

## Communication from Public

**Name:** Jay Ross

**Date Submitted:** 03/11/2024 12:06 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I oppose ED1 as currently written. If you make the following changes, I can support it. 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:** Rory

**Date Submitted:** 03/11/2024 01:58 PM

**Council File No:** 23-0623

**Comments for Public Posting:** While Los Angeles desperately needs low income housing ED-1 really only addresses “affordable housing” and has loopholes that you can drive full ADUs through! ED-1 must have some common sense perimeters that include low and extremely low income units, not allow work arounds to remove recreation rooms and turn them into market rate units, not be allowed in single family (R-1) neighborhoods, strictly adhere to the TOC tier guild lines and take into account the surrounding communities scale and other legal guild lines such as HPOZ requirements.

## Communication from Public

**Name:** Jan Reichmann, Comstock Hills Homeowners Assoc. Pres.  
**Date Submitted:** 03/11/2024 02:22 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:** A

**Date Submitted:** 03/11/2024 03:20 PM

**Council File No:** 23-0623

**Comments for Public Posting:** It should be obvious we can't hurt some people to help others. We mustn't build new multi-housing near innocent family homeowners in the neighborhood. Show some common sense. Simply take these guidelines to the next meeting and propose them, so we can support you: 1. Limit the number of waivers and off menu incentives to a total of 6. 2. Only one waiver allowed if in an environmental category Example: Only one allowed: (1) reduced setbacks;(2) reduced trees;or (3) Reduced open space. 3. Front setbacks- Code or align with adjoining sites prevailing setbacks: Side setbacks- Minimum 5 feet, 0 inches Rear setbacks - Code or minimum 15 feet (if city wants trees to grow) Open Space - Reduction up to 50% of code Required Trees- Reduction up to 25% of code. 4. In order to qualify for the incentives offered in ED 1or ED 1, Ordinance projects they must be consistent with the following uses (A) Residential units only;(B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for residential use; or (C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design,relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit,shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities,light, and air,in the residential project. 5. Prevent developers from declaring "/I economic hardship" and thus being allowed to avoid basic city requirements like site improvements,infrastructure improvements, fees, and standards. 6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1above) must go through a discretionary review including public hearings. 7. ED 1and ED 1Ordinance projects are not permitted in Rl zones, and HPOZs in their entirety,and districts/buildings/sites designated as a historical resource under a local,state,or federal designation. 8. ED 1projects should not be granted on substandard streets. 9. ED 1-qualified projects should at minimum meet Tier 2 TOC qualifications. 10. Exempt high fire severity zones. Thanks. A

## Communication from Public

**Name:** daisy marco

**Date Submitted:** 03/11/2024 04:07 PM

**Council File No:** 23-0623

**Comments for Public Posting:** My husband and I have been residents of the Hollywood Manor in which the owner of the land at 3450 Floyd Terrace has submitted a project for ED1. There are so many issues building a multi-resident unit in this area. First and foremost is the site is on a significant slope. This is a steep hill where I fear the disturbance will make homes surrounding the proposed site unstable. Considering how the massive rains we have have effected hillside properties this year, this is a valid concern. Please note several residents on Floyd experienced structural issues on the property after the structure on 3395 Barham was built so this very much a possisiblity. Secondly, we are in a high fire zone. Our area has been been in danger in the past; last year, I watched from my balcony as a fire engulfed a property off of Barham. Also note the streets in our area are very narrow, as are most in hill communities, where having any increase in traffice will be dangerous. I would go so far as to request the rezoning of the property in question to single family. In addition, there is no public transporation available nor can our street absorb parking for multi-residential units - it's difficult already to find sufficient parking. I urge the city to exclude any area in high fire zones, substandard streets and hills from ED-1. At the very least, please visit the location to see how inappropriate this site would be.

## Communication from Public

**Name:** Walter Dominguez

**Date Submitted:** 03/11/2024 07:08 PM

**Council File No:** 23-0623

**Comments for Public Posting:** While in favor of Mayor Bass's ED 1 fast track approvals for affordable housing, I have very serious concerns that there are no guidelines to exempt our beautiful and historic HPOZs and National Register neighborhoods. All LA HPOZs and National Register neighborhoods make up a tiny percentage of LA's land. They also contain many multi-family buildings (mine is one of them) they are ALL rent-controlled, with many seniors and long-time tenants living in them. Our historic districts make this city more unique and are an important part of LA's "Brand". Tourism is a very important and large source of revenue for the city. Tourists want to see what is DIFFERENT about our city, not looking for neighborhoods that are filled with apartments that look like everywhere in the world. Imagine Paris, London, Rome allowing their most historic and beautiful neighborhoods be demolished or intruded upon by inappropriately scaled and designed buildings in the middle of them. Why should world-famous Los Angeles do so? ~ HPOZs & National Register neighborhoods are:

- 69% multi-family buildings
- Nearly 40% of all housing providing five or more units of multi-family housing
- Have 5% of all rent-controlled properties in the city, while occupying less than 2.5% of the City land
- 25-40% less expensive in historic neighborhoods than in post-2000 construction neighborhoods
- More racially and economically diverse with a higher share of low-income tenants
- Are majority owned by small landlords and are creators of generational wealth
- Important for our film & TV entertainment industry, which is dependent on historic neighborhoods for a great many of their LA location shoots (keep production here in LA!)
- Home to thousands of mature trees which provide beauty, habitat for wildlife and mitigate the heat island effect.
- Are real, long-time communities that are home to many of the most civically involved, creative and culturally active contributors to our city
- The majority of residents of HPOZs and National Register are of Hispanic descent. (Statistics from "Preservation Positive Los Angeles" report by the Los Angeles Conservancy.)

## Communication from Public

**Name:** Sheida Ashley

**Date Submitted:** 03/11/2024 07:46 PM

**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:** Vasiliki Ambatielos

**Date Submitted:** 03/11/2024 08:38 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I am opposed to this fast tracking of low income housing in our beautiful historical neighborhood.

## Communication from Public

**Name:** Richard Kellum  
**Date Submitted:** 03/11/2024 08:45 PM  
**Council File No:** 23-0623

**Comments for Public Posting:** 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:** 03/11/2024 08:59 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I support the ED1 ordinance amendments submitted by United Neighbors. While I support affordable housing projects, especially those that are truly 100% affordable, I'd like the permanent ordinance to close the loopholes that developers have tried to exploit in the Mayor's ED1. Thank you. The amendments are as follows: 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:** David Stone

**Date Submitted:** 03/11/2024 09:04 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I am writing to ask that we amend the draft of ED 1 to reflect the following changes: 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. Thank you for your thoughtful consideration David

## Communication from Public

**Name:**

**Date Submitted:** 03/11/2024 10:00 PM

**Council File No:** 23-0623

**Comments for Public Posting:** 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:** Steve Friedland

**Date Submitted:** 03/11/2024 10:51 PM

**Council File No:** 23-0623

**Comments for Public Posting:** "The City CAN chew gum and walk a straight line at the same time". And, Los Angeles can preserve historic neighborhoods and properties as well as provide adequate new housing. There is plenty of space for new housing on major streets such as Venice Blvd, Pico Blvd, Olympic Blvd, Washington Blvd., Obama Blvd, Wilshire Blvd. etc., etc. WHY DESTROY OUR HISTORIC NEIGHBORHOODS?

## Communication from Public

**Name:** Gladys Xiques

**Date Submitted:** 03/11/2024 11:14 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I support 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; (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:** nancy reinisch

**Date Submitted:** 03/11/2024 11:32 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please consider the following conditions regarding this file. As a resident of Hancock Park, we want to address housing needs without significant unintended and damaging consequences to the neighborhoods in our area. 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. Please respect these ED1 ordinance amendments ! Nancy Dodge Reinisch John Reinisch MD

## Communication from Public

**Name:** ED 1 Ordinance  
**Date Submitted:** 03/12/2024 05:02 AM  
**Council File No:** 23-0623

**Comments for Public Posting:** Please adopt the ED 1 Ordinance to include the following: 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. Thanks

## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 07:23 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I support the following amendments to the Mayor's ED1. 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:** Sheldon

**Date Submitted:** 03/12/2024 07:27 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Support these 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; (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:** Don Kossman

**Date Submitted:** 03/12/2024 07:30 AM

**Council File No:** 23-0623

**Comments for Public Posting:** We support affordable housing projects, especially those that are truly 100% affordable. But, like United Neighbors, we'd 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. Thanks for listening

## Communication from Public

**Name:** Janet Soffer  
**Date Submitted:** 03/12/2024 07:57 AM  
**Council File No:** 23-0623  
**Comments for Public Posting:** Please consider the United Neighbors recommendations for development in our area.

