

Communication from Public

Name: Westwood Gardens Civic Assn., Inc.

Date Submitted: 03/13/2024 12:43 PM

Council File No: 23-0623

Comments for Public Posting: RE: CF 23-0623 ED 1 – Ordinance March 13, 2024 Dear Sirs, I am writing on behalf of Westwood Gardens Civic Association, Inc., a long standing homeowner’s association within City Council District 5, and the Westside Neighborhood Council. We are comprised of over 600 single family homes, with boundaries of National Blvd., Pico Blvd., Overland Ave., and Midvale Ave. on the west. Westwood Gardens Civic Association, Inc. supports the ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15’ setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don’t meet these requirements under ED 1 would need to go through discretionary approval. Sincerely, Marilyn Tusher, President WGCA Westwood Gardens Civic Assn., Inc. P.O. Box 642001, Los Angeles, CA 90064

Communication from Public

Name: Stephanie Kline Morehouse

Date Submitted: 03/13/2024 08:40 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.
Stephanie Kline Morehouse 894 S Bronson Ave, LA 90005

Communication from Public

Name: Ann Rubin

Date Submitted: 03/13/2024 11:36 PM

Council File No: 23-0623

Comments for Public Posting: Dear LA City Council PLUM Committee, I urge you to adopt the ED-1 guardrails proposed by United Neighbors to help ensure that affordable housing is high-quality, livable, healthy, and complements our long-established neighborhoods without displacement or damage to our cultural heritage. In particular, we must require setbacks for space to grow shade trees and to allow for permeable ground to absorb water. This is absolutely critical to mitigate the increasing impacts of heat-island effect in our densifying communities. Everyone needs and deserves to live with trees and landscaping around their homes -- this is an environmental justice issue in Los Angeles that becomes more and more severe with climate change. Equally essential, is the need to exempt RI zones and HPOZs and federal historic districts in their entirety. Our historic neighborhoods are our affordable, dense, and diverse neighborhoods that occupy a minute percentage of city landmass. Non-contributing properties are usually from the period of significance and unequivocally integral to the whole. The Los Angeles Conservancy says the amendment is needed to protect the city's vital, irreplaceable historic districts and their dense affordable housing stock. Please refer to their "Preservation Positive Los Angeles" report to understand that HPOZs have maintained high-quality affordable housing better than the city as a whole for the past 45 years. The proposed ED-1 ordinance will override long-standing design review and planning tools within the 35 HPOZs, allowing incompatible development that can replace existing multi-family housing and displace renters, while destroying the overall context of the Preservation Plans. We can support both affordable housing and preservation goals, and I hope our City Council's PLUM Committee will stand by this. Thank you, Ann Rubin resident of Carthay Circle HPOZ and the Carthay Neighborhoods National Historic District

Communication from Public

Name: Michael

Date Submitted: 03/13/2024 09:48 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: Barbara Gallen

Date Submitted: 03/13/2024 08:46 PM

Council File No: 23-0623

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



Guidelines for ED 1 Ordinance

1. Limit the number of waivers and off menu incentives to a total of 6.
2. Only one waiver allowed if in an environmental category
Example: Only one allowed: (1) reduced setbacks; (2) reduced trees; or (3) Reduced open space.
3. Front setbacks – Code or align with adjoining sites prevailing setbacks:
Side setbacks – Minimum 5 feet, 0 inches
Rear setbacks – Code or minimum 15 feet (if city wants trees to grow)
Open Space – Reduction up to 50% of code
Required Trees – Reduction up to 25% of code.
4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for residential use; or (C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project.
5. Prevent developers from declaring “economic hardship” and thus being allowed to avoid basic city requirements like site improvements, infrastructure improvements, fees, and standards.
6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings.
7. ED 1 and ED 1 Ordinance projects are not permitted in R1 zones, and HPOZs in their entirety, and districts/buildings/sites designated as a historical resource under a local, state, or federal designation.
8. ED 1 projects should not be granted on substandard streets.
9. ED 1-qualified projects should at minimum meet Tier 2 TOC qualifications.
10. Exempt high fire severity zones.

