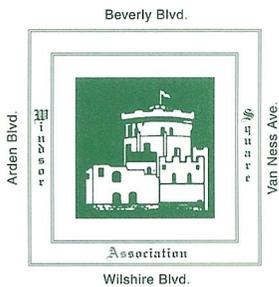


Communication from Public

Name: Windsor Square Association
Date Submitted: 03/14/2024 10:17 PM
Council File No: 23-0623
Comments for Public Posting: The Windsor Square Association submits the attached letter with our recommendations. Sincerely, Larry Guzin President Windsor Square Association



Windsor Square Association

March 14, 2024

Office of the City Clerk
City of Los Angeles, Room 395
City Hall, Los Angeles, CA 90012

Attn: Planning and Land Use Committee
Council File 23-0623 / Permanent ED1 Ordinance

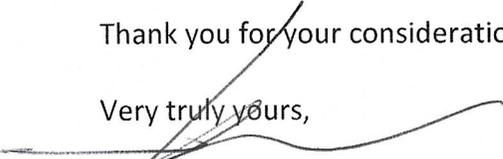
I write on behalf of the Windsor Square Association, which advances public safety, social welfare, community education, quality of life, and enhancement of the environment for the Greater Wilshire residents of 1,110 homes in Windsor Square (Beverly Boulevard on the north, Wilshire Boulevard on the south, Van Ness Avenue on the east and Arden Boulevard on the west), and for the benefit of the City of Los Angeles in general.

The Windsor Square Association strongly supports affordable housing projects, especially those that are truly 100% affordable. But, like United Neighbors, we recommend that the permanent ordinance close the loopholes that developers have tried to exploit in the Mayor's ED1. For PLUM and City Council consideration, here are four essential corrections that we request:

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 our safety.

Thank you for your consideration.

Very truly yours,


Lawrence N. Guzin
President, Windsor Square Association
cc: kevin.keller@lacity.org
emma.howard@lacity.org

Communication from Public

Name: Aditya Rastogi

Date Submitted: 03/14/2024 09:44 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, Aditya Rastogi, 500 block N Windsor Blvd

Communication from Public

Name: Lisa de Moraes

Date Submitted: 03/14/2024 07:12 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, Lisa de Moraes 1114 S. Burnside Ave. Los Angeles 90019

Communication from Public

Name:

Date Submitted: 03/14/2024 07:28 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. Belinda menendez 533 Lorraine

Communication from Public

Name:

Date Submitted: 03/14/2024 03:40 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. A resident of 900 block of Westchester Place

Communication from Public

Name: Nona Sue Friedman

Date Submitted: 03/14/2024 03:57 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of the Ridgewood-Wilton Neighborhood 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. Nona Friedman 224 N. Ridgewood Place, 90004

Communication from Public

Name: Sheila Schoonhoven
Date Submitted: 03/14/2024 02:07 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
Sheila Schoonhoven 500 block north Lucerne Blvd

