

Communication from Public

Name:

Date Submitted: 03/16/2024 06:35 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: Richard Schenkman
Date Submitted: 03/16/2024 01:25 PM
Council File No: 23-0623

Comments for Public Posting: Subject : ED1 Ordinance (Council File CF-23-0623) To the Members of the Planning and Land Use Committee, I have been a home-owning resident of Hollywood for all the years I've lived in Los Angeles -- I arrived in December, 1989. As a proud Hollywood Resident (I feel it should be an incorporated city, but that's a fight for another day), the historical and architectural legacy of our community is vitally important to me. 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. Thank you very much for seriously considering my comments. sincerely, Richard Schenkman

Communication from Public

Name: Katherine Deane

Date Submitted: 03/16/2024 01:25 PM

Council File No: 23-0623

Comments for Public Posting: As many of you know, a nonprofit coalition called United Neighbors is constantly at work proposing smart development that protects R-1 and HPOZ neighborhoods from incompatible development, while still allowing the City to reach its housing goals. Right now, United Neighbors is requesting amendments to the permanent ordinance that the City Council will consider soon to fast-track, without public input, proposed 100% affordable housing projects. The ordinance will take the place of Mayoral Executive Directive 1 (ED1), which developers have used to submit dramatically out-of-scale projects at 507 N. Larchmont and 800 S. Lorraine. We've emailed you previously about those two projects. Windsor Square strongly supports affordable housing projects, especially those that are truly 100% affordable. But, like United Neighbors, we'd like the permanent ordinance to close the loopholes that developers have tried to exploit in the Mayor's ED1. For your consideration, here are four of the corrections that United Neighbors has sent to the Council's PLUM Committee for PLUM and City Council action: Require 15-foot setbacks in the rear yard of these projects to allow for trees; 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; 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; Exempt substandard streets and high-fire zones from fast track approval for the safety of us all.

Communication from Public

Name:

Date Submitted: 03/16/2024 02:00 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.

Communication from Public

Name:

Date Submitted: 03/16/2024 02:15 PM

Council File No: 23-0623

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Communication from Public

Name: William C Brown
Date Submitted: 03/16/2024 03:01 PM
Council File No: 23-0623

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Communication from Public

Name:

Date Submitted: 03/16/2024 04:10 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. I urge you to make ED1 better through these amendments.

Communication from Public

Name: Lauren Graham

Date Submitted: 03/16/2024 04:31 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of Larchmont (90004). 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 Lauren Graham 515 N Larchmont Blvd Los Angeles, CA 90004

Communication from Public

Name: Kevin Segall

Date Submitted: 03/16/2024 09:39 AM

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.

Communication from Public

Name: Dan Silver, MD
Date Submitted: 03/16/2024 11:01 AM
Council File No: 23-0623

Comments for Public Posting: Dear Chair and 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. If we lose our history and culture, we lose our city. Dan Silver, MD 222 S Figueroa St #1611 Los Angeles CA 90012

Communication from Public

Name: Carron V Leon (60)

Date Submitted: 03/16/2024 11:05 AM

Council File No: 23-0623

Comments for Public Posting: Subject Line: ED1 Ordinance (Council File CF-23-0623) 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.

Communication from Public

Name:

Date Submitted: 03/16/2024 11:40 AM

Council File No: 23-0623

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Communication from Public

Name: Jamie

Date Submitted: 03/16/2024 11:41 AM

Council File No: 23-0623

Comments for Public Posting: 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.

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,
Jamie Watkins
j.l.watkins@mac.com

Communication from Public

Name:

Date Submitted: 03/16/2024 11:43 AM

Council File No: 23-0623

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Communication from Public

Name:

Date Submitted: 03/16/2024 11:44 AM

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