

## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 01:22 PM

**Council File No:** 23-0623

**Comments for Public Posting:** am a resident of Larchmont (90004) and a constituent of Council District 13. I support Affordable Housing and the creation of much more such housing throughout Los Angeles. I also believe the development of Affordable Housing can and should solve for 2 problems: (a) How to provide Affordable Housing while preserving the character and scale of existing stable, thriving neighborhoods. (b) How to ensure that the quality of life on adjacent streets and neighborhoods is not adversely affected. To that purpose, I support the ED 1 Ordinance ( CF 23-0623 ) if amended to include the Larchmont United guidelines sent to the PLUM committee, with a particular focus on the importance of the following amendments: (1) Limit the number of waivers and off menu incentives to a total of 6; (2) Require rear 15' setbacks to allow for trees to grow and storm water to be captured; (3) Prevent post-development conversion of nonresidential spaces to market rate units; (4) Protect R 1, HPOZs and Historic Districts in their entirety and limit ED1 projects on commercial streets that abut, border, transect or are adjacent to an R1 neighborhood to 4 stories ; (5) Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; (6) Require ED 1 projects meet minimum Tier 2 TOC parking qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval. Thank you for your consideration

## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 03:50 PM

**Council File No:** 23-0623

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## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 07:39 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I have been a homeowner in Windsor Square since 2014. In the past ten years, I've watched as our city's homelessness problem has transformed into a homelessness crisis. The only solution is to build as much housing as possible, as quickly as possible. Some of my neighbors object to the use of Mayor Bass's ED1 in Windsor Square and other R1 or HPOZ districts and are organizing to reduce its scope. I want to make sure you know that the loudest voices do not speak for us all. I strongly support the construction of as many housing units as possible, wherever possible, including in R1 and HPOZ districts.

## Communication from Public

**Name:** Marian Williams

**Date Submitted:** 03/12/2024 09:18 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Council File Number is CF-23-0623 (Box above would not let me fill in) I'm writing to express support for the following amendments to the draft ED 1 regarding 100% affordable housing developments: 1. Limit the number of waivers and off-menu incentives to a total of six; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; (specific language to be supplied by Planning Dept) 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects to meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

## Communication from Public

**Name:**

**Date Submitted:** 03/13/2024 01:33 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Re: Council File No. CF 23-0623 Dear PLUM Committee, I am a resident of the Miracle Mile. I support affordable housing in Los Angeles. Every resident of our city is entitled to live in high-quality housing at affordable rents. To reach this goal, housing proposals should comply with the letter and spirit of the law, as well as long-standing standards for good civic planning and urban design. I strongly urge you to adopt the amendments to the ED 1 ordinance drafted and sent to your committee by United Neighbors, as follows:

- Limit the number of waivers and off-menu incentives to a total of 6.
- Require rear 15' setbacks to allow for trees to grow and stormwater to be captured.
- Prevent post-development conversion of non-residential spaces to market rate units.
- Protect R-1, HPOZs, and Historic Districts in their entirety.
- Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast-track approval.
- Require ED 1 projects to meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

I am especially concerned, too, for the fate of our Miracle Mile Historic Preservation Zone. The draft ordinance will permit developers to run roughshod over our historic neighborhoods. This should never be allowed, not only because for almost half a century the city has recognized the important “historic, architectural, cultural or aesthetic” contributions to our city, but also because HPOZs are the strongest bulwark we have of maintaining existing affordable housing citywide. Most importantly, and totally overlooked in the draft ordinance, HPOZs are homes to renters:

- 69% of all units in HPOZs are multi-family housing
- Rents are lower than comparable neighborhoods
- Renters in HPOZs have greater long-term residency
- Nearly 40% of all HPOZ housing provides five or more units of multi-family housing (the direct targets of ED 1)

The fact is, HPOZs and affordable housing are nearly one in the same. HPOZs, which represent a little more than two percent of the city’s land nonetheless contain five percent of rent-controlled, naturally occurring affordable housing. In my own neighborhood, for example, of the 1,347 properties in the Miracle Mile, roughly 65% are rent-stabilized apartments. These will be picked off, one by one, by developers whose profits will be enormously increased once these properties are upzoned by the

new ordinance. The loss of our history and our affordable housing is a price too high to pay. Please adopt the United Neighbors amendments and save our city's most precious historic resources and the rent-stabilized homes with them. Put all structures inside HPOZs off-limits. Thank you, Jane P

## Communication from Public

**Name:** Christopher Monger

**Date Submitted:** 03/13/2024 02:12 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Re: Council File No. CF 23-0623 Dear PLUM Committee, I am a resident of the Miracle Mile. I support affordable housing in Los Angeles. Every resident of our city is entitled to live in high-quality housing at affordable rents. To reach this goal, housing proposals should comply with the letter and spirit of the law, as well as long-standing standards for good civic planning and urban design. I strongly urge you to adopt the amendments to the ED 1 ordinance drafted and sent to your committee by United Neighbors, as follows:

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- Require rear 15' setbacks to allow for trees to grow and stormwater to be captured.
- Prevent post-development conversion of non-residential spaces to market rate units.
- Protect R-1, HPOZs, and Historic Districts in their entirety.
- Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast-track approval.
- Require ED 1 projects to meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