Communication from Public

Name: Kevin Christopher Glynn

Date Submitted: 03/14/2024 02:38 PM

Council File No: 23-0623

Comments for Public Posting: There is an old saying: " If you find yourself deep in a hole and you want to get out, the first thing you do is drop the shovel." Instead, the Council wanted a bigger shovel so it could dig a bigger hole. Why did the Council, in the aftermath of a pandemic, unanimously declare Los Angeles to be a "sanctuary city?" To "virtue-signal" the media and get good reviews, to appear righteous and generous and compassionate and to forward the Democrat Socialist/Progressive agenda? To further incentivize migrants (and Republican governors) to come to LA for handouts at public expense in a city (and a state) looking at record deficits and already overcrowded with tents congesting our streets? The only housing shortage in Los Angeles are those in "decent middle class neighborhoods." There is plenty of room for new development in South Central LA where most of the housing stock is dilapidated early 20th century stock. I know. I used to teach in those neighborhoods. I remember being attacked by a rooster on Central Avenue (which was once THE commercial street in LA) as the bird lived in an overgrown street median. A rooster! This is indicative of the neglect caused by decades of disinvestment by the City and Business. And why disinvestment? Because South Central burns out most of the business every thirty years or so and in between those riots, the level of crime, corruption, and dysfunction is such that "decent people" who want to buy a house, build a business, raise kids, go to church, participate in good schools, and engage in civic activities feel compelled to go where they think the grass is greener. In other words (and I hate to say it but I will because no one else will) they want to live in "white" neighborhoods (or at least what remains of them). In the meantime, South Central is becoming a Dystopian Disneyland. A Theme Park for crime and poverty pimps! Have you seen the tours offered on Hollywood Blvd to bring buses to gawk at all the "gangster-rap" highlights in South Central so they can "thrill" to where Biggie got shot and Suge and Cube and Eazy-E and Dr. Dre yelled "f...k da police!" before making off with millions to live in Bel-Air with their new "homies" on cooking shows? Why didn't they put their money down and build "affordable housing" in Hyde Park and Chesterfield Square (nice names by the way, sounds so classy, but so "bougey"). Because they don't want to get their homes invaded or their rides jacked,

that's why! So I realize there's a "homeless crisis" and we've got to get these people off the streets. I hope the Supreme Court rules in the City's favor regarding the "Grants Pass" case and brings some clarity to the situation. The fact is, not "everyone deserves to be able to live in Los Angeles." That is a canard, a red herring if ever there was one. You have to be able to make a living in LA first. If you can't do that, move elsewhere. Most of those homeless are not "my neighbors" as Mayor Bass insists I call them. Most of them are vagrants, drug addicts, criminals, alcoholics, ex-convicts, mental cases, migrants, illegal aliens, and other hoi-polloi. It's not as if Ozzie and Harriet Nelson as well as the Beav, Wally, Dennis the Menace, and The Fonz just hit a skid and had to find some other use for the Brady Bunch's camping gear. If these people did hit such a bad patch, they would then have the sense to move where they could afford to live and find a job. Most of these vagrants should be agricultural workers as there is always a need for labor. They can find a farm job that pays enough for them to support themselves and their families. Oh, but I forget, the Biden Administration loves illegal immigration so maybe that isn't true anymore. Brings me back to the shovel metaphor. The Prez want a back hoe to dig the hole even deeper. But in the end, it's a moot question for me BECAUSE WE'RE LEAVING LOS ANGELES! Our family, in one form or another, has been here since 1910 but WE'VE HAD ENOUGH! But before we go, I do want to take a moment to thank Los Angeles for giving me an "interesting life." I got a career here, met my wife here, raised my kids who have now flown to coop, and have tried very hard to be a good husband, father, neighbor, and citizen. But it hasn't been easy. It's time to read the writing on the wall. I hope you do the best you can for those I'm leaving behind as I wish them and you good luck. Kevin Glynn

Communication from Public

Name: James Dastoli
Date Submitted: 03/14/2024 01:40 PM
Council File No: 23-0623

Comments for Public Posting: I am a resident of the Ridgewood-Wilton Neighborhood 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: Maria Pavlou Kalban, Sherman Oaks Homeowners Association

Date Submitted: 03/14/2024 12:52 PM

Council File No: 23-0623

Comments for Public Posting: The Sherman Oaks Homeowners Association representing thousands of families in the San Fernando Valley 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: (a) Limit the number of waivers and off menu incentives to a total of 6 (b) Require rear 15' setbacks to allow for trees to grow and storm water to be captured (c) Prevent post-development conversions of nonresidential spaces to market rate units (d) Protect R1, HPOZs and Historic Districts in their entirety (e) Ensure that substandard streets and high fire zones are exempt (f) Require ED 1 projects meet minimum Tier 2 TOC qualifications-distance from transit Projects that do not 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: Helen Baudistel Glynn

Date Submitted: 03/14/2024 01:10 PM

Council File No: 23-0623

Comments for Public Posting: Please read the following letter attached regarding ED1. This is affordable housing going really wrong.

