

Communication from Public

Name:

Date Submitted: 03/18/2024 04:10 PM

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. Thank you.

Communication from Public

Name: Stephen William White

Date Submitted: 03/18/2024 04:11 PM

Council File No: 23-0623

Comments for Public Posting: As a life long Angeleno and current resident of Sunset Square 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. Stephen W White 1611 N. Gardner Street Los Angeles, CA 90046

Communication from Public

Name: Carine Giacomini

Date Submitted: 03/18/2024 04:13 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: Donna Williams
Date Submitted: 03/18/2024 04:22 PM
Council File No: 23-0623

Comments for Public Posting: Dear Members of the Planning and Land Use Committee, ED 1 Ordinance has not received sufficient community feedback and should be considered a draft to begin incorporating received community feedback. Should this Ordinance proceed, I join with Hollywood¹ 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 identified California and National Register 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 conflict with the protection of historic and sensitive neighborhoods. We urge you to make ED1 better through these amendments. A great deal of hard work has been performed by citizens and the city to identify buildings and areas of significance at both the local and national level. These places account for 6 percent of the properties. It is not a large ask to protect historic resources for future generations. Sincerely, Donna Williams 6234 Afton Place Los Angeles CA 90028 (owner and resident in Afton Square, California Register Historic District)

March 18, 2023

City of Los Angeles Planning and Land Use Committee
Subject Line: ED1 Ordinance (Council File CF-23-0623)

Dear Members of the Planning and Land Use Committee,

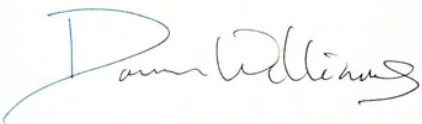
ED 1 Ordinance has not received sufficient community feedback and should be considered a draft to begin incorporating received community feedback.

Should this Ordinance proceed, 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 identified California and National Register 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 conflict with the protection of historic and sensitive neighborhoods. We urge you to make ED1 better through these amendments.

A great deal of hard work has been performed by citizens and the city to identify buildings and areas of significance at both the local and national level. These places account for 6 percent of the properties. It is not a large ask to protect historic resources for future generations.

Sincerely,



Donna Williams
6234 Afton Place
Los Angeles CA 90028
(owner and resident in Afton Square, California Register Historic District)

Communication from Public

Name: Halsted Sullivan

Date Submitted: 03/18/2024 04:23 PM

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: Pamela Bothwell

Date Submitted: 03/18/2024 04:45 PM

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. There is value to the City in preserving the HPOZs, historic districts and neighborhoods. These are more than architectural and cultural emblems of the history of Los Angeles, they comprise a legacy of design and promote the unique qualities that make L.A. what it is. Many of the HPOZs include historic homes and locations that are part of our history as purveyors of art and music to the world. As I look around the city, I see a huge contrast between the historic design communities and the bland, cookie-cutter multi-use buildings springing up benefiting only the developers—they do not provide the much-needed affordable housing that our city desperately needs. We can do both! We can design and build affordable housing and preserve the historic quality of HPOZ homes. We can do better. Thank you, Pamela Bothwell a resident of Sunset Square HPOZ

Communication from Public

Name: Amy Krell

Date Submitted: 03/18/2024 04:52 PM

Council File No: 23-0623

Comments for Public Posting: Re: 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. I live in Highland Park and am saddened by the missed opportunities to serve both the preservation of our neighborhood AND the housing crisis. Thank you, Amy Krell Highland Park 90042

Communication from Public

Name: Rachel Quaintance

Date Submitted: 03/18/2024 04:54 PM

Council File No: 23-0623

Comments for Public Posting: 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. I would also add that this issue needs to be finished once and for all. It is not right to constantly make our neighborhood fight for something we already have. Especially when it has been at the whims of elected officials at times. Thankyou.

Communication from Public

Name:

Date Submitted: 03/18/2024 02:41 PM

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: 03/18/2024 02:45 PM

Council File No: 23-0623

Comments for Public Posting: ED1 Ordinance: As a resident of an HPOZ (on Buckingham Rd, La Fayette Square), I join with Hollywood Heritage to voice my support for the draft ED 1 Ordinance 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: 1. Limit the number of waivers and off menu incentives to 6 total. 2. Require rear 15" setbacks to allow trees to grow and stormwater to be recaptures. 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 don't qualify for ED 1 fast track. 6. Require ED 1 projects meet minimum Tier TOC qualifications.

