

## Communication from Public

**Name:**

**Date Submitted:** 05/01/2023 03:37 PM

**Council File No:** 21-0934

**Comments for Public Posting:** The MEGA Upzoning in the Regional Center, according to a requested 'Feasibility Study' PROHIBITS AFFORDABLE BEING BUILT THERE. It ALSO THREATENS HISTORIC RESOURCES. INCREASING FAR to accommodate DEVELOPERS, who PUSHED FOR THIS UPZONING IN THE REGIONAL CENTER, doling out DENSITY BONUSES to them, has NOT, and will NOT, EVER get enough affordable in an area where it is desperately needed. It will just be MORE LUXURY PROJECTS, LARGER THAN ANYTHING ALLOWED NOW. You who support this, SHOULD BE ASHAMED, MUST BE FUNDED BY DEVELOPERS, are LIEING, and you do NOT care ONE BIT about the WORST Humanitarian Homeless and Affordable Crisis in the country! YOU HAVE BEEN, WILL BE, and ARE, CONTRIBUTING TO IT!

## Communication from Public

**Name:** Brian Folb

**Date Submitted:** 05/01/2023 04:21 PM

**Council File No:** 21-0934

**Comments for Public Posting:** It's important to understand the economics of creating "affordable" housing. Limiting density will further limit the ability to provide lower cost housing. Lower FAR with increased lower income percentage requirements will send developers packing. You can't have it both ways. You will need to provide developers with incentives to maximize the opportunity for providing higher percentages of affordable units. The most effective way to increase requirement for more lower rent units is to allow unlimited high rise development, especially in the City Center and transportation hubs (near the subway stations). Further incentivise mixed use high rise development (e.g. retail, office and residential) in these areas. In other words, we will need to allow 30-60 story high rise buildings in Hollywood in order to accomplish the affordable housing concerns. Earthquake should not be an issue with today's engineering technology. New tall buildings will be much safer than the lower rise older ones.

## Communication from Public

**Name:** Bill

**Date Submitted:** 05/01/2023 04:58 PM

**Council File No:** 21-0934

**Comments for Public Posting:** Will CITY COUNCIL continue accommodating DEVELOPERS, trading Affordable Housing and Historic Preservation in THE REGIONAL CENTER for continued DEVELOPER CAMPAIGN CONTRIBUTIONS? In The Hollywood Community Plan, the Historic Core of Hollywood is in serious jeopardy as is any affordable being built in THE REGIONAL CENTER of Hollywood due to the irresponsible Planning Commission approving additional upzoning.. "Beyond Planning Staff Recommendations". Witnessing the Commission Chair go from deep concern that that upzoning would PROHIBIT any affordable being built in The Regional Center since, as she said 'the land there is already expensive and up zoning increases land value' , that she held off on that vote and asked for a 'Feasibility Study ' to see how that will 'pencil out' until another meeting in March, to finding out in the March meeting that it WOULD indeed PROHIBIT affordable being built in The Regional Center, then doing a total about face and pressing other Commissioners to vote FOR that uber upzoning was beyond shocking.. In March (2021) that Feasibility Study confirmed her concerns that additional upzoning like that would indeed prohibit affordable being built in the area, and dismissed and ignored were all the public comments about the desperate need for affordable housing in an area losing affordable and RSO housing regularly, people losing their homes, to hotels and luxury projects..that SHE even admitted was the #1 issue from all the hours of public comment and written comments. Support for this uber additional upzoning is unconscionable with the worst humanitarian homeless crisis in the country. The commissioners who did not support it, but supported Planning Staff Recommendations, adamantly did not support it, one was the Equity Commissioner Karen Mack. That additional upzoning also threatens Hollywood Historic Resources in The Regional Center, and pleas from Preservationists and Preservation Organizations at the hearings to vote responsibly to PROTECT HOLLYWOOD HISTORIC RESOURCES, past, present, and into the future, also went ignored and dismissed by this Planning Commission.. The Hollywood Community Plan Update recommended by City Planning MUST have revisions. As is it is nothing but another developer accommodating plan like the 2012 HCP Judge Goodman THREW OUT. Is it even LEGAL in light of his

