

## Communication from Public

**Name:** Leslie Aiken  
**Date Submitted:** 03/13/2024 10:25 AM  
**Council File No:** 23-0623  
**Comments for Public Posting:** Please take action.

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,

Leslie Cooke and Alan Aiken – 1210 S Orange Dr. LA 90019, devonshire2@sbcglobal.net

## Communication from Public

**Name:** Karla Buhlman

**Date Submitted:** 03/14/2024 03:53 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I support the ED 1 Ordinance ( CF 23-0623) ONLY 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. \*\*The 2017 Creek Fire raged through my neighborhood, burning down and damaging houses. Since that time folks have added "back houses" to their properties increasing traffic and street parking. Evacuation in 2017 was challenging and today it would be DEADLY with so many cars parked on the streets and more folks needing to leave. Yes, more housing is needed but please consider the space and current limited streets.

## Communication from Public

**Name:** Rodger Cunningham CF 23-0623

**Date Submitted:** 03/12/2024 09:16 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.
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- 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, Rodger Cunningham 841 Masselin Avenue Los Angeles CA 90036

## Communication from Public

**Name:** Sarah Fenady

**Date Submitted:** 03/13/2024 09:07 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, Sarah Fenady 602 N Cherokee Ave Los Angeles, CA 90004

## Communication from Public

**Name:**

**Date Submitted:** 03/15/2024 02:20 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:

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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
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- 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.

*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.

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Thank you,

*Mareika Vandever, 738 Lorraine Blvd*

## Communication from Public

**Name:** Stephen Cain

**Date Submitted:** 03/15/2024 12:28 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Dear Mayor Bass and Council Members, I realize that Los Angeles needs to address a lack of affordable housing, and am in favor of adding affordable housing. Our city presents a combination of transportation challenges, established neighborhoods being over developed, Fire Danger zones, and overcrowding. There must be a balanced approach to solve one crisis without creating several other issues for Los Angeles. We need to work with communities, Fire and Safety experts, and city planners to avoid building housing that will add to an already overburdened Safety Network, and lead to traffic gridlock. The large amount of development that is happening across Los Angeles as a result of ED-1 is alarming. ED-1 seems to completely ignore all the guidelines that ensure safe building practices. Allowing Real Estate developers to dictate the terms is a huge mistake. Developers hiding behind the label of building 100% affordable housing are manipulating the laws to get multiple waivers. This will only benefit developers profits at the expense of the community. We need community input to keep neighborhoods in tact, and create areas that families can live, work, and school their children. As well as have reasonable access to Police, Fire, Paramedics, and Hospitals. Issues such as building in High Fire Severity Zones, traffic, parking, and substandard streets cannot be ignored just to fast track the permit process, This will only lead to Fire and Safety Issues, costly street repairs and cause a break down of neighborhoods as residents fight for parking, and are subjected to increased traffic congestion. While I know the future of Los Angeles will hinge on solving our housing issues and creating 100% affordable housing, there should be a fair approach to ensure sustainability. There needs to be stronger guidelines on the ED-1 program. And more consideration of where to build large housing projects. There should be a way to allow for fast tracking housing without taking away community impact studies. Neighborhoods are disappearing for several reasons across the city, and without community input this will only get worse. I hope to build a Los Angeles with affordable housing for families. Housing that will create new communities as well as preserve our existing communities. Please consider strong guidelines to ED-1. Especially regarding High Severity Fire Zones. Guidelines that will ensure growth as well as stability and safety. The future of

Los Angeles depends on your leadership at this critical juncture.  
Thank you, Stephen Cain

## Communication from Public

**Name:** Amy Steinberg

**Date Submitted:** 03/15/2024 12:54 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Re: Council File No. CF 23-0623 Dear PLUM Committee, I live in the Miracle Mile, and I support affordable housing in Los Angeles. I'm a lifelong resident of our beautiful city, which is changing quickly, and not always in a good way. 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.
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Please protect our Miracle Mile Historic Preservation Zone. The draft ordinance will permit developers to do what they want, almost without limits. 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 protection we have for maintaining existing affordable housing citywide. Most importantly, and totally overlooked in the draft ordinance, HPOZs are homes to renters:

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and the rent-stabilized homes with them. Put all structures inside  
HPOZs off-limits. Thank you, Amy Steinberg

Re: Council File No. CF 23-0623

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I strongly urge you to adopt the amendments to the ED 1 ordinance drafted and sent to your committee by United Neighbors, as follows:

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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,  
Amy Steinberg  
816 S. Stanley Ave.  
Los Angeles, CA 90036

## Communication from Public

**Name:** Cynthia

**Date Submitted:** 03/15/2024 10:39 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:**

**Date Submitted:** 03/15/2024 11:04 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 Wilshire Vista, immediately adjacent to the Miracle Mile neighborhood. I have lived in these two neighborhoods for over 40 years. 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 for the fate of the Miracle Mile Historic Preservation Zone. The draft ordinance will permit developers to run roughshod over our historic neighborhoods, including this one. 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. My own immediate neighborhood includes 138 properties designed on the National Historic Register. These homes date from the 1930’s and include multiple rent-stabilized units. As a duplex owner, I receive phone calls multiple times a week from developers hoping to induce me to sell my property when the restrictions on replacing my historic property are relaxed. 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. Please keep HPOZ’s and National Register Properties from being vandalized through misguided attempts to create more housing. Thank you, Barbara Kroll 1086 S Genesee Avenue Los Angeles, CA 90019

## Communication from Public

**Name:** Joanne L Nakao  
**Date Submitted:** 03/15/2024 08:02 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. 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, Joanne L Nakao 717 S Cochran Ave, Apt 5 Los Angeles, CA 90036

## Communication from Public

**Name:** Tim Grant

**Date Submitted:** 03/15/2024 06:29 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Dear Members of the Planning and Land Use Committee, I join with Hollywood Heritage to voice my support for the draft ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, which include important protections for our sensitive HPOZs, historic districts and neighborhoods. The most important of these include 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; and 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. ED1 is an important tool in achieving the urgent and worthy goal of increasing much needed affordable housing but needn't be in conflict with the protection of historic and sensitive neighborhoods. We urge you to make ED1 better through these amendments. Tim Grant, Hollywood Heights