Stop Giveaways to Hotel Developers, Like 2005 James M Wood (18-1242) AND 639 S. La Brea Ave (ZA-2019-1744 - 639)

28 messages

From: Jerry FitzGerald <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 12:32 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Jerry FitzGerald
iworshipbeauty@gmail.com
2605 W. 6th St. , #301
Los Angeles, California 90057

1 / 28

From: Polly Geller <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 12:48 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Polly Geller
pollyegeller@gmail.com
2832 Griffin Avenue
Los Angeles, California 90031

2 / 28

From: Stephanie Mitana <info@email.actionnetwork.org>

To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 12:50 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Stephanie Mitana
stephmitana@gmail.com
221 N Avenue 52 Apt 10
Los Angeles, California 900420

3 / 28

From: alexissoto@mac.com <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 12:52 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

alexissoto@mac.com
5032 Aldama St
Los angeles, California 90042

4 / 28

From: will.brunker@gmail.com <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 12:56 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of

building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

will.brunker@gmail.com
363 Leslie Way, Apt 4
Los Angeles, California 90042

5 / 28

From: Jonathan Rodgers <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 12:57 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses.

On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Jonathan Rodgers
jonnyrodgers4@gmail.com
4906 Hub Street
Los Angeles, California 90042

6 / 28

From: Kathryn Eyler <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:00 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department

recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Kathryn Eyler
kjeyler@gmail.com
208 Mt Washington Dr
Los Angeles, California 90065

7 / 28

From: Chip Phillips <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:04 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is

allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Chip Phillips
chipphillips5@gmail.com
3069 Knob Dr
Los Angeles, California 90065

8 / 28

From: Rebecca Lieb <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:05 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's

hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Rebecca Lieb
lieb.rebecca@gmail.com
633 Fred Snow Rd
Becket, Massachusetts 01223

9 / 28

From: Sam Wohl <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:06 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will

have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Sam Wohl
samwohl@gmail.com
4514 homer st
Los Angeles , California 90031

10 / 28

From: Lauren Batten <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:08 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing

requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Lauren Batten
lvbatten@gmail.com
725 S. Bixel St.
Los Angeles, California 90017

11 / 28

From: Joe Ventress <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:30 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Joe Ventress
jrventress@gmail.com
2712 North Broadway - Rear Building
Lincoln Heights, California 90031

12 / 28

From: Tamra Cunningham <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:33 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Tamra Cunningham
orm356@yahoo.com
3711 Baldwin St
Los Angeles , California 90031

13 / 28

From: Laura Stinger <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 1:58 PM

PLUM Committee Members,

You need to take real action to make truly affordable housing, not give hotels their own set of rules regarding kitchens, environmental standards and breaks in the affordable housing requirements. We need housing not hotels. After so much corruption in city council isn't it time for our representatives to fight for our BASIC NEEDS AS ANGELENOS?
In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Laura Stinger
mess.411@gmail.com
580 crane blvd
Los Angeles , California 90065

14 / 28

From: Abraham Aguado <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 2:21 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed- oppose the 2005 James M Wood and Wilshire / La Brea projects.

En medio de una de las mas bajas ocupaciones hoteleras y los desalojos que se avecinan, la ciudad de Los Ángeles continúa torciendo el significado mas simple de su código municipal para beneficiar a los desarrolladores de hoteles en lugar de construir las viviendas accesibles que los angelinos necesitan desesperadamente. Por favor opóngase a los proyectos Venice Place, Wilshire La Brea y James M Wood 2005 y asegúrese de que construyamos las viviendas que necesitamos desesperadamente. El proyecto modifica las definiciones de las siguientes maneras:

• En el proyecto del hotel Venice Place, el Departamento de Planificación dijo que los hoteles son de uso residencial. Sobre esa base, apoya el proyecto del hotel Venice Place de 78 unidades con solo cuatro apartamentos. La Comisión dijo que era "predominantemente residencial", aunque las habitaciones del hotel no tienen cocinas ni cocinas pequeñas y no están diseñadas para estadías prolongadas. Asimismo, la Comisión aprobó varias concesiones de zonificación que estaban destinadas a proyectos de vivienda, no a grandes desarrollos comerciales como el proyecto Venice Place.

• En el proyecto Wilshire La Brea, representado por el mismo agente de desarrollo que Venecia, la Ciudad está permitiendo el uso de incentivos de Comunidades Orientadas al Tránsito destinados a producir viviendas accesibles, para construir un proyecto con más habitaciones de hotel que viviendas a largo plazo. A pesar de su fallo sobre el proyecto de Venice Place, donde se dijo que los hoteles son residenciales, el Departamento de Planificación de la Ciudad dijo que las habitaciones de hotel del proyecto no cuentan para el límite de 200 unidades residenciales porque las habitaciones de hotel sin cocina no son "unidades residenciales" para otorgarle una revisión acelerada de las condiciones ambientales.

