

Communication from Public

Name: Paula Carole Yerman

Date Submitted: 03/12/2024 10:05 PM

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, Paula Yerman 1253 S Orange Drive LA, CA 90019

Communication from Public

Name: Daniel Pelletier

Date Submitted: 03/12/2024 10:06 PM

Council File No: 23-0623

Comments for Public Posting: Dear PLUM Committee, I am a resident of Windsor Village. 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 Windsor Village Historic Preservation Overlay 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. For example, roughly 65% of the 1,347 properties in the adjacent Miracle Mile neighborhood 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, Daniel Pelletier 4219 W. 8th Street, LA 90005

Communication from Public

Name: Mary Gregory

Date Submitted: 03/12/2024 10:23 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: Beth Corets
Date Submitted: 03/12/2024 10:26 PM
Council File No: 23-0623
Comments for Public Posting: I strongly support the United Neighbors amendments.

Communication from Public

Name: Al Gough

Date Submitted: 03/12/2024 10:32 PM

Council File No: 23-0623

Comments for Public Posting: I am in support of the United Neighbors ordinance amendments.

Communication from Public

Name: Lex Passaris

Date Submitted: 03/12/2024 01:46 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
Lex Passaris 507 N Beachwood Drive

Communication from Public

Name: Karla Ricci

Date Submitted: 03/12/2024 11:11 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
Karla Ricci Plymouth

Communication from Public

Name: Arezo B

Date Submitted: 03/12/2024 11:38 PM

Council File No: 23-0623

Comments for Public Posting: Hi, I am a resident in Larchmont and I live right next door to the proposed site. The parking on this street and in this little residential neighborhood will be a nightmare if this building is built. Not to mention the years of construction, dust and noise. We have such a quiet little community as it is, why ruin and disrupt that. This is not a wise decision and a huge 7 storey building in that specific location is not a good idea. Please consider all the residents who live here in peace and harmony and don't let this happen we are begging you. Thank you

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Communication from Public

Name: Barbara Jefferies

Date Submitted: 03/12/2024 12:49 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: Brad Kane
Date Submitted: 03/12/2024 12:52 PM
Council File No: 23-0623
Comments for Public Posting: Support ED-1 if amended as described in the attachment



March 11, 2024

Katy Yaroslavsky
Councilmember
Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, California 90012
Email: councilmember.yaroslavsky@lacity.org

Re: ED 1 Ordinance – Council File No. 23-0623

Dear Councilmember Yaroslavsky,

The South Carthay Neighborhood Association supports the ED 1 Ordinance, Council File No. 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:

- (i) Limit the number of waivers and off-menu incentives to a total of 6;
- (ii) Require rear 15' setbacks to allow for trees to grow and storm water to be captured;
- (iii) Prevent post-development conversion of nonresidential spaces to market rate units;
- (iv) Protect R-1, HPOZs and Historic Districts in their entirety;
- (v) Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval;
- (vi) 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.

Since South Carthay's HPOZ was adopted in 1985, this letter focuses on the need to protect HPOZ in their entirety, not just R-1 zones. For the past 45 years, HPOZs have maintained high-quality affordable housing better than the City as a whole. HPOZs are:

- 69% multi-family
- Nearly 40% of all housing provides five or more units of multi-family housing
- 5% of all rent-controlled properties, while occupying less than 2.5% of the City
- 25% to 40% less expensive than post-2000 construction
- More racially and economic diverse with a higher share of low-income tenants
- Creators of both intergenerational wealth and much longer landlord tenant relationships
- Generators of more job growth by nearly two to one
- Home to large mature trees mitigating the heat island effect

(Citation: "Preservation Positive Los Angeles" report by the Los Angeles Conservancy.)

By permitting developers to pick off a parcel here, a parcel there, our historic districts will become a faint reflection as decades-old communities are dispersed and our most affordable housing lost. The 800

Lorraine project in Windsor Square HPOZ is the first domino to fall. (<https://larchmontbuzz.com/larchmont-village-news/two-100-affordable-housing-projects-planned-for-the-neighborhood/>)

Please let us know where you stand on this issue as soon as possible. We will follow up shortly with a phone call to your office, or I may be reached at (323) 697-9840.

