por falta de tiempo solo mencionare que son las recomendaciones del adjunto A de la carta de determinación. Letra F – G – R and S. Hoy estoy aquí para pedirles a ustedes departamento de comité de planeación y ordenamiento que incluyan nuestras recomendaciones sobre los parques en su plan comunitario. Muchisimas gracias y esperamos su apoyo. My name is Rudy, and I have been a resident of Boyle Heights for over 50 years and a member of the Friends of Hollenbeck Park. Social Model on April 20th delivered some recommendations made by us Friends of Hollenbeck Park, few were gladly included in the planning department's determination letter. For lack of time, I will only mention that they are the recommendations in attachment A of the determination letter. Letter F – G – R and S. Today, I'm asking you, the planning committee, to include our park recommendations in the Boyle Heights Community Plan. Thank you very much, and we look forward to your support.

Communication from Public

Name: M. Rosalind Sagara

Date Submitted: 12/04/2023 12:12 PM

Council File No: 23-0861

Comments for Public Posting: Dear Council Chair Harris-Dawson and Members of the PLUM Committee: The Los Angeles Conservancy thanks the Department of City Planning and the City Planning Commission for their years of engagement and thoughtful consideration, resulting in the current plan update. We also applaud the City's effort to acknowledge and seek to rectify its past land use and planning policies that perpetuated racially motivated exclusionary practices that have had lasting negative impacts on neighborhoods and communities of color, including in Boyle Heights. As a framework for guiding growth, development, and investment for the next 20+ years, the plan is also an opportunity to preserve and celebrate Boyle Heights' cultural heritage. The Conservancy has been engaged with the Community Plan Update process for Boyle Heights since its inception and submits the following comments, in addition to those previously submitted, to further ensure the intent, goals, and specific measures associated with historic resources are strengthened. In light of potential development pressures, including possible displacement, our purpose is to effectively avoid and mitigate against significant and harmful impacts.

1. Expand CPIO Historic Preservation Subarea B to include: all local, state, and National Register eligible and identified historic districts, including but not limited to Wyvernwood Garden Apartments and Stone Street Residential Historic District to provide consistency across the community plan area and protect historic residential districts from demolition and degradation.
2. Protect legacy businesses and cultural institutions from displacement through zoning, land use districts, and other policies.
 - a. Adopt CX5 Use District on First Street between Matthews and Fickett Streets.
 - b. Adopt RX2 Use districts to retain existing longtime corner stores in residential neighborhoods.
3. Encourage adaptive reuse, compatible infill, and community benefits including rehoming legacy small businesses within the eligible 500-600 South Anderson Street Industrial Business District and other identified parcels in the proposed Industrial Mixed Use 6 (IX6) District to meet affordable housing needs while protecting neighborhood character should mixed-used projects be introduced.
 - a. The Director's Technical Memo to the PLUM Committee (Dated November 28, 2023) recommends adoption of LAMC Chapter 1A, Article 5 (Use),

Sec.5C.4.6 (Legacy Small Business Special Use Program) in conjunction with the establishment of the Industrial Mixed-Use 6 (IX6) District (Director's Memo pp. 24-27). The provision should be revised as follows to provide greater compatibility with the City of Los Angeles legacy business program adopted in July 2022 (Council File 19- 0781) and to ensure greater sustainability for the legacy business in its new location: Sec.5C.4.6 Legacy Small Business Special Use Program A. Intent. To create long-lasting opportunities for existing longtime commercial tenants to remain in the communities they service. C. Standards. 1. The legacy small business is a community-serving business not franchised or affiliated with a national chain, and has contributed to the city's history, culture, and/or identity. The legacy small business shall have been within continuous operations within a 2 mile radius of the project site within the City or the community plan area for at least 20 years with no break in its operations exceeding two years, and meet at least two of the following four standards: a. Has no more than 50 employees/shareholders; b. The business includes employees that can serve multi-lingual members of the community; c. Accepts government issued assistance such as Electronics Benefit Transfer (EBT); d. Pays employees wages equivalent to or greater than those specified in Sec.10.37.2 (Payment of Minimum Compensation to Employees) of Article 11 (Living Wage) of the Los Angeles Administrative Code. E. Records and Agreements. 1. Lease a. A minimum 10-year lease with a legacy small business, with a 5 year renewal option, and a limit of no more than 5% rent increase per year during the term of the lease shall be required prior to a City Planning administrative sign-off or case condition clearance pursuant to Sec. 13B.3.1. (Administrative Review). About the Los Angeles Conservancy: The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education. Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns. Sincerely, Adrian Scott Fine Senior Director of Advocacy cc: Councilmember Kevin de León, District 14; Ken Bernstein, Office of Historic Resources