• En el proyecto del hotel localizado en el 2005 de James Wood, el desarrollador propone un hotel de 100 unidades que tendrá cocinas básicas destinadas a los clientes de estadías prolongadas. Si bien la Comisión de Planificación de la Ciudad reconoció que el proyecto era un "híbrido" entre usos residenciales / comerciales y funcionalmente lo mismo que una unidad de vivienda y se negó a aplicar los requisitos de vivienda accesible de la Medida JJJ para proyectos de unidades de vivienda residencial.

Por favor defienda la vivienda y exija que se sigan las reglas de nuestra ciudad. Opongámonos a estos proyectos a menos que construyan las viviendas que realmente necesitamos.

Abraham Aguado
aguadoabra@yahoo.com
812 s Grandview st ap 1
Los Angeles CA, California 90057

From: Karina Siguenas <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 2:25 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed- oppose the 2005 James M Wood and Wilshire / La Brea projects.

En medio de una de las mas bajas ocupaciones hoteleras y los desalojos que se avecinan, la ciudad de Los Ángeles continúa torciendo el significado mas simple de su código municipal para beneficiar a los desarrolladores de hoteles en lugar de construir las viviendas accesibles que los angelinos necesitan desesperadamente. Por favor opóngase a los proyectos Venice Place, Wilshire La Brea y James M Wood 2005 y asegúrese de que construyamos las viviendas que necesitamos desesperadamente. El proyecto modifica las definiciones de las siguientes maneras:

• En el proyecto del hotel Venice Place, el Departamento de Planificación dijo que los hoteles son de uso residencial. Sobre esa base, apoya el proyecto del hotel Venice Place de 78 unidades con solo cuatro apartamentos. La Comisión dijo que era "predominantemente residencial", aunque las habitaciones del hotel no tienen cocinas ni cocinas pequeñas y no están diseñadas para estadías prolongadas. Asimismo, la Comisión aprobó varias concesiones

de zonificación que estaban destinadas a proyectos de vivienda, no a grandes desarrollos comerciales como el proyecto Venice Place.

• En el proyecto Wilshire La Brea, representado por el mismo agente de desarrollo que Venecia, la Ciudad está permitiendo el uso de incentivos de Comunidades Orientadas al Tránsito destinados a producir viviendas accesibles, para construir un proyecto con más habitaciones de hotel que viviendas a largo plazo. A pesar de su fallo sobre el proyecto de Venice Place, donde se dijo que los hoteles son residenciales, el Departamento de Planificación de la Ciudad dijo que las habitaciones de hotel del proyecto no cuentan para el límite de 200 unidades residenciales porque las habitaciones de hotel sin cocina no son "unidades residenciales" para otorgarle una revisión acelerada de las condiciones ambientales.

• En el proyecto del hotel localizado en el 2005 de James Wood, el desarrollador propone un hotel de 100 unidades que tendrá cocinas básicas destinadas a los clientes de estadías prolongadas. Si bien la Comisión de Planificación de la Ciudad reconoció que el proyecto era un "híbrido" entre usos residenciales / comerciales y funcionalmente lo mismo que una unidad de vivienda y se negó a aplicar los requisitos de vivienda accesible de la Medida JJJ para proyectos de unidades de vivienda residencial.

Por favor defienda la vivienda y exija que se sigan las reglas de nuestra ciudad. Opongámonos a estos proyectos a menos que construyan las viviendas que realmente necesitamos.

Karina Siguenas
kari_1509@hotmail.com
4621 Vermont Pl
Los Angeles , California 90029

16 / 28

From: Gloria Garcia <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 2:51 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The

Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed- oppose the 2005 James M Wood and Wilshire / La Brea projects.

En medio de una de las mas bajas ocupaciones hoteleras y los desalojos que se avecinan, la ciudad de Los Ángeles continúa torciendo el significado mas simple de su código municipal para beneficiar a los desarrolladores de hoteles en lugar de construir las viviendas accesibles que los angelinos necesitan desesperadamente. Por favor opóngase a los proyectos Venice Place, Wilshire La Brea y James M Wood 2005 y asegúrese de que construyamos las viviendas que necesitamos desesperadamente. El proyecto modifica las definiciones de las siguientes maneras:

• En el proyecto del hotel Venice Place, el Departamento de Planificación dijo que los hoteles son de uso residencial. Sobre esa base, apoya el proyecto del hotel Venice Place de 78 unidades con solo cuatro apartamentos. La Comisión dijo que era "predominantemente residencial", aunque las habitaciones del hotel no tienen cocinas ni cocinas pequeñas y no están diseñadas para estadías prolongadas. Asimismo, la Comisión aprobó varias concesiones de zonificación que estaban destinadas a proyectos de vivienda, no a grandes desarrollos comerciales como el proyecto Venice Place.