Sincerely,



Brad Kane

President

South Carthay Neighborhood Association

Cc: fernando.morales@lacity.org
george.hakopiants@lacity.org
kristen.pawling@lacity.org
jarrett.thompson@lacity.org
gary.gero@lacity.org
allen.zipper@lacity.org

Communication from Public

Name: Brad Kane
Date Submitted: 03/12/2024 12:53 PM
Council File No: 23-0623
Comments for Public Posting: Supported, if amended as described in the attachment



March 11, 2024

Heather Hutt
Councilmember
Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, California 90012
Email: Heather.Hutt@lacity.org

Re: ED 1 Ordinance – Council File No. 23-0623

Dear Councilmember Hutt,

The South Carthay Neighborhood Association supports the ED 1 Ordinance, Council File No. 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:

- (i) Limit the number of waivers and off-menu incentives to a total of 6;
- (ii) Require rear 15' setbacks to allow for trees to grow and storm water to be captured;
- (iii) Prevent post-development conversion of nonresidential spaces to market rate units;
- (iv) Protect R-1, HPOZs and Historic Districts in their entirety;
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By permitting developers to pick off a parcel here, a parcel there, our historic districts will become a faint reflection as decades-old communities are dispersed and our most affordable housing lost. The 800

Lorraine project in Windsor Square HPOZ is the first domino to fall. (<https://larchmontbuzz.com/larchmont-village-news/two-100-affordable-housing-projects-planned-for-the-neighborhood/>)

Please let us know where you stand on this issue as soon as possible. We will follow up shortly with a phone call to your office, or I may be reached at (323) 697-9840.

Sincerely,



Brad Kane
President
South Carthay Neighborhood Association

Cc: andrew.westall@lacity.org
hakeem.parke-davis@lacity.org
mayra.guevara@lacity.org

Communication from Public

Name: Celeste Wolfe

Date Submitted: 03/12/2024 12:53 PM

Council File No: 23-0623

Comments for Public Posting: I support these amendments for the ED 1 Ordinance (CF 23-0623) 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. I believe as currently drafted, there little room for a necessary discretionary process, especially around entitlements crafted to support a developer's return on investment with little regard for creating the very problem this ordinance is supposed to protect -- AFFORDABLE HOUSING. Currently, the affordable housing "scam" is allowing neighborhood-character-destroying elements to be allowed as "by right" for the sake of density into R1 neighborhoods replacing R2 complexes with 6-7 story apartment buildings in areas that are NOT near transit hubs NOR offer any improvements to a commercial corridor with a mixed-use plan to create the more walkable 15 minute village hubs of community and employment opportunities in targeted areas for density. Planning is being left to Developer GREED over City Planners and a more supportive plan for IMPROVING an area versus predated on it for profit! What is most shameful is the lack of ONE-FOR-ONE replacement of affordable units when we have 8-10 affordable R2 units replaced by 2-3 low or very low income units while drastic entitlements are granted to increase FOR PROFIT ROI for the developers that leave the rest of the neighborhood stuck with exorbitant market-rate rents. This "scam" then displaces 6-8 families or couples from a neighborhood forcing them to move from the area to obtain an equal living arrangement of a 2-3 bedroom apartment at \$1200-\$2400 which now becomes the newly remodeled \$3860-\$6000/month 3 bedroom apartment. And the 1-2 low rent STUDIO or BACHELOR apartments are not sufficient for the "right of return" for a couple or family that was able to live in a

mixed income neighborhood in a good part of town. Also it is not clear if State RHNA numbers are being accurately represented in a way where "inventory" is readily available with the cooperation of HOAs, Neighborhood Councils, and the targeted community that seeks to play its part in helping create a LIVEABLE urban California over some URBAN TENEMENT HOVEL plan of density and overcrowding Suburban Californian neighborhoods that do not want the destruction of the American dream of home ownership and OWNING a small parcel of LAND.

Communication from Public

Name: Jason Greenman
Date Submitted: 03/12/2024 12:54 PM
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 developers 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.