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. 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,

Helen Baudistel Glynn

933 S Ridgeley Drive LA 90036

Communication from Public

Name: Roger O'Brient

Date Submitted: 03/14/2024 09:28 AM

Council File No: 23-0623

Comments for Public Posting: To whom it may concern, I am a resident of the Ridgewood-Wilton Neighborhood 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. Roger O'Brient 200 block of S Wilton Pl.

Communication from Public

Name: Joseph C. Steins
Date Submitted: 03/14/2024 11:18 AM
Council File No: 23-0623

Comments for Public Posting: March 14, 2024 Re: Council File No. CF 23-0623 Dear PLUM Committee, My wife and I purchased our home in the Miracle Mile 54 years ago and I have been very much involved with our community, having served as Treasurer of the Miracle Mile Residential Association for the last 33 years. 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, Joseph C. Steins, 1052 South Sierra Bonita, Los Angeles, CA 90019

Communication from Public

Name: Jane Ellen Galbraith
Date Submitted: 03/14/2024 11:30 AM
Council File No: 23-0623

Comments for Public Posting: Dear PLUM Committee: Building affordable housing is important, but so is saving Los Angeles' architectural heritage. Both can be accomplished! This letter is in OPPOSITION to the ED1 ordinance as written. I agree with UNITED NEIGHBORS' amendments to the draft ordinance that are in your possession (I do not need to retype them here). Many of us have fought the good fight to preserve what architectural heritage there remains in Los Angeles. As co-chairperson of the Save Wilshire Vista West neighborhood that resulted in our corner of Mid-City getting on the National Register of Historic Places, I'm frightened by the scourge of developers eating away at the edges of our historic neighborhoods. More to the point, many of these historic districts that certainly will be threatened if ED1 passes as written, are comprised of multi-family housing with mostly long-term renters who live in rent-controlled apartments. Wilshire Vista West alone has 113 multi-family buildings -- this amounts to hundreds of residents living under rent control protection. Please leave our long-fought-over architectural heritage intact! Many of us in these neighborhoods are just fine with big multi-family residential projects on big streets, replacing single-story commercial businesses that are shuttered with the decline of retail. So many projects in our Pico-Fairfax area have gone up in the last few years, with so many more planned, and the results are mixed, at best. Most are concrete bunkers built to the edge of the property line with no setbacks or architectural integrity. But somehow, the ratty street trees are kept, or there's zero landscaping at all!!!!!! You all are elected officials whose job it is to represent your constituents, not developers who wish to exploit our current housing challenges to enrich themselves. You can strike a balance between supporting affordable housing and maintaining the integrity of L.A.'s historic districts. This Big Foot approach to allow anything and everything to go up to increase the housing stock is counter to long-standing standards for good civic planning and urban design. Please adopt the United Neighbors amendments and save our city's most precious historic resources and the rent-stabalized homes and apartment homes with them. Put all structures inside designated historic district off-limits!

Communication from Public

Name:

Date Submitted: 03/14/2024 11:43 AM

Council File No: 23-0623

Comments for Public Posting: Dear PLUM Committee: We are residents of Wilshire Vista in the City of Los Angeles. Our city needs more affordable housing, which we support, so long as it is done wisely and in a manner that complies with long-standing standards for good civic planning, urban design, and impacts on neighboring properties and communities – especially those that are comprised primarily of single family homes, duplexes, and triplexes. We 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. Please adopt the United Neighbors amendments and save our city's most precious historic resources and the rent-stabilized homes with them. Thank you, Homeowners of 1238 S. Spaulding Avenue Los Angeles, CA 90019

Communication from Public

Name: Andrew E. Woodward

Date Submitted: 03/14/2024 10:49 AM

Council File No: 23-0623

Comments for Public Posting: I do not support the over building of this project. Mayor's Amendment needs to follow existing guildlines of neighborhood and zoning.