Communication from Public

Name: Florian Schaugg
Date Submitted: 03/18/2024 05:01 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: Olson

Date Submitted: 03/18/2024 05:06 PM

Council File No: 23-0623

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Communication from Public

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Date Submitted: 03/18/2024 05:11 PM

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Communication from Public

Name: J M

Date Submitted: 03/18/2024 05:16 PM

Council File No: 23-0623

Comments for Public Posting: Subject: 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. Let's find a way for intelligent housing development without destroying our cultural heritage. Resident 1600 block N Vista St

Communication from Public

Name: Mark Lafferty

Date Submitted: 03/18/2024 12:48 PM

Council File No: 23-0623

Comments for Public Posting: I support the following amendments to the ED1 ordinance: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; (specific language to be supplied by Planning Dept) 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

Communication from Public

Name: Lisa Landworth
Date Submitted: 03/18/2024 01:05 PM
Council File No: 23-0623
Comments for Public Posting: We need a permanent ordinance that closes the loopholes so developers can't run roughshod over our city! We need to protect our Historic neighborhoods!

Re: Council File No. CF 23-0623

Dear PLUM Committee,

30 years ago, my husband and I bought a home in what's now the Miracle mile HPOZ area to raise our family in. We purchased in this particular area because it contained a mix of Single Family/Multi family housing that contained cohesive historically significant architecture. I'm an architect and am particularly sensitive to the elements which make a neighborhood cohesive, the unique architectural styles, consistent madding, scale and level of detail.

I have served on the Miracle Mile North HPOZ board, the Westwood Design review board and am now on the Miracle Mile HPOZ board. I also worked on the Preservation Guidelines for the Miracle Mile Preservation Plan.

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 Landworth AIA, Architect
1015 S. Stanley Ave.
LA CA 90019
Lisalanded@gmail.com

Communication from Public

Name: Thomas A. Vest
Date Submitted: 03/18/2024 01:14 PM
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: Craig D

Date Submitted: 03/18/2024 01:24 PM

Council File No: 23-0623

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Communication from Public

Name: Gregory

Date Submitted: 03/18/2024 01:34 PM

Council File No: 23-0623

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Communication from Public

Name: Richard Courtney

Date Submitted: 03/18/2024 01:56 PM

Council File No: 23-0623

Comments for Public Posting: ED1 Ordinance (Council File CF-23-0623) Dear Members of the Planning and Land Use Committee, I write you as the owner of the Restovich Home, HCM #1110. For the past three years my home and neighborhood have been going through substantial change; and to that impacted greatly from this change. The vibrations of the excavators, bulldozers, cement trucks have deeply impacted my home; siding is now falling off, cracks in my walls are a fraction of the impacts you can see- I am seriously worried about long term effects of this on my home and the infrastructure of the city. 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 R1, 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. Please please ensure that the business that want to bring more housing are required and willing to care for the current homes and neighborhoods that they are building. I fear that without limitations, this rapidly changing city will lack the quality and control, resulting in a lackluster and failing city.

Communication from Public

Name: steve cochrum

Date Submitted: 03/18/2024 02:01 PM

Council File No: 23-0623

Comments for Public Posting: Conversation opened. 1 unread message. Skip to content Using Gmail with screen readers 1 of 22 Preservation Alert: Letters to the City Needed to Preserve Historic LA Inbox Art Deco Society of Los Angeles Unsubscribe Mar 17, 2024, 2:32?PM (23 hours ago) to me We apologize that our previous email had a broken link. This email has the correct link to use for the submission of your letter. Write A Letter to the City Before March 16 - Sample Letter & Submission Details Below - PRESERVATION ALERT Dear Preservation Advocate - Apologies for breaking into your weekend, but preservation calls! Historic Los Angeles urgently needs your support, before a vote is taken on Tuesday, March 19, that will impact historic buildings. Below is an explanation of what is going on, as well as a letter that you can send to the city. The Art Deco Society of Los Angeles stands with Hollywood Heritage in asking our allies and supporters to write to the City Council Planning and Land Use Committee to urge them to add critical amendments to the draft ED1 Ordinance to ensure the protection of Historic Districts and neighborhoods! WHAT IS AN ED1 AND WHY IS IT IMPORTANT TO PRESERVATIONISTS? Mayor Bass's first act as mayor was to issue her Executive Directive 1, which allowed for the expedited approval for 100% affordable developments, which has been a vital tool in her efforts to address the affordable housing crisis in the city. In the haste to enact ED1, the directive failed to erect necessary boundaries to prevent out of scale and unsympathetically designed projects from encroaching on HPOZ (Historic Preservation Overlay Zones) as well as a National and California Register Districts. It also made no provision for the protection of individual resources. The group United Neighbors in consultation with preservation and neighborhood groups has prepared a set of amendments to be added to the draft ED1 Ordinance. These will address the outstanding preservation issues and close the loop-hole which allows for these unreviewed projects to be placed in HPOZs and historic districts. 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; (specific language to be supplied by Planning Dept) 4. Protect R 1, HPOZs and Historic

Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. The Preservation Committee of the Art Deco Society of Los Angeles supports these amendments and is asking you to write a letter or email to submit to the Public Comment portal of the Office of the City Clerk with regards to the ED1 Ordinance (Council File CF-23-0623). **HELP SUPPORT A BETTER PLAN:** We need letters sent to the City immediately. Please share this information with your neighborhood councils and associations. Or anyone who wants to see historic Los Angeles protected. The Planning and Land Use Committee (also known as PLUM) will meet to vote on Tuesday, March 19, 2024. We need to get to them before they vote! **[[SUBMIT A LETTER** Your copy should address 3 key questions: Who am I writing for (audience)? Why should **VOICE YOUR OPINION!** **Y YOU DO NOT HAVE TO LIVE LOCALLY TO COMMENT. MANY PEOPLE HAVE A VESTED INTEREST IN THIS WORLD FAMOUS CITY'S HISTORICAL ENVIRONMENT** **WHAT TO SEND:** Below is a letter that you can send. The word limit in the online portal is 5,000 words. You will have to give your email address, though not your name. Your email is used to verify that you are a real person. Your letter will be attached to the case file and will be accessible on the City's website. · Copy and paste the letter below. · Add your own comments to the bottom if desired. · Click to open the online portal to submit. The system will send you an email. You must click on the link in that email, to verify your submission. It will not go through until you complete this step. · Send the same comments by email to the list of officials below the letter. We put them in a list for you, so all you have to do is copy and paste! **SAMPLE LETTER** 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 sto

Communication from Public

Name:

Date Submitted: 03/18/2024 03:00 PM

Council File No: 23-0623

Comments for Public Posting: It is disturbing the number of letters and comments advocating against affordable housing for the purpose of "trees" when what they really mean is they don't want people who are lower income or POC from moving into their neighborhoods. Single family homes have destroyed more trees than apartment complexes - in fact there is lots of land being sold right now throughout Los Angeles to developers to build mansions, by Griffith Park, by Debs Park, etc., and there is no uproar from these same communities about the destruction of that land for mansions. Instead they are focused on the one or two trees that "may" be destroyed by affordable housing. ED1 should NOT be blocked in Single Family Zoned properties - this is 75% of Los Angeles! Density should be spread throughout Los Angeles ESPECIALLY in areas that have historically been redlined and subject to exclusionary zoning - single family zoned lands!

Communication from Public

Name: cheryl holland

Date Submitted: 03/18/2024 03:07 PM

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, My name is Cheryl Holland and I am the president of an HPOZ in Hollywood called Sunset Square. I have always been shocked by the fact that the city of Los Angeles so under values Hollywood. Hollywood is an historic and cultural resource for the entire world and yet so little is done to preserve this important part of history. Additionally, the old neighborhoods that anchor Hollywood are also extremely important. Not only as a tourist destination, but also as a resource for filming in Los Angeles. No one needs to see another mixed use building. People can go to Canada to film that nonsense. You need these old Hollywood neighborhoods both for tourist destinations, as well as filming. Therefore, 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. Cheryl Holland, president SunsetSquareNeighborhood.org

Communication from Public

Name: Philip DeBolske
Date Submitted: 03/18/2024 03:14 PM
Council File No: 23-0623
Comments for Public Posting: 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,