Communication from Public

Name: Tricia Meyer

Date Submitted: 03/12/2024 12:56 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, Tricia Meyer 300 North Block of Arden Blvd

Communication from Public

Name: David Grant

Date Submitted: 03/12/2024 12:58 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
David Grant 500 block of Gower

Communication from Public

Name:

Date Submitted: 03/12/2024 01:00 PM

Council File No: 23-0623

Comments for Public Posting: I love the city of Los Angeles and want to help solve the affordable housing crisis. But, the proposed 68 unit apartment building at 3450 Floyd Terrace, Los Angeles, CA 90068 would be a disaster for the whole community without properly doing all the checks, balances and logistics of the neighborhood. However, some proposed ED-1 projects do not have common sense and 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.



Troy Dr

Hillock Dr

Floyd Terrace

Barham Blvd

Floyd Terrace

Floyd Terrace

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Communication from Public

Name:

Date Submitted: 03/12/2024 01:04 PM

Council File No: 23-0623

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Communication from Public

Name: Joseph Guidera

Date Submitted: 03/12/2024 01:09 PM

Council File No: 23-0623

Comments for Public Posting: As a homeowner in Hancock Park, I strongly supports affordable housing projects, especially those that are truly 100% affordable. But, like United Neighbors, I'd like the permanent ordinance to close the loopholes that developers have tried to exploit in the Mayor's ED1. I support the amendments below. 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: Junie Johnson

Date Submitted: 03/12/2024 01:10 PM

Council File No: 23-0623

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June L Johnson North Plymouth Blvd. 90004

Communication from Public

Name: Angelenos For Trees

Date Submitted: 03/12/2024 01:13 PM

Council File No: 23-0623

Comments for Public Posting: Angelenos for Trees supports the Ed1 Ordinance (CF23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee. Los Angeles needs to incorporate biophilic design in its housing elements, ordinances and planning practices that stops the practice of redlining in underserved/affordable housing/park poor communities divorcing residents from the benefits of exposure to green space, shade and nature. Over 90% of Los Angeles Urban Tree Canopy is on private property. Proximity and access to green spaces has positive and long-lasting impacts on individual and community health by cleaning the air, lowering the temperature and capturing carbon. Los Angeles is park poor and is rapidly losing its tree canopy. The city has 250K empty tree wheels and many communities have tree canopy cover that is less the 5-10%. ED 1 should 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 R1, HOPZs 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. Angelenos for Trees urges the City Council/Plum Committee to start ensuring that the planning department and all development includes accommodations to save mature trees and incorporate space for large shade trees to grow and provide benefits. Large shade trees have been shown to reduce temperatures by up to 40 degrees thereby suppressing the need for air conditioning. For every dollar invested in trees the city will receive six dollars in benefits. Jeanne McConnell Co Founder Angelenos for Trees

Communication from Public

Name: Marcus Wiley

Date Submitted: 03/12/2024 01:13 PM

Council File No: 23-0623

Comments for Public Posting: I met with Mayor Bass last night on the homelessness issue, am a strong supporter of hers and 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, Marcus Wiley 400 N Lucerne Block LA 90004

Communication from Public

Name: Lawrence Nathan Guzin

Date Submitted: 03/12/2024 01:20 PM

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. 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: Nadia

Date Submitted: 03/12/2024 01:21 PM

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. 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: 03/12/2024 01:22 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 DR 500 block of N Lucerne 90004

Communication from Public

Name: Jan Wieringa

Date Submitted: 03/12/2024 01:30 PM

Council File No: 23-0623

Comments for Public Posting: I totally support these recommendations.

Communication from Public

Name: Daniel Fisk

Date Submitted: 03/12/2024 01:30 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident and 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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Daniel Fisk 720 Lorraine Blvd., 90005

Communication from Public

Name:

Date Submitted: 03/12/2024 01:32 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: * How to provide affordable housing while preserving the character and scale of existing thriving neighborhoods. * How to ensure that the quality of life on adjacent streets and neighborhoods is not adversely affected. To that end, 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 six; (2) Require rear 15' setbacks to allow for trees to grow and storm water to be captured; (3) Prevent post-development conversion of non-residential spaces to market rate units; (4) Protect R1, HPOZs and Historic Districts in their entirety and limit ED 1 projects on commercial streets that abut, border, transect or are adjacent to an R1 neighborhood to four stories; (5) Ensure that substandard streets or high-fire zones do not qualify for ED 1 fast track approval; and (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 01:34 PM

