

Communication from Public

Name: Brendan K

Date Submitted: 03/20/2024 09:13 PM

Council File No: 23-0623

Comments for Public Posting: This is an unsafe project given the geographic desire to do so. There are a number of problems - but to name a few there is limited parking, extremely narrow street, fire hazard, traffic accident and pedestrian accident hazards, safety hazard to everyone in the neighborhood which we are all in high fire zone, no access to public transportation which there are physically challenged individuals in the neighborhood.

Communication from Public

Name:

Date Submitted: 03/20/2024 09:45 PM

Council File No: 23-0623

Comments for Public Posting: I join with the many others who have urged the City Council to require developers of affordable housing to both 1) allocate space for trees and 2) plant trees. It appears as though ED1 has, inadvertently, failed to require new buildings to have trees or protect space for the planting of trees. Our City's collective tree canopy is already declining due to increased density and protecting our existing canopy and leaving room for future canopy expansion is crucial for the health and wellbeing of all Angelenos. Unfortunately, I cannot support ED1, unless it is amended to include green space, which is essential to life in Los Angeles. Additionally, I support 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 stormwater 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 sub-standard streets/high-fire zones do not qualify for ED1 fast track approval; and 6. Require ED1 projects meet minimum Tier 2 TOC qualifications. Finally, projects that don't meet these requirements under ED1 would need to proceed through discretionary approval. Thank you for ensuring green space and tree canopy for future generations of Angelenos.

Communication from Public

Name: Matthew

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

Council File No: 23-0623

Comments for Public Posting: I stand with Los Angeles 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. Ridiculous projects in High Severity Fire Zones, egress on substandard streets, located in areas without access to transit and schools 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. 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 amend ED-1 for the good of all the people in our great city.

Communication from Public

Name: Sara

Date Submitted: 03/20/2024 04:17 PM

Council File No: 23-0623

Comments for Public Posting: The 11-story behemoth that has been approved for 3446 Floyd Terrace in 90068 will not only be an eyesore in a single family home high income neighborhood that blocks the views of many houses (which is why we pay the property taxes that we do to live in the hills) it is DANGEROUS. 68 units in the hills with only 24 parking spaces means 200 more cars driving on the narrow windy 100 year old roads. These are one-lane 2-way streets. That means at any given time, if you are driving and another car comes in the opposite direction, one has to pull over into someone's driveway so both cars can pass. These roads simply cannot handle even 20 more cars up here. And where are they going to park?? There's already not enough parking and you must have a car to live up here as there is no public transportation nearby nor any supermarkets in Hollywood Manor. You have to drive to studio city to get to a Ralph's or Toluca lake for a Trader Joe's. This is a HIGH FIRE RISK AREA. If you somehow figure out how to fit all those people on the roads, besides all the car accidents and children and dogs getting run over (as there are not always sidewalks for walking. We walk in the roads). We will all die in case of a fire. And we have brush fires up here. Please reconsider this specific project as we cannot handle the traffic, parking or extra people in this tiny 4-street cul-de-sac. We have fird. Trees down. Power-loss often. There is literally no room for the cars and to building not just a 4-story but an 11-story apartment building in a single-family home neighborhood up the hills is stupid. We will sue. If we don't die. Please move this project or consider a triplex instead. -signed Concerned resident PS -the no parking on red flag days signs are real. It does happen.

Communication from Public

Name: Jon Owyang

Date Submitted: 03/20/2024 02:50 PM

Council File No: 23-0623

Comments for Public Posting: The Laughlin Park Association, a homeowners association in Los Feliz, supports the ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5.Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval. Jon Owyang President Laughlin Park Association

Communication from Public

Name: Kate C

Date Submitted: 03/20/2024 02:56 PM

Council File No: 23-0623

Comments for Public Posting: I am a resident of Ridgewood-Wilton and a voting and active 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. I will add that it was somewhat disappointing to hear CD13 field deputies inform constituents at a recent meeting that they strongly support a project that contains multiple "recreational" spaces in prime interior locations and at the same time, that they didn't know if those would be converted to market rate units and couldn't respond to that issue. Such conversions are in direct conflict with the purpose of ED1. Please also let the CD13 field deputies know that they need not assume all constituents are uneducated on ED1, as they seem to have assumed and stated at the same meeting. Some of us are in fact quite educated and do support it with common sense amendments. Thank you for your consideration. Kate C. Ridgewood Wilton