Philip DeBolske. 360 S Burnside Ave. #12-F Los Angeles CA 90036

Communication from Public

Name: Courtney C Small

Date Submitted: 03/18/2024 03:20 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. Los Angeles lives in the hearts of people around the world. We as a city need to stand up and preserve our city as a Historic Monument. I can't imagine going to Paris or Mexico City or Istanbul or Athens and not being able to see the historic architecture that is preserved for the whole world. It would be unthinkable to touch any one of the historic buildings or villages or neighborhoods anywhere else, but LA seems to not care about the city we are entrusted to care for. Dear members of the Planning and Land Use Committee, I beg of you to be the first line of defense. Lets save out city and its buildings for its people and for everyone. Thank you, Courtney Small 1600 Courtney Avenue Los Angeles, CA 90046

Communication from Public

Name:

Date Submitted: 03/18/2024 03:24 PM

Council File No: 23-0623

Comments for Public Posting: 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: Colby Cashen

Date Submitted: 03/18/2024 03:32 PM

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: MICHAEL P

Date Submitted: 03/18/2024 03:32 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: Lara Cody

Date Submitted: 03/18/2024 03:39 PM

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. Historic neighborhoods, such as mine, are so important to the history of Hollywood. So much has already been destroyed. Please consider saving what is left.

Communication from Public

Name:

Date Submitted: 03/18/2024 03:58 PM

Council File No: 23-0623

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Communication from Public

Name: Laura Grenfell

Date Submitted: 03/18/2024 04:01 PM

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. Thank you, Laura Grenfell

Communication from Public

Name: Kent Beyda

Date Submitted: 03/16/2024 08:35 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: 03/18/2024 07:47 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: Jan Rjahhovski

Date Submitted: 03/17/2024 02:39 PM

Council File No: 23-0623

Comments for Public Posting: Dear Members of the Planning and Land Use Committee, I join 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 essential 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 6; 2. Require rear 15' setbacks to allow trees to grow and capture stormwater; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs, and Historic Districts entirely; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast-track approval; and 6. Require ED 1 projects to meet minimum Tier 2 TOC qualifications. ED1 is an important tool in achieving the urgent and worthy goal of increasing much-needed affordable housing. However, it needn't conflict with the protection of historic and sensitive neighborhoods. We urge you to improve ED1 through these amendments.

Communication from Public

Name: Allegra Garcia

Date Submitted: 03/17/2024 03:07 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. Allegra Garcia

Communication from Public

Name: Jen Flood-Carle

Date Submitted: 03/17/2024 03:57 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: Elizabeth Turner

Date Submitted: 03/17/2024 06:05 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. Elizabeth Turner 1071 S Orange Grove Ave Los Angeles, CA 90019

Communication from Public

Name: Norma S

Date Submitted: 03/17/2024 07:09 PM

Council File No: 23-0623

Comments for Public Posting: Regarding: ED1 Ordinance (Council File CF-23-0623) Dear Esteemed 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. Thanks for taking my comment into account. Sincerely, Norma S

Communication from Public

Name: B Sievers

Date Submitted: 03/17/2024 09:25 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: Mindy Rothstein Mann

Date Submitted: 03/17/2024 09:49 PM

Council File No: 23-0623

Comments for Public Posting: While I respect the desire to cut through the redtape in order to fast track the construction of affordable housing, doing so will inadvertently create unhealthy living quarters for these residents; ED1 projects are not required to have any trees or to allow setbacks for trees. Trees are necessary for cleaning our air, providing shade, and for our mental health as well. At a time when we are trying to increase the tree canopy in our city, especially in areas that are already suffering from tree inequity, this will ensure that our tree canopy will continue to shrink despite our best efforts. We can and must build affordable housing that creates a healthy environment for its residents. This motion needs an amendment to include space for trees as a requirement. I don't support ED 1 unless it is amended.

Communication from Public

Name: Michelle Faraji

Date Submitted: 03/17/2024 10:51 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: Sandra Fitzgerald

Date Submitted: 03/18/2024 12:20 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. Thank you, Sandra Fitzgerald

Communication from Public

Name:

Date Submitted: 03/18/2024 06:52 PM

Council File No: 23-0623

Comments for Public Posting: Re CF23-0623. I support our HHWNC neighborhood association stance to have ED1 amended, in order to prevent unsafe construction, putting all residents at risk from fire and safety hazards otherwise we cannot support ED1. The proposed construction project at 3450 Floyd Terrace is designed to increase the number of cars in our small community by 30-40% as we have 200 single family homes on already overcrowded very narrow streets with no further parking availability. A 68 unit 11 story apartment building with only 24 internal parking spaces would send a minimum of 102 cars into a narrow street with multiple blind spots with only one car to maneuver on the street at a time. The risk of accidents and death are obvious once you see the street in person. Further, we are a high fire zone and firetrucks cannot easily maneuver along the streets (if just one car sticks out too far, a truck could not get through) where such parking issues along with a 120 foot building would delay fire fighting and rescue. Further, we have no access to public transportation on or below this hilly location, so any resident would have to use a car to access their home, and therefore this city is excluding any physically challenged individuals without a car to live in such a building. This project makes no sense for this location and there are so many violations in the building code, normally it would never be approved. Please bring some sanity to this assessment and protect the safety of the citizens of this city.