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. 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: Darren & Aida Eminian

Date Submitted: 03/12/2024 01:48 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
Darren & Aida Eminian 550 N Lucerne Blvd Los Angeles CA 90004-1205

Communication from Public

Name: Jane Usher

Date Submitted: 03/12/2024 01:48 PM

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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration.
(Optional: Add Your Name) (Optional: Add Your Address / Block)

Communication from Public

Name:

Date Submitted: 03/12/2024 01:48 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: Zoe Friedlander
Date Submitted: 03/12/2024 01:54 PM
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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Zoe Friedlander 200 block of S. Norton Ave

Communication from Public

Name: L.Leszczynski

Date Submitted: 03/12/2024 02:04 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
L.Leszczynski 500 Block, Beachwood Drive

Communication from Public

Name: Eileen Morcos-Rauchberg

Date Submitted: 03/12/2024 02:12 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
Eileen J. Morcos-Rauchberg 400 Block of North Gower

Communication from Public

Name: S. Kent

Date Submitted: 03/12/2024 02:13 PM

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. 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: Kustins

Date Submitted: 03/12/2024 02:18 PM

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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Carl and Maia Kustins

Communication from Public

Name: Haines Wilkerson

Date Submitted: 03/12/2024 02:18 PM

Council File No: 23-0623

Comments for Public Posting: I am a longtime resident of Larchmont (90004) and the founder of the Larchmont Trees Project which has planted more than 225 parkway trees along the streets and sidewalks of our community. I am 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 Haines Wilkerson Lucerne Blvd. Larchmont Village

Communication from Public

Name:

Date Submitted: 03/12/2024 02:23 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:

Date Submitted: 03/12/2024 02:23 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
500 Block of North Lucerne Blvd

Communication from Public

Name: Bonnie Goler

Date Submitted: 03/12/2024 02:35 PM

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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Bonnie Goler

Communication from Public

Name:

Date Submitted: 03/12/2024 02:39 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
North Bronson Avenue Resident

Communication from Public

Name: Brad Kane

Date Submitted: 03/12/2024 02:42 PM

Council File No: 23-0623

Comments for Public Posting: The South Carthay Neighborhood Association supports the ED 1 Ordinance, Council File No. 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: (i) Limit the number of waivers and off-menu incentives to a total of 6; (ii) Require rear 15' setbacks to allow for trees to grow and storm water to be captured; (iii) Prevent post-development conversion of nonresidential spaces to market rate units; (iv) Protect R-1, HPOZs and Historic Districts in their entirety; (v) Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; (vi) 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.



March 12, 2024

Karen Bass
Los Angeles City Mayor
City Hall
200 N. Spring Street
Los Angeles, California 90012
Email: karen.bass@lacity.org

Re: ED 1 Ordinance – Council File No. 23-0623

Dear Mayor Bass,

The South Carthay Neighborhood Association supports the ED 1 Ordinance, Council File No. 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:

- (i) Limit the number of waivers and off-menu incentives to a total of 6;
- (ii) Require rear 15' setbacks to allow for trees to grow and storm water to be captured;
- (iii) Prevent post-development conversion of nonresidential spaces to market rate units;
- (iv) Protect R-1, HPOZs and Historic Districts in their entirety;
- (v) Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval;
- (vi) 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.

Since South Carthay's HPOZ was adopted in 1985, this letter focuses on the need to protect HPOZ in their entirety, not just R-1 zones. For the past 45 years, HPOZs have maintained high-quality affordable housing better than the City as a whole. HPOZs are:

- 69% multi-family
- Nearly 40% of all housing provides five or more units of multi-family housing
- 5% of all rent-controlled properties, while occupying less than 2.5% of the City
- 25% to 40% less expensive than post-2000 construction
- More racially and economic diverse with a higher share of low-income tenants
- Creators of both intergenerational wealth and much longer landlord tenant relationships
- Generators of more job growth by nearly two to one
- Home to large mature trees mitigating the heat island effect

(Citation: "Preservation Positive Los Angeles" report by the Los Angeles Conservancy.)

