

## Communication from Public

**Name:** Deborah F Blum

**Date Submitted:** 03/18/2024 10:08 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:** syd

**Date Submitted:** 03/19/2024 12:34 AM

**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:**

**Date Submitted:** 03/19/2024 07:15 AM

**Council File No:** 23-0623

**Comments for Public Posting:** I support this move because though idealistically positive in theory, the reality is that HPOZ councils are highly subjective, unprofessional and unpredictable authorities making homeowners subject to the whim of an untrained group of volunteers who wield tremendous power to restrict and punish the people who live in their jurisdiction. I support this effort to allow the city the tools it needs for homeowners to be able to have their property rights returned to them.

## Communication from Public

**Name:** David Carrera

**Date Submitted:** 03/17/2024 12:48 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. I urge you to make ED1 better through these amendments Thank you, David Carrera

## Communication from Public

**Name:** Leah  
**Date Submitted:** 03/18/2024 04:35 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:** Vijal Patel

**Date Submitted:** 03/18/2024 05:02 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. - Vijal Patel

## Communication from Public

**Name:** Steve Davis

**Date Submitted:** 03/19/2024 09:39 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. Steve Davis 2121 S Victoria Ave. Los Angeles, CA 90016

## Communication from Public

**Name:** diana nicole

**Date Submitted:** 03/19/2024 10:38 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Council File: 23-0623 IS A THREAT TO RESIDENT SAFETY!  
I oppose this ordinance for our hillside communities because it's just not safe to add multi-unit developments ("affordable housing types" and "temporary shelters") and density to high-fire and landslide zones. Our hillsides present a significant risk to people from wildfires and landslides, which have become increasingly frequent and devastating in recent years. Allowing multi-unit or dense housing developments in our hillsides not only puts residents of these developments at risk but also strains the resources of our already overburdened fire and emergency departments. In the event of a wildfire, evacuation routes will become clogged, making it difficult for residents to escape safely. Think Paradise, California. Furthermore, this ordinance will also exacerbate soil erosion, habitat destruction (for every new structure that is constructed in the Santa Monica Mountains 3-acres of habitat are destroyed by fire-clearance), and increased vulnerability to landslides. Instead of deregulating building in high-risk areas, I urge you to prioritize building affordable units and temporary shelters outside of our hillside high fire and landslide zones. These delicate ecosystems must be handled with the kind of care that comes with careful planning, oversight, and environmental analysis and therefore they should not be exploited by incentives for development. Our community's safety and well-being depend on it. People in need of affordable housing and temporary shelter also depend on safety.

## Communication from Public

**Name:** Eran Hammer

**Date Submitted:** 03/19/2024 10:16 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:** Michael Hammer

**Date Submitted:** 03/19/2024 10:16 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:** Juliana Rose  
**Date Submitted:** 03/19/2024 09:15 AM  
**Council File No:** 23-0623  
**Comments for Public Posting:** Protect our historical buildings!

## Communication from Public

**Name:**

**Date Submitted:** 03/19/2024 11:30 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:** 03/19/2024 11:31 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:** Corinne Pons-Tinta

**Date Submitted:** 03/19/2024 12:33 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Dear Mayor and Council Members: I fully support your efforts to provide more affordable housing in our City. There are, however, some proposed ED-1 projects that lack common sense. These proposals should be reviewed carefully to ensure that they are compatible with local land use policies and that negative impacts are addressed. A planning review and public input should be sought on absurd projects located in High Severity Fire Zones, egressing from substandard streets, located in areas without access to transit and schools and that do not fit with the character of the neighborhood. Misguided projects of this nature benefit only developers and place residents' safety and quality of life at risk. Such projects should be evaluated and rejected if they cannot meet community needs. Local governments should prioritize the development of projects that benefit the community as a whole, rather than those that are solely for a few. Many locations would benefit from the City's ED-1 legislation. These prudent sites should be streamlined, but the unsafe and unsuitable projects should be reviewed by the City and voted on by the public. For the entire community to benefit, we need developers to build smart affordable housing sites in the right locations. In order to benefit all of the citizens of our great city, it is imperative that ED-1 be amended. Thank you,

## Communication from Public

**Name:** Jackie Honikman

**Date Submitted:** 03/19/2024 11:26 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:** Toby Horn

**Date Submitted:** 03/19/2024 10:53 AM

**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. Toby M. Horn 146 South Fuller Avenue 90036

## Communication from Public

**Name:** Karla Perez

**Date Submitted:** 03/19/2024 11:04 AM

**Council File No:** 23-0623

**Comments for Public Posting:** There are concerns the Mayor may feel compelled to propose zero dollars for ULA spending in her budget next month. Big billionaire, real estate interests, are to blame since their lawsuits against ULA are slowing ULA implementation down. However, the Mayor, City Council, and the Citizens Oversight Committee are positioned to find the necessary and creative solutions to address our housing crisis. Having zero unrestricted dollars for ULA in Year 2 would be unacceptable. Our City remains in a worsening housing crisis; Angelenos living unhoused and one paycheck away from becoming unhoused cannot accept this. There is less legal risk than when the City committed to spending \$150 million a year ago. Both State and Federal courts have resoundingly ruled in ULA's favor - the City should act confidently, do what's necessary to backstop ULA spending further, and put all of the ULA dollars to work. Without ULA funding, programs such as eviction prevention, a right to counsel, rental assistance, protections from tenant harassment (TAHO enforcement), and affordable housing production and preservation will halt, resulting in residents at risk of displacement. Thank you.