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The fact is, HPOZs and affordable housing are nearly one in the same. HPOZs, which represent a little more than two percent of the city’s land nonetheless contain five percent of rent-controlled, naturally occurring affordable housing. In my own neighborhood, for example, of the 1,347 properties in the Miracle Mile, roughly 65% are rent-stabilized apartments. These will be picked off, one by one, by developers whose profits will be enormously increased once these properties are upzoned by the

new ordinance. The loss of our history and our affordable housing is a price too high to pay. Please adopt the United Neighbors amendments and save our city's most precious historic resources and the rent-stabilized homes with them. Put all structures inside HPOZs off-limits. Thank you, Christopher Monger & Betsy Zajko  
924 S. Ridgeley Drive L.A. CA 90036

## Communication from Public

**Name:** Jennifer Meislohn

**Date Submitted:** 03/13/2024 03:42 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I am a resident of Wilshire Park and a constituent of Council District 5. I support Affordable Housing and the creation of more such housing throughout Los Angeles. I also believe the development of Affordable Housing can and should provide Affordable Housing while preserving the character and scale of existing stable, thriving neighborhoods and ensure that the quality of life on adjacent streets and neighborhoods is not adversely affected. I support the ED1 Ordinance ( CF 23-0623 ) if amended to include the United Neighbors guidelines sent to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Require 15-foot setbacks in the rear yard of these projects to allow for trees; 2. Impose a 5% limit on the total amount of nonresidential project spaces to prevent post-approval "bait and switch" conversions of excess spaces to market rate units in violation of the promise/requirement of 100% affordable units; 3. Exempt R-1, HPOZ and Historic Districts, not just R-1 properties, from fast tracking so that the complicated compatibility issues of out-of-scale projects in these neighborhoods can be addressed with precise review and solutions; 4. Exempt substandard streets and high-fire zones from fast track approval for the safety of us all. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Jennifer Meislohn 733 S Bronson Ave

## Communication from Public

**Name:**

**Date Submitted:** 03/13/2024 06:03 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Support amendments to ED1 zoning ordinance By United Neighbors

## Communication from Public

**Name:**

**Date Submitted:** 03/13/2024 06:59 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I support the ED 1 Ordinance ( CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

## Communication from Public

**Name:** M.D.  
**Date Submitted:** 03/13/2024 07:10 AM  
**Council File No:** 23-0623

**Comments for Public Posting:** 1. Limit the number of waivers and off-menu incentives to a total of six; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; (specific language to be supplied by Planning Dept) 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects to meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval

## Communication from Public

**Name:** Stephen R Wilson  
**Date Submitted:** 03/13/2024 08:04 AM  
**Council File No:** 23-0623

**Comments for Public Posting:** I am a resident of Windsor Square and a constituent of Council District 13. I support Affordable Housing and the creation of more such housing throughout Los Angeles. I also believe the development of Affordable Housing can and should provide Affordable Housing while preserving the character and scale of existing stable, thriving neighborhoods and ensure that the quality of life on adjacent streets and neighborhoods is not adversely affected. I support the ED1 Ordinance ( CF 23-0623 ) if amended to include the United Neighbors guidelines sent to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Require 15-foot setbacks in the rear yard of these projects to allow for trees; 2. Impose a 5% limit on the total amount of nonresidential project spaces to prevent post-approval "bait and switch" conversions of excess spaces to market rate units in violation of the promise/requirement of 100% affordable units; 3. Exempt R-1, HPOZ and Historic Districts, not just R-1 properties, from fast tracking so that the complicated compatibility issues of out-of-scale projects in these neighborhoods can be addressed with precise review and solutions; 4. Exempt substandard streets and high-fire zones from fast track approval for the safety of us all. 5. Impose a requirement for parking inside the structure. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration.

## Communication from Public

**Name:**

**Date Submitted:** 03/13/2024 08:08 AM

**Council File No:** 23-0623

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**Date Submitted:** 03/13/2024 08:14 AM

**Council File No:** 23-0623

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Kristen Tostado

## Communication from Public

**Name:** Tupper Lienke

**Date Submitted:** 03/13/2024 08:41 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Because ED 1 and the forthcoming ordinance allow developers to obtain permits without any public input, notice, or appeals, developers have already been given the right to build dramatically out-of-scale projects at 507 North Larchmont and 800 South Lorraine. There need to be “guardrails” put into effect before ED 1 is made law. I strongly supports affordable housing, especially projects that are truly 100% affordable. But, we need a permanent ordinance that closes the loopholes so developers can’t run roughshod over our city.

March 13, 2024

Re: Council File No. CF 23-0623

Dear PLUM Committee,

I am a resident of the Miracle Mile. I support affordable housing in Los Angeles. Every resident of our city is entitled to live in high-quality housing at affordable rents. To reach this goal, housing proposals should comply with the letter and spirit of the law, as well as long-standing standards for good civic planning and urban design.

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Please adopt the United Neighbors amendments and save our city’s most precious historic resources and the rent-stabilized homes with them. Put all structures inside HPOZs off-limits.

Thank you,

Tupper Lienke  
1101 S. Ridgeley Drive  
Los Angeles, CA 90019  
Email: [Tupper.Lienke@sbcglobal.net](mailto:Tupper.Lienke@sbcglobal.net)

## Communication from Public

**Name:** Carlos Portugal

**Date Submitted:** 03/13/2024 08:51 AM

**Council File No:** 23-0623

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