



Los Angeles City Council President Herb Wesson
Members of the Los Angeles City Council
200 N. Spring Street,
Los Angeles, CA 90012

October 9, 2015

RE: City of L.A. Seismic Retrofit Ordinance for Concrete Buildings

Dear Council President Wesson and Honorable members:

BOMA of Greater Los Angeles, representing 155 million square feet of office space and 300 member buildings, has long been a partner with the City of Los Angeles in protecting public safety in commercial office buildings. We were an early supporter of a seismic retrofit ordinance, working closely with the Office of Mayor Garcetti and Dr. Lucy Jones to develop recommendations included in the report *Resilience by Design*.

In order for the seismic retrofit program to be successful, however, the city must structure it so that concerns of commercial owners are addressed. We hope that the City Council will consider the following recommendations:

1. Permit and Inspection fees should be waived.

Due to the nature of structural repair in concrete buildings, they must be vacated during construction. This can last months, a year or more. Thus, the owner must pay for expensive repairs while forgoing rental income. Permit and inspection fees should be waived as an offset against the high cost of construction.

2. The Gross Receipts Tax should be abated for tenants to provide an incentive for tenants to return to vacated buildings.

Moving is expensive for businesses. For a building to regain tenants, the gross receipts tax should be abated for 5 years after completion of repairs to partially offset the loss of income to the owner and speed businesses coming back to Los Angeles.

3. Owners of demolished buildings should retain certain non-conforming rights.

Owners should be able to replace their old building using the prior height, setback requirements, FAR density, and parking requirements. Triggering new requirements is costly and time-consuming.

Thank you for your continued leadership. We look forward to a conversation about how some of these suggestions can be implemented.

With regards,

Martha Cox-Nitikman
Vice President, Public Policy

Cc: Councilman Gil Cedillo
Councilman Paul Krekorian
Councilman Bob Blumenfield
Councilman David Ryu
Councilman Paul Koretz
Councilwoman Nury Martinez
Councilman Felipe Fuentes
Councilman Marqueece Harris-Dawson
Councilman Curren Price
Councilman Mike Bonin
Councilman Mitchell Englander
Councilman Mitch O'Farrell
Councilman Jose Huizar
Councilman Joe Buscaino