## Communication from Public

**Name:** Leah Creed

**Date Submitted:** 03/19/2024 05:08 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Dear Mayor Bass and City Council Members, I have lived in my beloved Hollywood Hills home for more than forty years and although I am in support of creating affordable housing to address the affordable housing crisis, some of the proposed ED-1 projects do not make any sense. Some of these proposed are megadevelopments that should not be fast tracked as they are located in areas that are in Severely High Fire Zones with entrances on substandard narrow and winding streets with little to no available parking, and in basically R-1 two story homes in low density neighborhoods. Projects like this make a mockery of the intended purpose of ED-1 and should absolutely be subject to planning review with public input – they should not be fast tracked just because. The risk to safety and quality of life for the current residents will be irreparable, and I can't imagine who would even want to live in a complex without a car that is not even close to transit, schools, parks, grocery stores, etc. Please amend ED-1 to make proposed projects more habitable and less dangerous for the existing communities as well as for future occupants of the proposed projects. I truly believe that ED-1 can be a boon for Los Angeles if it is amended and applied intelligently. Thank you, Leah Creed

## Communication from Public

**Name:** HKCC - Hollywood Manor

**Date Submitted:** 03/19/2024 01:47 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Dear Mayor Karen Bass and Council Members: I want to help solve the affordable housing crisis.... However, some proposed ED-1 projects do not have common sense and should not be fast tracked without discretionary review. Some projects in High Severity Fire Zones, egress on substandard streets, located in areas without access to transit and schools and that don't fit the character of the neighborhood should be subject to planning review and input from the public. These types of misguided projects only benefit developers and, without "red tape", put the safety and quality of life of residents at risk and home values. There are numerous locations that would benefit from the City's ED-1 legislation, and these prudent sites should be streamlined, but the unsafe and unsuitable projects demand government review and public comment. We need developers building intelligent affordable housing sites in the right places to benefit the entire community. Please reevaluate and amend ED-1 for the good of everyone in our great city. Thank you.

## Communication from Public

**Name:** Lionel Mares  
**Date Submitted:** 03/19/2024 09:09 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:** Lionel Mares  
**Date Submitted:** 03/19/2024 09:09 PM  
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Example: Only one allowed: (1) reduced setbacks; (2) reduced trees; or (3) Reduced open space.
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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:** Rory Johnston

**Date Submitted:** 03/19/2024 07:58 PM

**Council File No:** 23-0623

**Comments for Public Posting:** I wish to draw your attention to the concerns that I and many of my neighbors have over plans to build a tower block on Floyd Terrace in Hollywood Manor. The Manor is a densely populated single-family neighborhood with houses close together. Nobody has lawns. It is not an appropriate location for multi-family structures. Trying to squeeze in 68 more housing units with the resultant crowds, traffic and noise pollution would have a drastic effect on the community. On top of that, there is much doubt that the housing would actually be affordable. Following the recent landslide in Sherman Oaks we must consider with utmost care whether it would be wise to build a tower block in the Hollywood Hills. Add to this the fire risk, poor access for emergency services, and paucity of public transport. We need to utilize other free space in the city for affordable housing. We must amend ED-1.

## Communication from Public

**Name:** Kim O'Leary

**Date Submitted:** 03/19/2024 06:44 PM

**Council File No:** 23-0623

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

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

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

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

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

new ordinance. The loss of our history and our affordable housing is a price too high to pay. Please adopt the United Neighbors amendments and save our city's most precious historic resources and the rent-stabilized homes with them. Put all structures inside HPOZs off-limits. Thank you, Kim O'Leary 4221 W. 8th Street

## Communication from Public

**Name:** naomi Kobrin

**Date Submitted:** 03/19/2024 06:46 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Im a resident of the Hollywood Knolls where we are currently fighting a massive 120' 68 unit potential development with 24 parking spaces , partially on an R-1 lot, in a high fire severity zone claiming to be by-right based on the current configuration of ED-1 . I'm not against development if it's thoughtful and serves the intent of the program. In fact I think we must look to bring developments and resources into areas of Los Angeles that will encourage existing and new residents to flourish. ED1's broad strokes, however, allow and frankly encourage exploitation of the program and seek to void laws, codes, restrictions and in the case of 3446 Floyd Terrace, build in the Highway Dedication on Barham and the right of way on Floyd. This is an abuse of this program and this should be a truly obvious reason to support amendments 1-6 listed below. I support the ED 1 Ordinance ( CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee: 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.