Communication from Public

Name: Adam

Date Submitted: 03/13/2024 08:11 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

Communication from Public

Name: Jessica

Date Submitted: 03/13/2024 08:32 PM

Council File No: 23-0623

Comments for Public Posting: We cannot have these huge apartment complexes coming into single family home neighborhoods, particularly hillside neighborhoods. I voted for Karen Bass, but I do NOT support fast tracking projects without looking at the impact on communities. This is terrible and needs to be stopped. The apartment complex on Floyd Terrace and Barham CANNOT go forward. It impacts the entire community. There is not parking or infrastructure for something like this in a small hillside community.

Communication from Public

Name: Park La Brea Impacted Residents Group
Date Submitted: 03/13/2024 08:35 PM
Council File No: 23-0623
Comments for Public Posting: Please see attached letter regarding CF 23-0623.

March 13, 2024

Re: Council File 23-9623

Honorable Mayor and City Councilmembers:

Park La Brea Impacted Residents Group (“PLBIRG”) is a watchdog group made up of multifamily residents in Park La. Brea focused on land use, transportation and public safety on the Park La Brea perimeter.

PLBIRG supports the ED 1 Ordinance (CF 23-0623) **if amended to include the guidelines sent by United Neighbors to the PLUM committee**, with a particular focus on the importance of the following amendments:

- 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;
- 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 do not meet the United Neighbors Guidelines under ED 1 would need to go through discretionary approval.

Sincerely,

Barbara Gallen, Co-President

Sandra Dashiell, Co-President

Park La Brea Impacted Residents Group

a California Unincorporated Association

Communication from Public

Name: Steve Jones

Date Submitted: 03/13/2024 07:46 PM

Council File No: 23-0623

Comments for Public Posting: Regarding ED1: 1. Limit the number of waivers and off menu incentives to a total of 6. 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured. 3. Prevent post-development conversion of nonresidential spaces to market rate units. 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. Thank you, Steve Jones

Communication from Public

Name: Marika Sung

Date Submitted: 03/13/2024 12:48 PM

Council File No: 23-0623

Comments for Public Posting: The current draft ordinance leaves loopholes, stripping away protections from historical neighborhoods while allowing the destruction of thousands and thousands of rent-controlled apartments – the only truly affordable housing in Los Angeles. If these loopholes aren't closed, the entire city will suffer irreversible harm, destroying our heritage while tossing countless residents out of their affordable homes.

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,

Marika Sung / 6208 Warner Drive LA 90048

Communication from Public

Name: C Edward Spiegel

Date Submitted: 03/12/2024 08:44 AM

Council File No: 23-0623

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

Communication from Public

Name: Barbara Pflaumer
Date Submitted: 03/12/2024 02:28 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. Barbara Pflaumer 835 S. Lucerne Blvd., # 107 Los Angeles, CA 90005

Communication from Public

Name: Jason Daley Kennedy

Date Submitted: 03/12/2024 04:15 PM

Council File No: 23-0623

Comments for Public Posting: Hello 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
Jason

Communication from Public

Name:

Date Submitted: 03/12/2024 05:36 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. W. G. Holley

Communication from Public

Name: IAN JACK

Date Submitted: 03/12/2024 06:06 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: IAN JACK

Date Submitted: 03/12/2024 06:03 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: IAN JACK

Date Submitted: 03/12/2024 06:01 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: Sheri Gasche

Date Submitted: 03/12/2024 06:26 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of SOHO (90038) 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
SHERI GASCHE 700 block of N. Cherokee Ave.

Communication from Public

Name: Sheri Gasche

Date Submitted: 03/12/2024 06:25 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of SOHO (90038) 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
SHERI GASCHE 700 block of N. Cherokee Ave.

Communication from Public

Name: Sheri Gasche

Date Submitted: 03/12/2024 06:32 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of SOHO, adjacent to Larchmont (90038) 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. SHERI GASCHE 747 N. Cherokee Ave.