Communication from Public

Name: Rachel A Mason

Date Submitted: 03/18/2024 06:58 PM

Council File No: 23-0623

Comments for Public Posting: For the past five years, I have lived in a very unsafe situation, in a house that is in a historically zoned area. The necessity of safety over historical. No amount of communication with my local HPOZ has in any way led them to recognize the very real safety concerns that absolutely and critically override aesthetic historical considerations. Much as I appreciate the importance of historical preservation this has become untenable and I am in favor of changing the status.

Communication from Public

Name:

Date Submitted: 03/18/2024 07:00 AM

Council File No: 23-0623

Comments for Public Posting: Dear Members of the Planning and Land Use Committee, Regarding ED1 Ordinance (Council File CF-23-0623), 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 for your time in this matter.

Communication from Public

Name: Francis X Gentile

Date Submitted: 03/18/2024 09:22 AM

Council File No: 23-0623

Comments for Public Posting: Dear Members of the Planning and Land Use Committee, the draft ED 1 Ordinance (CF 23-0623) should at least be 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. Supposed progressive agendas are just trojan horses for profiteers hoping to circumvent the original state general plan rules that were designed to empower local control against powerful lobbying.

Communication from Public

Name: Emily Loughran
Date Submitted: 03/18/2024 09:23 AM
Council File No: 23-0623

Comments for Public Posting: Multi-family developments in hillside areas will put lives at risk from fires and landslides. In my Brentwood neighborhood roads are narrow, cannot handle two-way traffic and are challenging at best for fire trucks and other first responders. Add more households that bring more cars, parked along thin arteries, and you have the perfect lethal inferno—think Paradise or Berkeley Hill fires where lives were lost. During the Fall 2020 fire that started up the street from my Brentwood home we had to evacuate at 3AM. On Kenter, the only road out of my canyon neighborhood, traffic was at a standstill as we evacuated. If the wind had shifted and the fire had moved down the hill we would have had to flee on foot as was the case in the Berkeley Hills fire where five people perished. The very idea of adding more households to my hillside neighborhood is unthinkable dangerous. In addition to the threat of fire, there is very real danger from landslides which we are now seeing on a regular basis around LA. Steep slopes, made more treacherous by our increasingly unpredictable weather, are truly at risk of sliding and are inappropriate for large scale development. There is good precedent for the type of restrictions I suggest. The City of Berkeley, by all measures one of the most progressive and pro-housing communities in the country, saw the wisdom of limiting multi-family housing in the hillside areas putting in place this past year a Hillside Overlay Ordinance restricting multi-family development in the hillsides to an ADU. Los Angeles must put the basic safety of its residents first and enact common sense policy to protect the lives of its residents. To ignore these obvious, lethal and highly probable known risks is reckless and grossly negligent.

Communication from Public

Name: marianne king

Date Submitted: 03/18/2024 09:30 AM

Council File No: 23-0623

Comments for Public Posting: There is something fundamentally wrong with permitting 50% off on Open Space for 100% low-income multi-family housing. It creates a disparity from other higher income developments, something we are trying to stop, so I thought. Require that the 50% reduction should only be applicable if there is a public park within 1/2 mile of the project site OR if at least 60% of the units are comprised of two and three bedroom units. Another major concern is the 25% reduction for the tree requirement. This is a bad precedent for the City of L.A. with poor air quality, excessive heat conditions due in part to the urban heat island effect, and lack of tree canopy overall. We need more trees, period! If at the very least, require the cash in lieu so Urban Forestry, which has been underfunded and understaffed for decades, so UFD can actually plant trees in close proximity to these projects. As it is already, we are losing so much tree canopy to high density projects as the City keeps allowing the clear cutting of trees, many healthy mature trees. We need a stronger tree ordinance and a healthier living environment, which trees provide. I would support the United Neighbors NC proposed amendments below IF the Open Space incentive is adjusted as suggested above and that the reduction of tree requirement is entirely removed. 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. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