• En el proyecto Wilshire La Brea, representado por el mismo agente de desarrollo que Venecia, la Ciudad está permitiendo el uso de incentivos de Comunidades Orientadas al Tránsito destinados a producir viviendas accesibles, para construir un proyecto con más habitaciones de hotel que viviendas a largo plazo. A pesar de su fallo sobre el proyecto de Venice Place, donde se dijo que los hoteles son residenciales, el Departamento de Planificación de la Ciudad dijo que las habitaciones de hotel del proyecto no cuentan para el límite de 200 unidades residenciales porque las habitaciones de hotel sin cocina no son "unidades residenciales" para otorgarle una revisión acelerada de las condiciones ambientales.

• En el proyecto del hotel localizado en el 2005 de James Wood, el desarrollador propone un hotel de 100 unidades que tendrá cocinas básicas destinadas a los clientes de estadías prolongadas. Si bien la Comisión de Planificación de la Ciudad reconoció que el proyecto era un

"híbrido" entre usos residenciales / comerciales y funcionalmente lo mismo que una unidad de vivienda y se negó a aplicar los requisitos de vivienda accesible de la Medida JJJ para proyectos de unidades de vivienda residencial.

Por favor defienda la vivienda y exija que se sigan las reglas de nuestra ciudad. Opongámonos a estos proyectos a menos que construyan las viviendas que realmente necesitamos.

Gloria Garcia
aleyam1016@gmail.com
303 S. Avenue 57 #9
Los Angeles, California 90042

17 / 28

From: Brenna Jones-Higgins <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 3:32 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing

requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Brenna Jones-Higgins
brennaljh@icloud.com
2121 W 11th St, 311
Los Angeles, California 90006

18 / 28

From: Allison Rubinfeld <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 3:36 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Allison Rubinfeld
ali.rubinfeld@gmail.com
628 Solano Ave
Los Angeles, California 90012

19 / 28

From: Tatiana Cardenas <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 4:55 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Tatiana Cardenas
tatiscm2@gmail.com
660 Amador St
Los Angeles, California 90012

20 / 28

From: Trevor Byrne <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 5:21 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Trevor Byrne
trevor.d.byrne@gmail.com

5917 Piedmont Ave.
Los Angeles, California 90042

21 / 28

From: Kendall Mayhew <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 6:58 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Kendall Mayhew
kendall.mayhew@gmail.com
4316 Edenhurst Ave., Apt. 4
LOS ANGELES, California 90039-1263

22 / 28

From: Samantha Monarch <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 7:01 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Samantha Monarch
crackinyoureye@gmail.com
2558 Glen Green St
Los Angeles, California 90068

23 / 28

From: Kendall Kaufmann <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Mon, Oct 26, 2020 at 9:40 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Kendall Kaufmann
kendall.kaufmann@gmail.com
11024 strathmore dr
Los Angeles, California 90024

24 / 28

From: Brittni Johnson <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Tue, Oct 27, 2020 at 12:11 AM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Brittni Johnson
britt_johnson7@yahoo.com
8394 kentland ave
West hills, California 91304

25 / 28

From: Hans Beischel <info@email.actionnetwork.org>

To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Tue, Oct 27, 2020 at 11:57 AM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Hans Beischel
hanslikestophonebank@gmail.com
4707 6th Ave
Los Angeles, California 90043

26 / 28

From: Paula Peng <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Tue, Oct 27, 2020 at 2:43 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Paula Peng
savelivonians@gmail.com
3127 LIVONIA AVE
Los Angeles, California 90034-3109

27 / 28

From: Rhina Gonzalez <info@email.actionnetwork.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Tue, Oct 27, 2020 at 7:22 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Rhina Gonzalez
rhina59.rg@gmail.com
44020.quarter.st
Lancaster.ca, California 93536

Stop Giveaways to Hotel Developers, Like 2005 James M Wood (18-1242) AND 639 S. La Brea Ave (ZA-2019-1744 - 639)

1 message

From: Matt W <mattw@groundgamela.org>
To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org
At: Tue, Oct 27, 2020 at 2:10 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and 2005 James M Wood Projects and ensure we build the housing we desperately need.
The projects twist the definitions in the following ways:
At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.
At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units" in order to grant it expedited environmental review.
At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.
Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Matt W
mattw@groundgamela.org
1809 N Bronson Ave, Apt 5
Los Angeles, California 90028

1 / 1