By permitting developers to pick off a parcel here, a parcel there, our historic districts will become a faint reflection as decades-old communities are dispersed and our most affordable housing lost. The 800 Lorraine project in Windsor Square HPOZ is the first domino to fall. (<https://larchmontbuzz.com/larchmont-village-news/two-100-affordable-housing-projects-planned-for-the-neighborhood/>)

Please let us know where you stand on this issue as soon as possible. We will follow up shortly with a phone call to your office, or I may be reached at (323) 697-9840.

Sincerely,



Brad Kane

President

South Carthay Neighborhood Association

Cc: Carolyn Webb macias - carolyn.webbdemacias@lacity.org
Lourdes Castro-ramirez -lourdes.castroramirez@lacity.org
Kevin Keller- kevin.keller@lacity.org,
William Lamborn - william.lamborn@lacity.org
Jenna Hornstock - jenna.hornstock@lacity.org
Rachel Freedman - rachel.freeman@lacity.org

Communication from Public

Name: Liz Prochazka

Date Submitted: 03/12/2024 02:50 PM

Council File No: 23-0623

Comments for Public Posting: I am a longtime resident of Larchmont (90004) and a constituent of Council District 13. I heartily 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. I appreciate your consideration. Thank you, Liz Prochazka 501 N. Larchmont Blvd.

Communication from Public

Name: Doheny Sunset Plaza Neighborhood Association

Date Submitted: 03/12/2024 02:52 PM

Council File No: 23-0623

Comments for Public Posting: The Doheny Sunset Plaza Neighborhood Association advocates for the safety and welfare of the 2000 households in Los Angeles in the hills above Sunset Strip. As a hillside community with many small and windy roads, and with an extraordinary amount of construction, we are especially concerned about the possibility of projects on substandard streets and in very high fire hazard severity zones qualifying for fast-track approval. We support this ordinance if amended to include the guidelines sent by United Neighbors to the PLUM committee, especially the following amendmenrs: 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: Virginia Tanner
Date Submitted: 03/12/2024 02:54 PM
Council File No: 23-0623

Comments for Public Posting: I am a resident of Windsor Village 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.
Virginia Tanner 851 S Windsor Blvd. Los Angeles 90005

Communication from Public

Name: Elizabeth A Wilson
Date Submitted: 03/12/2024 02:54 PM
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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration.
Elizabeth Wilson 117 S. Windsor Blvd

Communication from Public

Name: Susan Doniger

Date Submitted: 03/12/2024 02:58 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.
Susan Doniger 500 block N. Lucerne

Communication from Public

Name: Jacqueline Kim

Date Submitted: 03/12/2024 03:00 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: Dana Klein

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

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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Dana Klein Resident Windsor Square

Communication from Public

Name:

Date Submitted: 03/12/2024 03:17 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.
Monika Haefelfinger Prescott Kelly Nita Kelly 5262 Rosewood Avenue Los Angeles, CA 90004

Communication from Public

Name:

Date Submitted: 03/12/2024 03:33 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
Edie Mead 515 n larchmont blvd. 90004

Communication from Public

Name:

Date Submitted: 03/12/2024 03:34 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: Laura Putney

Date Submitted: 03/12/2024 03:45 PM

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. 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: Smith

Date Submitted: 03/12/2024 04:12 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
Smith/ 300-400 Block N. Lucerne Blvd.

Communication from Public

Name: Devon Dentler

Date Submitted: 03/12/2024 04:27 PM

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. 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: Kari Garcia

Date Submitted: 03/12/2024 04:36 PM

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, Kari Garcia/1025 South Dunsmuir Avenue LA 90019

Kari Elizabeth Garcia

1025 South Dunsmuir Avenue • Los Angeles, California 90019
Cell: 323.533.7655 • Email: kgarcia@me.com

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,

Kari Garcia
1025 South Dunsmuir Avenue LA 90019

Communication from Public

Name: David Hoge

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

Council File No: 23-0623

Comments for Public Posting: Hello! I am a 22-year resident of Windsor Square and an active voting 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. Unique neighborhoods is one of the wonderful things about living in Los Angeles. Please don't take that away from us. 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. David Hoge 126 S. Plymouth Blvd.