Communication from Public

Name:

Date Submitted: 03/18/2024 09:48 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: Stephanie Gisondi-Little

Date Submitted: 03/18/2024 09:48 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. Stephanie Little Harvard Heights

Communication from Public

Name: Kalinda M Vazquez

Date Submitted: 03/18/2024 09:50 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. The history and architecture of Los Angeles is in your hands. Sincerely, Kalinda M. Vazquez 1540 Ben Lomond Dr. Glendale, CA 91202

Communication from Public

Name: Sejal Patel

Date Submitted: 03/18/2024 09:51 AM

Council File No: 23-0623

Comments for Public Posting: It is necessary to ensure trees are uprooted in development plans. If trees do have to be taken down, there should be a plan in the development to plant similar trees elsewhere on the property. This will ensure residents of affordable housing will have trees to support their mental and physical health. Affordable housing developments require trees as much as wealthier communities with tree lined streets - it is about environmental equity. We need an amendment to include space for trees as a requirement. It is the right thing to do and developers have the means to do it, especially given the fast track support developers are being provided. I cannot support ED 1 unless amended.

Communication from Public

Name:

Date Submitted: 03/18/2024 10:27 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: Nora Wyman

Date Submitted: 03/18/2024 10:34 AM

Council File No: 23-0623

Comments for Public Posting: Re: Council File No. CF 23-0623 Dear PLUM Committee, Save Beverly Fairfax, a 501(c)3 corporation which represents The Beverly Fairfax Historic District, is a strong proponent of affordable housing. However, we believe Mayor Bass's ED 1 ordinance must adopt an amendment ensuring the protection of all Historic Districts before being passed. ED 1 threatens to erase the architectural history and the Jewish history of our neighborhood, as well as our abundant, naturally occurring, affordable housing stock. Out of the 463 buildings within our Historic District, nearly 98% of those are RSO multi-family properties. We must protect RSO properties, and the tenants who live in them, at all costs. We strongly urge you to adopt an amendment that would take Historic Districts off the table for ED 1 in their entirety. The loss of our history and our affordable housing too high a price to pay. Thank you. Dale Kendall, President, Nora Wyman, Vice-President, Save Beverly Fairfax, a 501(c)3 corporation SaveBeverlyFairfax.com

Communication from Public

Name: Harry D Arends
Date Submitted: 03/18/2024 10:34 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. Harry D. Arends 1758 Taft Avenue Los Angeles, CA 90028

Communication from Public

Name: Rusty Frank

Date Submitted: 03/18/2024 10:41 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: Hanelle Meier

Date Submitted: 03/18/2024 11:01 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. Thank you, Hanelle Meier
Buckingham Road, 90016

Communication from Public

Name: Stuart

Date Submitted: 03/18/2024 11:15 AM

Council File No: 23-0623

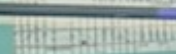
Comments for Public Posting: Dear Members of the Planning and Land Use Committee, I join with Hollywood Heritage to voice my support for the draft ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, which include important protections for our sensitive HPOZs, historic districts and neighborhoods. The most important of these include 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 Stuart,

C

DAEIDA WILCOX BEVERIDGE

Hollywood Fields

12000 Wilcox Boulevard



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LOU NAIDOR

1750 Vine Street, Los Angeles

Known as the "House That Not Built", third

Records building was completed in April 1956. Designed by Lou Naidor of Wilcox Associates, it is one of the most

Memorial and record

Hollywood Boulevard National

office building and is a symbol of Los Angeles

Time center for the recording industry. In 2

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Communication from Public

Name: CMC- ED1 Ordinance

Date Submitted: 03/18/2024 11:18 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: Christine Mills OBrien