RULINGS?? I support Hollywood Heritage, the Los Angeles Conservancy, Art Deco Society, and the City's own Cultural Heritage Commission. Specific changes missed by City Planning should be made to this Plan. Back the recognition of our world-renowned treasures with real action now, not sidelined as "goals" or "future implementation" The most famous part of Los Angeles, and the place with the landmarks of the highest level of national importance, should not be getting treatment substandard to our local landmark HCMs and HPOZs. That is what is in the Plan now. Not a single Historic Building or District needs to be lost to meet the housing goals set forth in this Plan. Pitting Housing against Preservation is mistakenly at the center of this Plan, and that is the critical but correctable mistake of the CPIO. Rolling back years of earned Historic Building Protections in the "Redevelopment Repeal" Ordinance is buried in this Plan, and is unnecessary and SHAMEFUL The built LEGACY of Hollywood is irreplaceable, and can be profitable with Historic Resources supported by our City, with tax incentives, Adaptive Reuse, and clever urban design. CPIO affordable housing density bonus incentives should ONLY be in effect where there are NOT Historic Buildings. This part of Hollywood is on THE HISTORIC NATIONAL REGISTER! This Planning Commission SHAMEFULLY voted for Upzoning AS DID THE PLUM COMMITTEE, "BEYOND PLANNING STAFF RECOMMENDATIONS" that a study CONFIRMED PROHIBITS Affordable Housing being built in The Regional Center, while PRETENDING that Density Bonus Incentives will solve the AFFORDABLE HOUSING AND HOMELESS CRISIS in The Regional Center... ..but does NOTHING except COMPROMISE and THREATEN Hollywood's Historic Resources. The City's economic study says these CPIO ideas can work-in the Lower Density areas East of Central Hollywood. That's the great opportunity. Not making Grauman's Chinese 84 apartments! We have already lost much of the HISTORIC character of this uniquely HOLLYWOOD Neighborhood. It already is becoming UNRECOGNIZABLE. The years of hard work, the Preservation of Historic Buildings is the last hope for HOLLYWOOD HISTORIC CHARACTER, but with this HCP Upzoning, that will be gone. If you care at all about the City you live in and represent, you MUST vote to change the Hollywood Community Plan in accordance with Hollywood Heritage, the Los Angeles Conservancy, and the Cultural Heritage Commission to sensibly promote what is left, not DESTROY and BULLDOZE it!