Communication from Public

Name: Michelle Baron

Date Submitted: 03/12/2024 04:49 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, Michelle Baron 539 N. Windsor Blvd

Communication from Public

Name: David Swartz

Date Submitted: 03/12/2024 05:07 PM

Council File No: 23-0623

Comments for Public Posting: 1. Why are the scale of these projects larger than all others? These projects adversely change the scale of the neighborhood. 2. Since no parking is provided, where will the cars park? It's reasonable to assume that they will park in the streets. Can these 3. The apartments are hotel sized rooms. There are no amenities or common living spaces/ living room. 4. Will people be hanging out on the streets since their apartments will be so small. 5. Will drug addicts or those with mental health issues be allowed to stay here? This is a tremendous safety issue if that is the case. 6. Will there be supervision on site? 7. There is no bicycling parking provided. Where will the bicycles go? 8. The buildings are built cheaply. Stucco and off the shelf windows. They do not fit into the character of the neighborhood. There has to be some level of quality that commensurate with other buildings. 9. There is absolutely no landscaping. No other project can get away with that. 10. Just ask yourself a simple question. Would you want this project next to your home. Would anyone who wrote ED-1 want this next to their own home?

Communication from Public

Name: Concerned Resident

Date Submitted: 03/12/2024 05:11 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, especially for SENIOR CITIZENS. I also believe the development of Affordable Housing can and should solve 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: Charles Jordan Richardson

Date Submitted: 03/12/2024 05:14 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
-Jordan

Communication from Public

Name:

Date Submitted: 03/12/2024 06:29 PM

Council File No: 23-0623

Comments for Public Posting: The project for Fair Ave /Strathern in Sun Valley is too big for our community. Fair Ave is a very narrow street, there is no street Parking. We are waiting on the Rory Water shed project for too long and the project still has no completion date. This oversized building doesn't fit into the already over populated community with too many buildings. We cant even get support to help this neighborhood with the pollution caused by the recycling center at Roscoe & Fair but we are willing to bring more people into an already congested neighborhood. Parking is so limited that the Recreation center parking is being used by residents for overnight parking. It is unrealistic to believe this project will not need parking. People are still not ready to give up cars. Traffic on Strathern St has multiplied significantly to the point where Interstate 5 commuters must exit on Hollywood Way or Penrose. Strathern St has limited parking no sidewalks/barriers to the city property where cars are frequently totaled due to traffic accidents. Please contact an urgent traffic study. The Sun Valley community has been requesting this with no success fir the past 3 years. More importantly we need additional traffic signals/ safe pedestrian children/families to access to the Sun Valley Park.

Communication from Public

Name: Ted Hirscher

Date Submitted: 03/12/2024 06:35 PM

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. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration. Ted Hirscher 207 N Lucerne Blvd.

Communication from Public

Name:

Date Submitted: 03/12/2024 06:59 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: Jerry Podany

Date Submitted: 03/12/2024 07:05 PM

Council File No: 23-0623

Comments for Public Posting: I support the ED1 ordinance amendments 1 through 4 submitted by United Neighbors to the Council's PLUM Committee for PLUM and City Council action.

Communication from Public

Name:

Date Submitted: 03/12/2024 07:23 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
A resident of the 500 N Lucerne Blvd Block

Communication from Public

Name:

Date Submitted: 03/12/2024 07:28 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
Whitney 400 block of Plymouth

Communication from Public

Name:

Date Submitted: 03/12/2024 07:56 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: JD

Date Submitted: 03/12/2024 08:00 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
JD Resident of 600 N Lucerne Block

Communication from Public

Name: Alexandra Warnier

Date Submitted: 03/12/2024 08:05 PM

Council File No: 23-0623

Comments for Public Posting: As a long-time homeowner in Windsor Square, I understand that affordable housing projects, especially those that are truly 100% affordable, are necessary for Los Angeles and its inhabitants. However, like United Neighbors, I'd like the permanent ordinance to close the loopholes that developers have tried to exploit in Mayor Bass' ED1. I support the ordinance 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. The overall impact of incorporating the guidelines above would help preserve the unique characteristics of communities throughout Los Angeles including Windsor Square and Larchmont Blvd. In addition, maintaining setbacks for trees contributes to human health. As a reminder, trees provide numerous environmental benefits by enhancing air quality, mitigating the urban heat island effect, reducing energy consumption, sequestering carbon, and aiding water management, making them a crucial component of climate change mitigation and adaptation strategies in urban areas. For those who will eventually benefit from the affordable housing, research has linked exposure to trees and green spaces with improved mental health, reduced stress levels, reduced loneliness, lower all-cause mortality, and lower rates of obesity and chronic diseases. For the reasons listed above, I strongly encourage the City Council's PLUM Committee to consider the amendments above.