Date Submitted: 03/18/2024 11:20 AM

Council File No: 23-0623

Comments for Public Posting: Dear Sirs/Madame: Hollywoodland Homeowners Association, Tract 6450 supports United Neighbors position taken for ED 1 Ordinance (CF 23-0623). This includes their submitted, amended guidelines. These guidelines were sent to the PLUM committee, with an emphasis on the following amendments: Limit the number of waivers and off menu incentives to a total of 6 Require rear 15' setbacks to allow for trees to grow and storm water to be captured; Prevent post-development conversion of nonresidential spaces to market rate units Protect R 1, HPOZs and Historic Districts in their entirety Ensure that substandard streets/ high-fire zones (VSFHZ) do not qualify for ED 1 fast track approval Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval. We are especially concerned about VSFHZ (Very Serve Fire Hazard Zone) issue since our 580 residences are surrounded by openspace park land. We also feel the criteria developed in our Hollywoodland Specific Plan, Ordinance 168,121 must be protected. Our Specific Plan's regulations are in place to assure public safety, a primary charge for the city and any proposed development. Increased density without proper supporting infrastructure is irresponsible policy. Sincerely, Christine Mills O'Brien 2700 N. Beachwood Drive 90068 email: HHA@Hollywoodland.org



Dear Sirs/Madame:

Hollywoodland Homeowners Association, Tract 6450 supports United Neighbors position taken for ED 1 Ordinance (CF 23-0623). This includes their submitted, amended guidelines. These guidelines were sent to the PLUM committee, with an emphasis on 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 (VSFHZ) 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.

We are especially concerned about VSFHZ (Very Severe Fire Hazard Zone) issue since our 580 residences are surrounded by openspace park land. We also feel the criteria developed in our Hollywoodland Specific Plan, Ordinance 168,121 must be protected. Our Specific Plan's regulations are in place to assure public safety, a primary charge for the city and any proposed development. Increased density without proper supporting infrastructure is irresponsible policy.

Sincerely,

Christine Mills O'Brien

2700 N. Beachwood Drive 90068 email: HHA@Hollywoodland.org



Communication from Public

Name: Kenneth Simon

Date Submitted: 03/18/2024 11:34 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. As a long-time resident of Los Angeles City and now of Los Angeles County, and someone who values both addressing the housing crisis and the need for preservation, I urge you to make ED1 better through these amendments. Kenneth Simon Glendale, CA

Communication from Public

Name: Margot Gerber

Date Submitted: 03/18/2024 11:37 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. Thank you, Margot Gerber Exec Dir Art Deco Society of Los Angeles

Communication from Public

Name:

Date Submitted: 03/18/2024 11:54 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:

Date Submitted: 03/18/2024 12:06 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: 03/18/2024 12:09 PM

Council File No: 23-0623

Comments for Public Posting: I am for ED1 ordinance to protect our historical sites

Communication from Public

Name: Robert Howard Stanley Cresswell

Date Submitted: 03/18/2024 12:19 PM

Council File No: 23-0623

Comments for Public Posting: Regarding 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. Sensible points include (but are not limited to): - limit waivers and off menu incentives - requiring rear setbacks to allow for trees to grow and storm water to be captured - MOST IMPORTANTLY protecting R 1, HPOZs and Historic Districts in their entirety - and requiring 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. Please improve ED1 through such amendments.

Communication from Public

Name: THOMAS EHAS

Date Submitted: 03/18/2024 05:24 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: Joan A Harrison & Michael Janofsky

Date Submitted: 03/18/2024 05:27 PM

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 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 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--and needn't be in conflict with the protection of historic and sensitive neighborhoods. We urge you to make ED1 better through these amendments. Joan Harrison & Michael Janofsky 1546 Courtney Avenue Los Angeles, CA 90046

Communication from Public

Name:

Date Submitted: 03/18/2024 06:11 PM

Council File No: 23-0623

Comments for Public Posting: So much damage has already been done to our Miracle Mile neighborhood that we cannot recognize it anymore. Too many permits for luxury apartments, too much speculation, without any regard for the appearance of this place. It is crucial that whatever is left of MM, where we live and for which we pay dear taxes remains whole. Please.

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,

Simona Ghirlanda
5670 west Olympic Blvd., unit B06
Los Angeles, CA 90036

Communication from Public

Name: Lukas Dudkowski

Date Submitted: 03/18/2024 06:22 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 urge the amendment of draft ED 1 Ordinance (CF 23-0623) 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: Michael X. Ferraro

Date Submitted: 03/18/2024 08:22 PM

Council File No: 23-0623

Comments for Public Posting: ED-1 is doing wonderful work of moving forward toward 100% affordable housing. However, unless amended, it will help exacerbate the issues of thermal inequity already plaguing the city. Please make sure that all new housing projects provide for tree planting and have mandated setbacks for trees and/or room for street tree canopy.