## Communication from Public

**Name:**

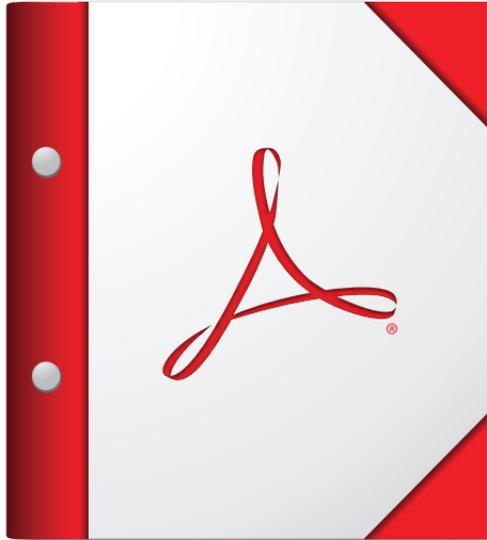
**Date Submitted:** 05/01/2023 05:42 PM

**Council File No:** 21-0934

**Comments for Public Posting:** HOW could PLUM Committee so irresponsibly support this HOLLYWOOD COMMUNITY PLAN... How could Planning Commission Chair be so concerned about mega upzoning 'beyond planning staff recommendations' in The Regional Center about that upzoning "PROHIBITING AFFORDABLE BEING BUILT" because.. "Upzoning increases land value and land there is already expensive".. Hold off on that vote, schedule another meeting in March, while waiting for a 'Feasibility Study' to find out if that upzoning will 'pencil out'.... and then when the 'Feasibility Study' confirmed her concerns, VOTED FOR THAT UPZONING! WHY could the 'Equity' Commissioner, Karen Mack NOT VOTE FOR THAT UPZONING, along with a few others? BECAUSE IT PROHIBITS AFFORDABLE BEING BUILT THERE! The Chair then pretended that Increasing additional FAR in the Regional Center and doling out Density Bonuses to developers (many of whom called in to hearings and pushed for that Mega Upzoning) will solve the affordable and homeless crisis. How's that been going so far? This may have been the MOST SHOCKING HEARING IN THE HISTORY OF HEARINGS as this City suffers the worst humanitarian homeless and affordable crisis in the country. --February 18th HCP Planning Commission Hearing.. AUDIO of Planning Commission Hearing ....Hollywood Community Plan Update.... Thursday, Feb. 18, 2021 Audio... <https://planning.lacity.org/StaffRpt/Audios/CPC/2021/02-18-2021/6%20CPC-2016-1450.mp3> --March 18th HCP Planning Commission Hearing... AUDIO of Planning Commission Hearing ....Hollywood Community Plan Update.... March 18, 2021 Audio... <https://planning.lacity.org/plndoc/Audio//CPC/2021/03-18-2021/6%20CPC-2016-1450.mp3> That MEGA Upzoning in The Regional Center ALSO threatens Hollywood Historic Resources Hollywood Heritage, LA Conservancy, Art Deco Society, Cultural Heritage Commission ALL OPPOSES THIS PLAN. Are L.A. City Politicos, who have contributed to the worst homeless and affordable crisis in the country, STILL willing to ACCOMMODATE DEVELOPERS, over desperately needed AFFORDABLE and HOLLYWOOD HISTORIC RESOURCES? HOLLYWOOD HERITAGE OPPOSITION LETTER: [https://files.elfsightcdn.com/866617b4-ffc1-4c43-b24a-c14b28039225/c46bb617-b0d7-41a7-aa55-a1c6f84233db/HH\\_SupportDocs\\_CommunityPlan2023.pdf](https://files.elfsightcdn.com/866617b4-ffc1-4c43-b24a-c14b28039225/c46bb617-b0d7-41a7-aa55-a1c6f84233db/HH_SupportDocs_CommunityPlan2023.pdf) February 14, 2021 RE: Item CPC 2016-1450-CPU Hollywood Community Plan Update February 2021- Planning Commission Dear Commissioners: We, and you, know where and what the significant landmarks of Hollywood are. The planning work that supports restoring those landmarks, and using them to launch an attractive, sustainable, economically thriving Hollywood, is one that integrates historic buildings into Community Planning. What is hiding in the proposed Community Plan that is surprisingly problematic? • Why is Grauman's Chinese Theatre in the Plan's zoning with incentives for high density housing? Why is our commercial "main street" so dismally behind other locales such as Pasadena, Santa Monica, Larchmont—and even Culver City? Why is Yamashiro shown as commercial land, and its rezoning for massive development hidden in a footnote? Why does the Plan have an Implementation section suggesting important great tools for Hollywood, while the Ordinance in Exhibit I asks the Commission to vote to repeal those very same good ideas which are already in our law? Why is highest density in the City piled on already dense congested central Hollywood, with massive projects entitled, while 3 other Metro stops with far more opportunity are left sleeping? • Why are the few remaining intact central Hollywood neighborhoods shown as being "preserved" ("character residential"), while the Plan proposes that the zoning already on them—already 6 houses on a lot—be further increased by 40% (Exhibit D CPIO) rather than showing how to realistically keep these intact historic homes, maybe with some units on the back? Why are major landmark churches showing as opportunity sites for high density new buildings? The challenge is that this is the first time a Community Plan in Los Angeles has attempted a Community Plan Preservation Element. Downtown Los Angeles has had its Downtown Design Guidelines. Nothing is perfect, but the Planning Department adoption of those Guidelines was a milestone for LA. Unfortunately there is ONE part of this Community Plan that gets adopted by our City Council—the Zoning Ordinances for every land parcel. Unfortunately it has not been mapped or shown to the public. Unfortunately the necessary protective or inventive zoning that brings preservation success in other cities has not been done yet. Councilman O'Farrell requested a Preservation Element for this Plan. "Elements" of Community Plans are required by State law to be integrated and consistent each with the other, so traffic, water and sewer, etc. are consistent with the proposed Land Use/zoning and vice versa. But in our HPCU Plan text.....

## Communication from Public

**Name:** Fix The City, Inc.  
**Date Submitted:** 05/01/2023 10:25 PM  
**Council File No:** 21-0934  
**Comments for Public Posting:** Please see attached letter for the council and previous letter to PLUM.



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