



February 15, 2021

**Via Email**

**Planning and Land Use Management Committee**

Councilmember Marqueece Harris-Dawson, Chair

Councilmember Gilbert Cedillo

Councilmember Bob Blumenfield

Councilmember Mark Ridley-Thomas

Councilmember John S. Lee

Re: 20-0380-S1 (Local Emergency Code Amendment – Targeted Small Business Relief) – SUPPORT IF AMENDED

Dear Chairman Harris-Dawson and Committee Members:

On behalf of the Council of Infill Builders, a statewide organization of real estate professionals committed to improving the quality of California’s downtown, transit-oriented communities, I write to support Council File 20-0380-S1 if amended.

This measure is an essential part of the City of Los Angeles’ effort to sustain its many thousands of small businesses struggling as a result of the pandemic, as well as the hundreds of thousands of jobs they provide.

As drafted, the proposed ordinance will provide essential regulatory relief for new and existing small businesses seeking to implement small change-of-use projects, a crucial strategy for economic survival.

At the same time, the proposal falls short in two important areas, and we urge the following amendments:

1. **Existing businesses should not be penalized if they cannot afford to maintain expensive off-site parking leases and valet services during the COVID emergency and for a reasonable period thereafter.** As drafted, CF 20-0380-S1 only suspends enforcement of offsite parking requirements for new applicants or existing businesses conditioned to provide *above-code* parking. Especially in light of recent changes to state law, such as SB 288 (Chapter 200, Statutes of 2020), that recognize parking requirements as environmentally and economically harmful, the City of Los Angeles stands on solid ground in recognizing the public benefit of relieving its legacy small businesses of onerous and costly offsite parking requirements.

- 2. CF 20-0380-S1 should explicitly exempt outdoor dining in existing and new establishments from any parking requirements.** While we believe this exemption was the likely intent of the proposed ordinance as written, it should be clarified to avoid any ambiguity.

The Council of Infill Builders thanks you for your important work to sustain our communities in this time of crisis.

Sincerely,



Meea Kang  
Council of Infill Builders

CC: City Clerk

Gerald Gubatan, Planning Director, CD1

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