

## Communication from Public

**Name:** Y  
**Date Submitted:** 03/13/2024 03:58 AM  
**Council File No:** 23-0623

**Comments for Public Posting:** Dear Mayor and Council Members, As a devoted resident of the vibrant city of Los Angeles, I am deeply invested in addressing the pressing issue of affordable housing. However, I must express my concerns regarding certain proposed projects under ED-1 that seem to lack practicality and warrant discretionary review before being fast-tracked. Projects situated in High Severity Fire Zones, with inadequate access roads, lacking proximity to transit hubs and educational institutions, and failing to align with the neighborhood's character should unequivocally undergo thorough planning scrutiny and garner input from the community. Such ill-conceived ventures primarily serve the interests of developers and, in the absence of proper oversight, jeopardize the safety and well-being of our residents. While I acknowledge the importance of expediting suitable projects under the City's ED-1 legislation, it is imperative to distinguish between prudent sites and those that pose risks to our community. We must prioritize thoughtful development that enhances our cityscape and fosters a thriving environment for all. Therefore, I urge you to amend ED-1 to ensure that projects undergo necessary government review and allow ample opportunities for public feedback. By advocating for intelligent and strategic affordable housing initiatives, we can collectively enhance the fabric of our city and promote the welfare of its inhabitants. Your attention to this matter is greatly appreciated, and I trust that together, we can enact positive change for the betterment of Los Angeles. With gratitude, Y

## Communication from Public

**Name:** Hannah

**Date Submitted:** 03/12/2024 07:19 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I 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, Hannah Elins 507 North Gower Street

## Communication from Public

**Name:** Forrest Hong  
**Date Submitted:** 03/13/2024 05:24 PM  
**Council File No:** 23-0623  
**Comments for Public Posting:**

Chair, Marqueece Harris-Dawson, members, Katy Yaroslavsky, Imelda Padilla, Heather Hutt, John Lee

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.

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,

*Forrest Hong*

*1253 South Orange Dr., LA 90019*

## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 04:49 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Building an 11 story, 68 unit apartment unit on Floyd Terrace in the Hollywood Manor (a residential area) is a crazy idea. The streets are narrow and winding. That hillside is very steep and is right on Barham. Parking in the Manor is only allowed on one side of the street and is barely adequate for residents (God forbid they have guests). So many questions. - How would all of the various construction vehicles get to the site and where would they 'park?' - Where would all of the construction materials be kept? - How would the weight of the construction materials/vehicles affect that steep hillside? - Would a portion of the street be lined with Andy Gump porta-potty's? - Where would the workers park? - What about the residents who live on either side of the site? It seems as though any streets leading to the site would have to be closed to traffic and parking and that would affect a number of homeowners. - How would we get to and from our homes? - Would Barham be completely closed down to allow construction vehicle access? - Doesn't anyone care about the residents of the Manor? - Logistics would be a nightmare. - Have any council members or officials (or whomever approved this ludicrous undertaking) actually visited the proposed site? One visit should be all it takes to see how this project is a non-starter. If they don't see that, they are blinded by \$\$ and the greedy developer(s). In the end the developers might be opening themselves up to never ending lawsuits as they will be negatively impacting (and in some cases, harming) our lives and livelihoods for a long time.

## Communication from Public

**Name:** john  
**Date Submitted:** 03/12/2024 01:05 PM  
**Council File No:** 23-0623

**Comments for Public Posting:** I am a resident 516 n gower street 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 John Eahaya 516 n gower st La ca 90004

## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 09:47 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Building an 11 story, 68 unit apartment unit on Floyd Terrace in the Hollywood Manor (a residential area) is a crazy idea. The streets are narrow and winding. That hillside is very steep and is right on Barham. Parking in the Manor is only allowed on one side of the street and is barely adequate for residents (God forbid they have guests). So many questions. - How would all of the various construction vehicles get to the site and where would they 'park?' - Where would all of the construction materials be kept? - How would the weight of the construction materials/vehicles affect that steep hillside? - Would a portion of the street be lined with Andy Gump porta-potty's? - Where would the workers park? - What about the residents who live on either side of the site? It seems as though any streets leading to the site would have to be closed to traffic and parking and that would affect a number of homeowners. - How would we get to and from our homes? - Would Barham be completely closed down to allow construction vehicle access? - Doesn't anyone care about the residents of the Manor? - Logistics would be a nightmare. - Have any council members or officials (or whomever approved this ludicrous undertaking) actually visited the proposed site? One visit should be all it takes to see how this project is a non-starter. If they don't see that, they are blinded by \$\$ and the greedy developer(s). In the end the developers might be opening themselves up to never ending lawsuits as they will be negatively impacting (and in some cases, harming) our lives and livelihoods for a long time.

## Communication from Public

**Name:** Jan Reichmann, Comstock Hills Homeowners Assoc. Pres.  
**Date Submitted:** 03/11/2024 02:18 PM  
**Council File No:** 23-0623  
**Comments for Public Posting:** March 11, 2024 Greetings: Comstock Hills Homeowners Association supports 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; and 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. Thank you. Very truly yours, Jan Reichmann, President Comstock Hills Homeowners Association  
Tel: 310-666-9708 <http://www.comstockhills.com>

## Communication from Public

**Name:** Clif Lord

**Date Submitted:** 03/11/2024 10:39 PM

**Council File No:** 23-0623

**Comments for Public Posting:** At the mayor's suggestion, I am raising my hand so that I can be counted when it comes to endorsing fully the slate of amendments to ED1 advocated by United Neighbors. This is the way to ensure truly affordable housing is built right and serves the entire city and not merely its developers.

## Communication from Public

**Name:** Richard Ingrassia

**Date Submitted:** 03/12/2024 08:13 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I strongly supports affordable housing projects, especially those that are truly 100% affordable. But, like United Neighbors, I would like the permanent ordinance to close the loopholes that developers have tried to exploit in the Mayor's ED1. Below are the amendments that United Neighbors has sent to the Council's PLUM Committee (Harris Dawson, Yaroslavsky, Padilla, Hutt, Lee) for PLUM and City Council action. The PLUM Committee will meet March 19th: 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; (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 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:** 03/12/2024 09:19 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Floyd Terrace is a very narrow street with parking on only one side of the street. (Actually, all of the streets in the Manor only allow parking on one side of the street.) To think that one could consider constructing an 11 story, 68 unit building on the steep hillside in a residential area is incomprehensible. How would you get construction vehicles and materials to the site? The streets leading to the site are very narrow and winding. It would be interesting to know how the larger construction vehicles plan to get to the site. Would they close down the streets to residents (and/or Barham) so residents are virtually trapped or have to walk offsite to get to their parked vehicles? Where would all of the workers park? Is there a staging area for the workers so they could be shuttled back and forth? There is barely enough parking for residents. The logistics would be a nightmare. Public transportation is not easily accessible. Have any council (?) members who think this is a good idea ever even visited the Manor and the site? A visit to the area/site will make it apparent that this 'project' is a non-starter and only a money grab for the developers. There are many more suitable areas for a project like this one. Cahuenga comes to mind, there are actually places to walk to and public transportation runs through.