Communication from Public

Name: CHRISTOPHER WIENCKE

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

Council File No: 23-0623

Comments for Public Posting: I live in the Hollywood Manor and am opposed to fast tracking this project. It poses a risk to emergency access and does not include enough parking spaces for the units which will aggravate the already limited parking. Without an environmental study, it could degrade the stability of the hillside. Furthermore, this is a huge project and will add greatly to traffic congestion on Barham Blvd which is already one of the most saturated streets in the city, being the main route from Burbank to the 101 freeway. Traffic regularly takes 15 minutes to crawl up a hill that is only one mile long. It is also unacceptable to not have a public hearing on this project that so greatly affects the neighborhood.

Communication from Public

Name: Joan Davidson

Date Submitted: 03/16/2024 10:14 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 the following: 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. Joan Davidson
Palos Verdes

Communication from Public

Name: Alan Simon

Date Submitted: 03/18/2024 07:10 PM

Council File No: 23-0623

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

Communication from Public

Name: syd

Date Submitted: 03/19/2024 12:33 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 09:29 AM

Council File No: 23-0623

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

- Limit the number of waivers and off-menu incentives to a total of 6.
- Require rear 15' setbacks to allow for trees to grow and stormwater to be captured.
- Prevent post-development conversion of non-residential spaces to market rate units.
- Protect 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, W. Grant Keiner 1233 S. Orange Dr. Los Angeles, CA 90019

Re: Council File No. CF 23-0623

Dear PLUM Committee,

I am a resident of the Miracle Mile. I support affordable housing in Los Angeles. Every resident of our city is entitled to live in high-quality housing at affordable rents. To reach this goal, housing proposals should comply with the letter and spirit of the law, as well as long-standing standards for good civic planning and urban design.

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

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- 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 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:

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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,

W. Grant Keiner

1233 S. Orange Dr. Los Angeles, CA 90019

Communication from Public

Name: Paul Tinta

Date Submitted: 03/19/2024 10:59 AM

Council File No: 23-0623

Comments for Public Posting: My main concerns are that our small neighborhood with mostly single lane winding streets would create major safety concerns for occupants of the 68 unit complex tower as well as the neighbors of the Hollywood Manor. We live in a High Fire Zone and we have had issues getting insured over recent years. We've also had 3-4 fires on the opposite of Barham in recent years. Next, it seems to me the site location is being erected on a 'sub standard' road, Floyd Terrance. There is a retaining wall directly across from the site, and the road is less than 24' wide and that is with no cars parked on the one side. While I agree we need to find solutions for 'affordable' housing, I think we also need to consider more than just the result of constructing them. I am asking for reasonable common sense solutions and less 'knee jerk' one-sided solutions to address our housing issues when considering ED1 locations. This is not a 'cookie cutter' solution as all of the potential sites have their own unique infrastructure and pre-existing history. I find it incredible that a high fire zone is satisfactory for this type of development. Is it really asking too much to make some reasonable, safety conscious amendments to ED1 statute and still be able to construct ED1 buildings what are not in high fire zones, and on sub-standard streets? Lastly, this particular 68 unit tower is with 'incentives' will allow only 24 parking spaces for 68 units. My conservative calculation would likely add another 100 cars in our neighborhood. Most of our streets have little to no street parking. As an example, most people by necessity park in front of their driveway. Also, most of our homes have 4-5' easements so we live almost on the street itself. There really should be some type of review process because this type of building will be devastating for our Hillside community as well as the thousands of folks who use Barham to get between the 101 and the 134 freeways. Thanks in advance, Paul Tinta



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: Kristy Jennings

Date Submitted: 03/20/2024 10:12 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. Kristy Jennings

Communication from Public

Name: Ellen Ehrlich

Date Submitted: 03/19/2024 09:03 PM

Council File No: 23-0623

Comments for Public Posting: March 19, 2024 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, Ellen Ehrlich 933 Masselin Ave. Los Angeles, CA 90036