## Communication from Public

**Name:** Shondell Spiegel

**Date Submitted:** 03/12/2024 08:43 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I support these 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; (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 08:53 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:** David Anson, DDS  
**Date Submitted:** 03/12/2024 09:27 AM  
**Council File No:** 23-0623  
**Comments for Public Posting:** Please keep historic overlay zones in force to preserve the culture of the city.

## Communication from Public

**Name:**

**Date Submitted:** 03/12/2024 10:11 AM

**Council File No:** 23-0623

**Comments for Public Posting:** i agree with the amendments that United Neighbors propose---- 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:** Charles Ward

**Date Submitted:** 03/12/2024 10:14 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I live in a HPOZ neighborhood and my home is under Mills Act contract. The ED1 amendments should NOT be approved. They shift the burden of much needed housing to "others" and also infringe on already allowable rear yard setback already available within the ADU law. Many of the HPOZ neighborhoods in our city maintain the streetscape and street visible facades only. Preventing development of the rear yards was not in the spirit of the original ordinances passed and approved by the communities. There are many ways you can further develop and add density to all neighborhoods in the city without destroying the street visible historic fabric of the neighborhoods. All neighborhoods in this city should do their part to increase housing, increase affordable housing and alleviate the burden of the unhoused.

## Communication from Public

**Name:** Marcia Selz

**Date Submitted:** 03/12/2024 11:21 AM

**Council File No:** 23-0623

**Comments for Public Posting:** The \_Coalition of Homeowner Associations-Council District 5 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; 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:** Michael Avery

**Date Submitted:** 03/12/2024 11:49 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Dear PLUM Committee: As a 34 year resident of Hancock Park, I am requesting your support for these United Neighbors amendments. These amendments have my full support: 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 R1, HPOZs and Historic Districts in their entirety. 5. Ensure that substandard streets/high-fire zones do not qualify for ED1 fast track approval. 6. Require ED1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for protecting our residential neighborhoods.

## Communication from Public

**Name:** Suzi Yoonessi

**Date Submitted:** 03/12/2024 12:09 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  
Suzi Yoonessi 500 block of North Lucerne Blvd

## Communication from Public

**Name:** Concerned Hancock Park Resident

**Date Submitted:** 03/12/2024 12:14 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I am writing to express my support for the ED1 ordinance amendments specifically in regards to two proposed development projects within the HPOZ of Hancock Park- 507 N. Larchmont and 800 S. Lorraine. I live very close to one of these proposed projects and can speak to how it would completely disrupt the neighborhood and would be terribly out of place. We need to protect the historic nature of Hancock Park, there are so many areas in LA where projects like these would be welcome, and would not seem out of place. These developers must find a new location for these projects, where the surrounding neighborhood won't suffer negatively from their impact, but would benefit. This does NOT make sense to push these projects where they do not belong and are not wanted. Los Angeles is a relatively young city in our country, and we MUST preserve the little history and few HPOZ's that we have in tact, they need to be RESPECTED. This is an example of greedy developers wanting to profit off of the historic nature of our neighborhood, but hurt it and negatively change it in the process for their own benefit- nobody else's. This project does not "add" to our neighborhood, it detracts. Even worse, it damages. I am all for affordable housing, but not a disruptive development project disguised as affordable housing that will destroy the very nature of WHY we all love Hancock Park. Hancock Park is defined very specifically in it's HPOZ guidelines and we must fight to stick to these guidelines and respect and preserve the historic nature. Once it changes, there is no going back. And as the rest of the city continues to change, evolve, and develop, Hancock Park must remain. We owe this to the city of Los Angeles to preserve the little history we have. Please honor the ED1 ordinance amendments. Thank you.

## Communication from Public

**Name:**

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

## Communication from Public

**Name:** Gary Frazeur

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

**Council File No:** 23-0623

**Comments for Public Posting:** Dear Mayor and Council Members: I love the city of Los Angeles and want to help solve the affordable housing crisis. However, some proposed ED-1 projects do not have common sense should not be fast tracked without discretionary review. Ridiculous projects in High Severity Fire Zones, egress on substandard streets, located in areas without access to transit and schools and that don't fit the character of the neighborhood SHOULD be subject to planning review and input from the public. These types of misguided projects only benefit developers and, without "red tape", put the safety and quality of life of residents at risk. There are numerous locations that would benefit from the City's ED-1 legislation, and these prudent sites should be streamlined, but the unsafe and unsuitable projects demand government review and public comment. We need developers building intelligent affordable housing sites in the right places to benefit the entire community. Please amend ED-1 for the good of all the people in our great city. Thank you, Gary Frazeur