Communication from Public

Name: Jennifer Fain

Date Submitted: 03/12/2024 08:11 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of Windsor Square. Although I support more affordable housing, I don't want it at the expense of destroying the historic character of our neighborhood. I support the ED1 (CF 23-0623) if amended to include the United Neighbors guidelines sent to the PLUM committee particularly the amendments that require a 15-foot setback in the rear yard of these projects to allow for trees and the imposition of a 5% limit on the total amount of nonresidential project spaces to prevent post-approval conversions of excess spaces to market rates. Thank you for your consideration. Jennifer Fain 400 south block of Windsor Boulevard

Communication from Public

Name:

Date Submitted: 03/12/2024 08:18 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:

Date Submitted: 03/12/2024 08:36 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: E. O'Genski

Date Submitted: 03/12/2024 08:52 PM

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, E. O'Genski 816 S Spaulding Ave. Los Angeles, CA 90036

Communication from Public

Name: S. Simonian

Date Submitted: 03/12/2024 08:57 PM

Council File No: 23-0623

Comments for Public Posting: I am a lifelong resident of Los Angeles and now reside in Wilshire Park and a constituent of Council District 5. I care about this city and therefore 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 have seen a number of "affordable" housing projects in my neighborhood and surrounding areas that claim to provide affordable housing in order to obtain density bonuses and other advantages for developers - only to later become high priced condos or provide very few (bare minimum) low income units. The developers are not the majority here in Los Angeles and should not be given preferential treatment and loopholes that allow them to take advantage of ordinary citizens like me who care about our neighborhoods.... and all of the people of Los Angeles. 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. --S. Simonian

Communication from Public

Name:

Date Submitted: 03/12/2024 08:58 PM

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, Christopher Lanier 922 ½ S Curson Ave Los Angeles, CA 90036

Communication from Public

Name:

Date Submitted: 03/12/2024 09:04 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:

Date Submitted: 03/12/2024 09:04 PM

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 4.
- 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 up-zoned 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, Resident South Ogden Drive LA CA 90036

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 4.
- 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 up-zoned 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,
Bruce Block
832 South Ogden Drive
LA CA 90036

Communication from Public

Name: P. White

Date Submitted: 03/12/2024 09:07 PM

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. P. White 800 Block of S. Norton Avenue

Communication from Public

Name: Ron Reyes

Date Submitted: 03/12/2024 09:22 PM

Council File No: 23-0623

Comments for Public Posting: i am in support of 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: 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 storm water to be captured; Prevent post-development conversion of nonresidential spaces to market rate units; (specific language to be supplied by Planning Dept) 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 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 09:33 PM

Council File No: 23-0623

Comments for Public Posting: I would like to express my support for affordable housing projects, especially those that are truly 100% affordable. But, like United Neighbors, I'd like the permanent ordinance to close the loopholes that developers have tried to exploit in the Mayor's ED1. I am therefore in strong support of the amendments below 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.
Respectfully, Deborah Ascheim

Communication from Public

Name:

Date Submitted: 03/12/2024 09:40 PM

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.
Resident Wilshire Park HPOZ

Communication from Public

Name:

Date Submitted: 03/12/2024 09:42 PM

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.
Resident Wilshire Park HPOZ

Communication from Public

Name: Jennifer Wolfe

Date Submitted: 03/12/2024 09:46 PM

Council File No: 23-0623

Comments for Public Posting: Dear PLUM Committee, I am a resident of Windsor Village. 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 Windsor Village Historic Preservation Overlay 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. For example, roughly 65% of the 1,347 properties in the adjacent Miracle Mile neighborhood 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, Jennifer Wolfe 4219 W. 8th Street, LA CA 90005