



Creating Economic Growth in South L.A.

December 14, 2018

The Honorable Herb Wesson III
Council President
City of Los Angeles
200 North Spring Street, Room 430
Los Angeles, CA 90012

The Honorable Marqueece Harris-Dawson
Council District 8
City of Los Angeles
200 North Spring Street, Room 450
Los Angeles, CA 90012

Re: **Council File 16-0597- Request to Modify Crenshaw Corridor Specific Plan**

Dear Council President Wesson and Councilperson Harris-Dawson:

We are writing in support of this request that Appendix B of the Crenshaw Corridor Specific Plan (the Specific Plan) be modified to remove "live/work unit as defined in LAMC section 12.03" as an option.

As a Chamber with several members doing business in the Crenshaw Corridor/Leimert Park Village, we are deeply concerned by the trend in which new developments in our community are choosing to occupy the ground floor of their building with live/work units per the Specific Plan. Since the definition of live/work has been removed from LAMC section 12.03 it appears there is no actual guideline to which developers can be held accountable to ensure the ground floor of their new building will be used for cultural overlay uses such as arts & cultural activities, entertainment, retail or business use that serve the community. The current definition of a live/work unit does not require the unit to have any retail component that offers pedestrian enhancements to encourage people to regularly walk, shop, dine or recreate locally as described in the Specific Plan.

With no guidelines to ensure new developments retain space on their ground floor for true cultural overlay uses as listed above, we are also concerned that housing density will increase at a rate disproportionate to space for amenities that serve the community. The community then runs the risk

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of becoming a bedroom-community where residents spend their money in other cities such as Culver City, Santa Monica, Inglewood and Hawthorne and do not support the immediate already established Business District in Leimert Park Village and along the Crenshaw Corridor.

Furthermore, the Specific Plan designates the purpose of land use in Leimert Park Village as promoting its continued revitalization as a pedestrian oriented cultural destination. I am concerned that replacing ground floor commercial retail space with live/work residential units misses the opportunity to create a synergistic hub of small businesses benefiting from the foot traffic created by the proximity to the Metro station and the destination centric events held regularly in the Village and along the Crenshaw Corridor.

In short, The Los Angeles South Chamber of Commerce would like to ensure that with increased housing density comes increased economic prosperity for our members and the local community, and that our local commercial streets are walkable and economically productive.

We appreciate the guidelines provided by the Specific Plan for development in Leimert Park Village, and, would like to ask that Appendix B is modified to remove 'live/work unit as defined in LAMC section 12.03'.

Very truly yours,

Khalifa Bey

Khalifa Bey, Ambassador
For the Leimert Park/Crenshaw Corridor
LA South Chamber of Commerce
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cc:

Herb Wesson c/o Andrew Westall - CD10, Assistant Chief Deputy
Marqueece Harris-Dawson c/o Dina Andrews - CD8, Sr. Field Deputy

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Albert Lord - CD10, South East Deputy
Vince Bertoni - LA Planning
Matthew Glesne - LA Planning
Gary Hoggatt - LA Dept of Transportation
City Clerk - Official City Records
ECWANDC - Empowerment Congress West Neighborhood Council
SLAANC - South LA Coalition of Neighborhood Councils

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