Communication from Public

Name:

Date Submitted: 03/12/2024 08:01 PM

Council File No: 23-0623

Comments for Public Posting: Westwood Hills Property Owners Association P.O. Box 24515 Los Angeles, California 90024 March 10, 2024 Planning and Land Use Management Committee Councilmember Marqueece Harris- Dawson, Chair Councilmember John S, Lee Councilmember Katy Yaroslavsky Councilmember Imelda Padilla Council member Heather Hutt Clerk.plumcommittee@lacity.org Re: CF 23-0623 To PLUM Committee Chair Harris-Dawson and Committee Members Lee, Yaroslavsky, Padilla and Hutt: Westwood Hills Property Owners Association representing more than 600 single family homes in Westwood, supports the ED 1 Ordinance (CF 23-0623) if amended, to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6. 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured. 3. Prevent post-development conversion of nonresidential space 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. Our association strongly supports the following guidelines for ED 1 Ordinance: 1. Limit the number of waivers and off menu incentives to a total of 6. 2. Only one waiver allowed if in an environmental category Example: Only one allowed: (1) reduced setback; (2) reduced trees; or (3) Reduced open space. Page 2 Westwood Hills Property Owners Association CF 23-0623 3. Front setbacks – Code or align with adjoining sites prevailing setbacks: Side setbacks – Minimum 5 feet, 0 inches Rear setbacks – Code or minimum 15 feet (if city wants trees to grow) Open Space – Reduction up to 50% of code Required Trees – Reduction up to 25% of code. 4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for residential use; or (C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative

size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project. 5. Prevent developers from declaring “economic hardship” and thus being allowed to avoid basic city requirements like site improvements, infrastructure improvements, fees, and standards. 6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings. 7. ED 1 and ED 1 Ordinance projects are not permitted in R1 zones, and HPOZs in their entirety, and districts/buildings/sites designated as historical resource under a local, state, or federal designation. 8. ED 1 projects should not be granted on substandard streets. 9. ED 1-qualified projects should at minimum meet Tier 2 TOC qualifications. 10. Exempt high fire severity zones. Thank you. Sincerely, Debbie Nussbaum President, Westwood Hills Property Owners Association

Westwood Hills Property Owners Association
P.O. Box 24515
Los Angeles, California 90024

March 10, 2024

Planning and Land Use Management Committee
Councilmember Marqueece Harris- Dawson, Chair
Councilmember John S, Lee
Councilmember Katy Yaroslavsky
Councilmember Imelda Padilla
Council member Heather Hutt

Clerk.plumcommittee@lacity.org

Re: CF 23-0623

To PLUM Committee Chair Harris-Dawson and Committee Members Lee, Yaroslavsky, Padilla and Hutt:

Westwood Hills Property Owners Association representing more than 600 single family homes in Westwood, supports the ED 1 Ordinance (CF 23-0623) if amended, to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments:

- 1. Limit the number of waivers and off menu incentives to a total of 6.**
- 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured.**
- 3. Prevent post-development conversion of nonresidential space 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.**

Our association strongly supports the following guidelines for ED 1 Ordinance:

1. Limit the number of waivers and off menu incentives to a total of 6.
2. Only one waiver allowed if in an environmental category
Example: Only one allowed: (1) reduced setback; (2) reduced trees; or (3) Reduced open space.

3. Front setbacks – Code or align with adjoining sites prevailing setbacks:
Side setbacks – Minimum 5 feet, 0 inches
Rear setbacks – Code or minimum 15 feet (if city wants trees to grow)
Open Space – Reduction up to 50% of code
Required Trees – Reduction up to 25% of code.
4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses
(A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for residential use; or (C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project.
5. Prevent developers from declaring “economic hardship” and thus being allowed to avoid basic city requirements like site improvements, infrastructure improvements, fees, and standards.
6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings.
7. ED 1 and ED 1 Ordinance projects are not permitted in R1 zones, and HPOZs in their entirety, and districts/buildings/sites designated as historical resource under a local, state, or federal designation.
8. ED 1 projects should not be granted on substandard streets.
9. ED 1-qualified projects should at minimum meet Tier 2 TOC qualifications.
10. Exempt high fire severity zones.

Thank you.

Sincerely,

Debbie Nussbaum
President, Westwood Hills Property Owners Association

Communication from Public

Name:

Date Submitted: 03/12/2024 08:02 PM

Council File No: 23-0623

Comments for Public Posting: Westwood Hills Property Owners Association P.O. Box 24515 Los Angeles, California 90024 March 10, 2024 Planning and Land Use Management Committee Councilmember Marqueece Harris- Dawson, Chair Councilmember John S, Lee Councilmember Katy Yaroslavsky Councilmember Imelda Padilla Council member Heather Hutt Clerk.plumcommittee@lacity.org Re: CF 23-0623 To PLUM Committee Chair Harris-Dawson and Committee Members Lee, Yaroslavsky, Padilla and Hutt: Westwood Hills Property Owners Association representing more than 600 single family homes in Westwood, supports the ED 1 Ordinance (CF 23-0623) if amended, to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6. 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured. 3. Prevent post-development conversion of nonresidential space 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. Our association strongly supports the following guidelines for ED 1 Ordinance: 1. Limit the number of waivers and off menu incentives to a total of 6. 2. Only one waiver allowed if in an environmental category Example: Only one allowed: (1) reduced setback; (2) reduced trees; or (3) Reduced open space. Page 2 Westwood Hills Property Owners Association CF 23-0623 3. Front setbacks – Code or align with adjoining sites prevailing setbacks: Side setbacks – Minimum 5 feet, 0 inches Rear setbacks – Code or minimum 15 feet (if city wants trees to grow) Open Space – Reduction up to 50% of code Required Trees – Reduction up to 25% of code. 4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for residential use; or (C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative

size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project. 5. Prevent developers from declaring “economic hardship” and thus being allowed to avoid basic city requirements like site improvements, infrastructure improvements, fees, and standards. 6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings. 7. ED 1 and ED 1 Ordinance projects are not permitted in R1 zones, and HPOZs in their entirety, and districts/buildings/sites designated as historical resource under a local, state, or federal designation. 8. ED 1 projects should not be granted on substandard streets. 9. ED 1-qualified projects should at minimum meet Tier 2 TOC qualifications. 10. Exempt high fire severity zones. Thank you. Sincerely, Debbie Nussbaum President, Westwood Hills Property Owners Association

Communication from Public

Name: Paul H Nankivell

Date Submitted: 03/12/2024 09:54 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
Paul Nankivell

Communication from Public

Name:

Date Submitted: 03/13/2024 08:07 AM

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: Yudy New: Machado

Date Submitted: 03/13/2024 05:38 PM

Council File No: 23-0623

Comments for Public Posting: 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. Attached is my letter.
Thank you Yudy Machado

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,

Yudy Machado

835 Alandele Avenue, Los Angeles, CA 90036

Communication from Public

Name: Grace Fritzingr
Date Submitted: 03/13/2024 06:26 PM
Council File No: 23-0623
Comments for Public Posting: I strongly support these amendments to the Housing Executive Directive Ordinance. It is imperative to save this community.
Thank you.

Communication from Public

Name:

Date Submitted: 03/13/2024 01:21 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 of the 900 S 3RD AVE block

Communication from Public

Name: Steven Kazanjian

Date Submitted: 03/13/2024 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: Ms. Theus

Date Submitted: 03/13/2024 08:52 AM

Council File No: 23-0623

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

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

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

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

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

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

Communication from Public

Name: Nahid Lienke

Date Submitted: 03/13/2024 09:05 AM

Council File No: 23-0623

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

March 13, 2024

Re: Council File No. CF 23-0623

Dear PLUM Committee,

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

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,
Nahid Lienke
1101 S. Ridgeley Drive
Los Angeles, CA 90019

Communication from Public

Name: Richard Lee
Date Submitted: 03/13/2024 09:06 AM
Council File No: 23-0623

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

Communication from Public

Name: Donna Kishibat
Date Submitted: 03/13/2024 09:06 AM
Council File No: 23-0623

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

Communication from Public

Name: Sarah Bryan

Date Submitted: 03/13/2024 01:45 PM

Council File No: 23-0623

Comments for Public Posting: I support the ED1 ordinance amendments by submitting a comment to the council file: 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. I believe we can provide affordable housing without a detriment to historical neighborhoods.

Communication from Public

Name: Bob Anderson

Date Submitted: 03/13/2024 09:42 AM

Council File No: 23-0623

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

Communication from Public

Name: April Barnett

Date Submitted: 03/13/2024 02:28 PM

Council File No: 23-0623

Comments for Public Posting: RE: 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 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, April Barnett
1331 1/4 S. Mansfield Avenue Los Angeles, CA 90019

Communication from Public

Name:

Date Submitted: 03/13/2024 10:11 AM

Council File No: 23-0623

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

Communication from Public

Name: Tracey Landworth

Date Submitted: 03/13/2024 10:24 AM

Council File No: 23-0623

Comments for Public Posting: 3-13-2024 Tracey Landworth 1017 South Stanley Ave Los Angeles CA 90019 Re: Council File No. CF 23-0623 Dear PLUM Committee, I'm a proud resident of Los Angeles my whole 67 years. 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, Tracey Landworth 1017 South Stanley Ave. L.A. 90019