Communication from Public

Name: Scott Farrar

Date Submitted: 03/18/2024 08:35 PM

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, As a homeowner in Wellington Square, a historic neighborhood that my wife and I moved to specifically to embrace the community formed in the preservation of historic Los Angeles, 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. Sincerely, Scott Farrar 1927 Virginia Rd Los Angeles, 90016

Communication from Public

Name: Rob Hudson

Date Submitted: 03/18/2024 08:45 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of Windsor Square and a constituent of Council District 13. I support Affordable Housing and the creation of more such housing throughout Los Angeles. I also believe the development of Affordable Housing can and should provide Affordable Housing while preserving the character and scale of existing stable, thriving neighborhoods and ensure that the quality of life on adjacent streets and neighborhoods is not adversely affected. I support the ED1 Ordinance (CF 23-0623) if amended to include the United Neighbors guidelines sent to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Require 15-foot setbacks in the rear yard of these projects to allow for trees; 2. Impose a 5% limit on the total amount of nonresidential project spaces to prevent post-approval "bait and switch" conversions of excess spaces to market rate units in violation of the promise/requirement of 100% affordable units; 3. Exempt R-1, HPOZ and Historic Districts, not just R-1 properties, from fast tracking so that the complicated compatibility issues of out-of-scale projects in these neighborhoods can be addressed with precise review and solutions; 4. Exempt substandard streets and high-fire zones from fast track approval for the safety of us all. Projects that don't meet these requirements under ED1 would need to go through discretionary approval. Thank you for your consideration.

Communication from Public

Name: Jean Lecuyer

Date Submitted: 03/18/2024 08:45 PM

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: Toni

Date Submitted: 03/18/2024 09:07 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. Los Angeles can achieve affordable housing without sacrificing the structures and aesthetics that make L.A., L.A.

Communication from Public

Name: Rex

Date Submitted: 03/18/2024 09:11 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. Please consider the thoughtful amendments proposed by United Neighbors. Thank you!

Communication from Public

Name: Lionel Mares
Date Submitted: 03/18/2024 11:47 PM
Council File No: 23-0623

Comments for Public Posting: Dear PLUM Committee: As an individual, I support the ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval. I live in a single-family residential zone, and there has been an explosion of land-development in my neighborhood with little to NO reliable Public Transportation and or Multimodal transportation infrastructure. As a board-member of my Neighborhood Council, I have advocated for better public transportation and multimodal infrastructure such as protected bicycle lanes and improved Metro reliability and frequency. I also advocated for more green open space and trees in my neighborhood (community). I am very concerned about more land-development impacting a predominantly poor, Spanish speaking community with no reliable infrastructure such as stormwater capture, flood-control, open green space, trees and bus shelter to make our community sustainable and environmentally friendly. Residents of affordable housing need trees for their Mental and Physical Health -- science tells us this. Yet developers will take this fast-track opportunity to deprive their future residents of this essential element on the property. We need an amendment to include space for TREES (and Green Space) as a requirement. Think EQUITY! It is the right thing to do. We need more Tree Canopy, bio-diversity, green space, stormwater capture, protected bicycle lanes, and better transportation/mobility in our community. -- I don't support ED 1 unless it is amended to address our concerns. For Reference: L.A. Daily News: Why trees in Los Angeles are political, cherished, underfunded and controversial Can Los Angeles and other SoCal cities create a robust urban tree canopy to fight climate change? Article linked here: <https://www.dailynews.com/2024/03/09/why-trees-in-los-angeles-are-political-cherished-underfunded-and-controversial/> LAist Article: The Rory M. Shaw Wetlands Park Project in Sun Valley will turn a former landfill into a brand-new park with a lake that can capture stormwater as well as lessen flooding. But technical issues and funding challenges jeopardize the project. Article linked here: <https://laist.com/news/climate-environment/sun-valley-flooding-rory-shaw> LAist Article: Storm Water Capture With an atmospheric river set to dump several inches of rain on Southern California over the next few days, L.A. County Public Works is striving to save as much of that water as possible. Article linked here: <https://laist.com/brief/news/la-county-working-to-capture-water-from-latest-storm> Thank you, LIONEL MARES, MPA Sun Valley Area Neighborhood Council* *For Identification Purposes Only



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: Amanda

Date Submitted: 03/18/2024 09:53 PM

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: Gregory Vaysman

Date Submitted: 03/18/2024 10:39 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.