

Communication from Public

Name: Aquino
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Council File No: 23-0623

Comments for Public Posting: Let it be known that my opinion is: As currently written, the ED1 ordinance / CF 23-0623-S1 is a betrayal of many previously-enacted land use ordinances that gives protections to the West Adams District neighborhoods and other older, character neighborhoods throughout the City including my neighborhood Windsor Village in Mid Wilshire /Mid City, Los Angeles. I urge the Council members to add critical AMENDMENTS to the draft Ordinance to add the necessary guard rails for the protection of our City's amazing legacy via architecture and small community pockets in a large urban city. I can support the ED1 Ordinance CF 23-0623-S1 ONLY IF AMENDED with the following changes: · Projects in HPOZs, CPIOs, NSOs, active CRA projects areas, and any kind of specific plan/overlay should be ineligible under the new Ordinance. · Projects in National Register or CA Register Districts, or listed in official, adopted surveys (e.g., SurveyLA, CRA, Bureau of Engineering) should be ineligible for the ED1 streamlining, since historic resources should be subject to CEQA review. · Language should be added that for infill developments, massing, scale, volume, and setbacks shall adhere to the specific design standards that City Council has previously adopted for these districts and overlays. · The new Ordinance CF 23-0623-S1 rules shall NOT supersede HPOZs, CPIOs, NSOs, Specific Plans nor active CRA project areas and shall retain the privilege of public and HPOZ review before approval. · Waiver requests and off-menu incentives shall NOT be unlimited; the Planning Commission's recommendations to limit waivers and incentives to six also seems excessive, since any of these projects can still be approved with review through existing land use processes. Only one waiver should be allowed if it is an environmental category (such as reduction of open space or reduced number of trees). · Require rear 15-foot setbacks to allow for trees to grow and storm water to be captured. Front setbacks should align with building lines and/or adjoining sites' prevailing setbacks · Prevent any post-development conversion of nonresidential spaces to market rate units (recently some developers are showing in their plans vaguely described "rec rooms" complete with kitchens, baths and closets on their plans that clearly and suspiciously resemble potential future residential studio apartments, or ADUs, or residential living space. More housing is needed but a broad

stroke approach such as ED1 as it currently stands will destroy historical and character neighborhoods, losing them forever.