Communication from Public

Name:

Date Submitted: 03/13/2024 03:18 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, Tobin Belzer PhD 1114 South Ogden Drive Los Angeles, CA 90019

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,
Tobin Belzer PhD
1114 South Ogden Drive

Los Angeles, CA 90019

Communication from Public

Name: Mary Carlota Woodward

Date Submitted: 03/13/2024 11:21 AM

Council File No: 23-0623

Comments for Public Posting: WRONG WRONG WRONG These projects ignore neighborhood history and character dignity. AND these are NOT low income housing. No more ugly boxes of density and aesthetic malfeasance. Karen Bass is wrong on this issue. ED1 projects must meet tier 2 qualifications, Use discretionary approval when needed.

Communication from Public

Name: Eric D Andersen

Date Submitted: 03/13/2024 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. Eric Andersen

Communication from Public

Name:

Date Submitted: 03/13/2024 11:35 AM

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 L

Date Submitted: 03/13/2024 11:47 AM

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
Brad 500 block of N. Gower

Communication from Public

Name: Truc Rastogi

Date Submitted: 03/13/2024 03:46 PM

Council File No: 23-0623

Comments for Public Posting: Hello - I live in the Hancock Park area and I am in support of amendments to the ED1 Ordinance. 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. While I support affordable housing projects, projects which have been fast-tracked such as 507 N. Larchmont and 800 S. Lorraine, are out of scale and do not consider the harmful impacts to our neighborhoods. Thank you,
Truc Rastogi

Communication from Public

Name: Katherine Fenady
Date Submitted: 03/13/2024 12:05 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, Katherine Fenady

Communication from Public

Name: Daniel Fisk

Date Submitted: 03/13/2024 12:15 PM

Council File No: 23-0623

Comments for Public Posting: Template Letter to send to City Council 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, Daniel Fisk 720 Lorraine Blvd. 90005

Communication from Public

Name:

Date Submitted: 03/13/2024 04:33 PM

Council File No: 23-0623

Comments for Public Posting: Dear PLUM Committee, As a Miracle Mile resident, I advocate for affordable housing in Los Angeles. Every city resident deserves quality housing at reasonable prices. To achieve this, housing plans should adhere to legal requirements and uphold established standards for urban design and planning. I urge you to support the proposed amendments to the ED 1 ordinance submitted 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'm particularly worried about the future of our Miracle Mile Historic Preservation Zone. The proposed ordinance risks giving developers free rein to disregard the historic integrity of our neighborhoods. This is unacceptable. For nearly fifty years, the city has acknowledged the significant cultural and architectural value these areas hold. Furthermore, Historic Preservation Overlay Zones (HPOZs) play a crucial role in preserving affordable housing throughout the city. Crucially, the draft ordinance fails to recognize that HPOZs are not just homes to homeowners, but also 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 reality is, Historic Preservation Overlay Zones (HPOZs) and affordable housing go hand in hand. Despite comprising just over two percent of the city's land, HPOZs contain five percent of rent-controlled, naturally affordable housing. In my neighborhood, for instance, out of 1,347 properties in the Miracle Mile, approximately 65% are rent-stabilized apartments. These are at risk of being gradually replaced by developers seeking to capitalize on the new ordinance's upzoning provisions. Losing both our history and affordable housing is too steep a cost. I urge

you to adopt the amendments proposed by United Neighbors to safeguard our city's invaluable historic resources, along with the rent-stabilized homes they encompass. All structures within HPOZs must be protected from development. Thank you

Communication from Public

Name: Maggie Murray

Date Submitted: 03/13/2024 04:35 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of Melrose Hill and Board member of the Melrose Hill Neighborhood Association. I'm writing to express my support for a number of ED1 ordinance amendments, to encourage affordable housing projects while preventing highly incompatible development. Los Angeles has so few consistently historic neighborhoods and streets, compared to cities like Chicago renowned for residential architecture. Like many other LA residents, I love to search out and walk around the few HPOZs across the city, as they are some of the only spaces we have within city limits of consistent architectural beauty. Any new developments within the city should be compatible with and sensitive to this diminishing resource. I therefore support the following ED1 amendments: - 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; - Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.