Communication from Public

Name: Robert F Reeves, President Ridgwood-Wilton Neighborhood Association

Date Submitted: 03/14/2024 10:49 AM

Council File No: 23-0623

Comments for Public Posting: Ridgwood Wilton Neighborhood Association represents the historic communities on Wilton Place, Wilton Drive and Ridgwood Place between 3rd St and Beverly Blvd in District 13. More than 80 percent, both owners and tenants, donate their voluntary dues to the Association. The Association, acting with the assent of its Board, supports the amendments to LD-1 offered by the United Neighbors coalition regarding set-backs, closing of loopholes regarding conversion of unassigned space, inclusion of the several types of historically designated communities in addition to R-1 zoned areas, and the exclusion of areas with special circumstances such as fire zones or substandard streets. We urge that these amendments be added to the proposed ordinance. It is important to maintain the diversity, beauty and livability of our City now and into the future and we believe these goals will be enhanced by the changes we support.

Communication from Public

Name: Karen & Michael Gilman

Date Submitted: 03/14/2024 10:52 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.
Michael and Karen Gilman 4941 Elmwood Avenue

Communication from Public

Name: Katherine Fenady
Date Submitted: 03/14/2024 10:12 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, Katherine Fenady 602 N Cherokee Ave Los Angeles, CA 90004 (Optional: Add Your Name) (Optional: Add Your Address / Block)

Communication from Public

Name: Xochitl Gonzalez

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

Council File No: 23-0623

Comments for Public Posting: WESAW, The West Sawtelle Home Owners Association, supports the ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 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: Willie Banks

Date Submitted: 03/14/2024 09:42 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, Willie Banks 720 Lorraine Blvd Los Angeles, CA 90005

Communication from Public

Name: Wendy Gartrell

Date Submitted: 03/14/2024 09:15 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
Wendy Gartrell 500 Block of Arden Blvd

Communication from Public

Name: Concerned Hancock Park Resident

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

Council File No: 23-0623

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

Communication from Public

Name:

Date Submitted: 03/14/2024 09:06 AM

Council File No: 23-0623

Comments for Public Posting: As a longtime Shadow Hills resident I am concerned about the ordinance not taking into account the specific needs of our Equestrian neighborhood. As it stands, I do not support the ED 1 Ordinance (CF 23-0623). In order to change my position the ordinance must be 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. Thank you for your consideration in this matter. Debbie Shadow Hills, 91040 Resident

Communication from Public

Name: Mimi Kim

Date Submitted: 03/12/2024 11:10 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.
Mimi Kim 515 N. Larchmont Blvd., Los Angeles, CA 90004

Communication from Public

Name: John H. Welborne

Date Submitted: 03/13/2024 12:17 PM

Council File No: 23-0623

Comments for Public Posting: I am a longtime Los Angeles real estate and land use lawyer, and I am a constituent of Council District 13, living in one of our city's Council-designated HPOZs. 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 and to provide back-fence setbacks; 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; and 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 regular, discretionary approval. Thank you for your consideration. John H. Welborne Windsor Square, Los Angeles

Communication from Public

Name: John H. Welborne

Date Submitted: 03/12/2024 06:20 PM

Council File No: 23-0623

Comments for Public Posting: I am a longtime City of Los Angeles land use and zoning lawyer who has been involved in City Planning efforts since the 1970s era of Concept Los Angeles. I also am a resident of Windsor Square in the Greater Wilshire Neighborhood Council area and am 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 draft ED1 Ordinance (CF 23-0623) — but only if it is amended to include the United Neighbors guidelines sent to the PLUM Committee, with a particular focus on the importance of the amendments that follow. To NOT incorporate these improvements will be BAD PLANNING.: 1. Require 15-foot setbacks in the rear yard of these projects to allow for trees and separations between properties; 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. John H. Welborne Plymouth Boulevard, Windsor Square, Los Angeles