523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

December 4, 2023

Submitted electronically via LACouncilComment.com

City Council's Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

RE: Council File 23-0861 (Boyle Heights Community Plan)

Dear Council Chair Harris-Dawson and Members of the PLUM Committee:

The Los Angeles Conservancy thanks the Department of City Planning and the City Planning Commission for their years of engagement and thoughtful consideration, resulting in the current plan update. We also applaud the City's effort to acknowledge and seek to rectify its past land use and planning policies that perpetuated racially motivated exclusionary practices that have had lasting negative impacts on neighborhoods and communities of color, including in Boyle Heights. As a framework for guiding growth, development, and investment for the next 20+ years, the plan is also an opportunity to preserve and celebrate Boyle Heights' cultural heritage.

The Conservancy has been engaged with the Community Plan Update process for Boyle Heights since its inception and submits the following comments, in addition to those previously submitted, to further ensure the intent, goals, and specific measures associated with historic resources are strengthened. In light of potential development pressures, including possible displacement, our purpose is to effectively avoid and mitigate against significant and harmful impacts.

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- a. Adopt CX5 Use District on First Street between Matthews and Fickett Streets.
- b. Adopt RX2 Use districts to retain existing longtime corner stores in residential neighborhoods.

3. Encourage adaptive reuse, compatible infill, and community benefits including rehoming legacy small businesses within the eligible 500-600 South Anderson Street Industrial Business District and other identified parcels in the proposed Industrial Mixed Use 6 (IX6) District to meet affordable housing needs while protecting neighborhood character should mixed-used projects be introduced.

- a. The Director's Technical Memo to the PLUM Committee (Dated November 28, 2023) recommends adoption of LAMC Chapter 1A, Article 5 (Use), Sec.5C.4.6 (Legacy Small Business Special Use Program) in conjunction with the establishment of the Industrial Mixed-Use 6 (IX6) District (Director's Memo pp. 24-27). **The provision should be revised as follows (in red) to provide greater compatibility with the City of Los Angeles legacy business program adopted in July 2022 (Council File 19-0781) and to ensure greater sustainability for the legacy business in its new location:**

Sec.5C.4.6 Legacy Small Business Special Use Program

A. Intent.

To create long-lasting opportunities for existing **longtime** commercial tenants to remain in the communities they service.

C. Standards.

1. **The legacy small business is a community-serving business not franchised or affiliated with a national chain, and has contributed to the city's history, culture, and/or identity. The legacy small business shall have been within continuous operations within a 2 mile radius of the project site within the City or the community plan area for at least 20 years ~~10 years~~ with no break in its operations exceeding two years**, and meet at least two of the following four standards:

- a. Has no more than **50 ~~100~~** employees/shareholders;
- b. The business includes employees that can serve multi-lingual members of the community;
- c. Accepts government issued assistance such as Electronics Benefit Transfer (EBT);
- d. Pays employees wages equivalent to or greater than those specified in Sec.10.37.2 (Payment of Minimum Compensation to Employees) of Article 11 (Living Wage) of the Los Angeles Administrative Code.

E. Records and Agreements.

1. Lease

- a. A minimum 10-year lease with a legacy small business, with a 5 year renewal option, **and a limit of no more than 5% rent increase per year during the term of the lease** shall be required prior to a City Planning administrative sign-off or case condition clearance pursuant to Sec. 13B.3.1. (Administrative Review).



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Sincerely,



Adrian Scott Fine
Senior Director of Advocacy

cc: Councilmember Kevin de León, District 14
Ken Bernstein, Office of Historic Resources

