

Communication from Public

Name: Joyce Ingram Bob Ingram

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

Council File No: 23-0623

Comments for Public Posting: Joyce and Bob Ingram support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Our Los Angeles HPOZs: Are more racially and economically diverse with a higher share of low-income tenants. Are 69% multi-family. Provide five or more units of multi-family housing in nearly 40% of all HPOZ buildings. Are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; Are 25% to 40% less expensive than post-2000 new construction. Create both intergenerational wealth and much lengthier landlord-tenant relationships. Generate more job growth by nearly two-to-one; and Are home to large mature trees, mitigating the heat island effect. We are requesting "full protection for our HPOZs Historic Districts in the CF 23-0623 codification of ED-1." Respectfully,
The Ingrams

Communication from Public

Name: James and Daryl Twerdahl

Date Submitted: 03/29/2024 04:22 PM

Council File No: 23-0623

Comments for Public Posting: As residents of Hancock Park for over 40 years, we support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Our Los Angeles HPOZs: • Are more racially and economically diverse with a higher share of low-income tenants. • Are 69% multi-family. • Provide five or more units of multi-family housing in nearly 40% of all HPOZ buildings. • Are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; • Are 25% to 40% less expensive than post-2000 new construction. • Create both intergenerational wealth and much lengthier landlord-tenant relationships. • Generate more job growth by nearly two-to-one; and • Are home to large mature trees, mitigating the heat island effect. (From: “Preservation Positive Los Angeles,” a report by the Los Angeles Conservancy.

Communication from Public

Name: Dennis Leski

Date Submitted: 03/29/2024 11:17 AM

Council File No: 23-0623

Comments for Public Posting: Dear Councilmembers, I ask you to protect Los Angeles historic single-family districts such as the HPOZ to which my wife and I moved a decade ago. We chose Harvard Heights, one of the many Historic West Adams neighborhoods, not merely for its architecture but for the rich, diversity. This may be the most diverse area in the country, in which some of my neighbors have lived for generations. Please do not undo the careful long-term planning intended to preserve our heritage. Most certainly, do not take the infamous LA approach of knocking down the old--because it's old--in order to build new. This is not a NIMBY response, but rather standing up for what our communities have clearly identified as historically important and worthy of preservation. Continue to add significant new housing along traffic corridors and to revitalize neglected or abandoned industrial and manufacturing zones with mixed-use developments.

Communication from Public

Name:

Date Submitted: 03/29/2024 02:13 PM

Council File No: 23-0623

Comments for Public Posting: I, Gladys Xiques, support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Our Los Angeles HPOZs: Are more racially and economically diverse with a higher share of low-income tenants. Are 69% multi-family. Provide five or more units of multi-family housing in nearly 40% of all HPOZ buildings. Are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; Are 25% to 40% less expensive than post-2000 new construction. Create both intergenerational wealth and much lengthier landlord-tenant relationships. Generate more job growth by nearly two-to-one; and Are home to large mature trees, mitigating the heat island effect.

Communication from Public

Name: Eileen Ehmann

Date Submitted: 03/29/2024 02:41 PM

Council File No: 23-0623

Comments for Public Posting: The limited supply of historical architecture in Los Angeles is dwindling quickly. Please place rules and limitations on the Executive Director 1 to protect our HPOZs and historic neighborhoods. They are a contributing factor to the history of Los Angeles and should be protected as viable, safe, and thriving neighborhoods that perpetuate and honor the best traditions of Los Angeles. These neighborhoods maintain social connectedness and shared community interests that serve all residents. There are many places to build additional housing. The commercial corridors are perfect for mixed-use development, which furnishes business opportunities and safe residential housing options. Please urge development of the many blighted commercial streets that would benefit greatly from large and small housing developments as a way to add vitality and housing without damaging the limited historical gems protected by the HPOZs. Thank you for considering my request.

Communication from Public

Name: Martha Carr

Date Submitted: 03/29/2024 03:03 PM

Council File No: 23-0623

Comments for Public Posting: Please amend the streamlined requirements for the Ed-1 proposal so that those wanting to build in severe to high risk fire areas and substandard streets are required to go through extra scrutiny and potential modifications before being approved. Building which is ushered through without further guidelines places unnecessary undue risks and burdens on neighborhoods that are not designed to absorb indiscriminate construction. Each plan needs to be assessed as to whether it is reasonable for the neighborhood, and for the specific proposed property, and if it will, in fact, serve the purpose that Ed-1 is designed to do. Builders seem to be using this ED-1 law to build outrageously inappropriate housing in locations that will not serve the purpose of Ed-1, create hazards in the neighborhoods (insufficient parking in small hillside communities with sub-standard narrow streets, for example) and destroy the ambiance and accessibility of the neighborhood. We must insure the safety and viability of a project to maintain the integrity of a neighborhood. We need more specific guidelines in place to make sure ED-1 works effectively and that low-cost housing goes in where there is enough space and enough resources to accommodate the tenants who will eventually inhabit them. LA needs more mindful development not haphazard development that is destructive to entire neighborhoods.

Communication from Public

Name: Kim H Cary

Date Submitted: 03/29/2024 11:59 AM

Council File No: 23-0623

Comments for Public Posting: I want full protection for our HPOZs and Historic Districts in the CF 23-0623 codification of ED 1. I support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Hancock Park is a treasure to our city, it should be noted the Mayor's own official residence is within the Windsor Square HPOZ. In Hancock Park, we see these benefits first hand: Are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; Are 25% to 40% less expensive than post-2000 new construction and of significantly better quality. Create both intergenerational wealth and much lengthier landlord-tenant relationships. Are home to large mature trees, mitigating the heat island effect.

Communication from Public

Name: Steven Luftman
Date Submitted: 03/29/2024 12:14 PM
Council File No: 23-0623

Comments for Public Posting: Dear Councilmembers, Without reform ED1 endangers Los Angeles's historic neighborhoods and Naturally Occurring Affordable Housing I join with the Los Angeles Conservancy, and Hollywood Heritage in support of affordable housing with responsible guidelines. Though well-intended, ED 1 without reform could irreparably damage L.A.'s older and historic neighborhoods. These include historic preservation overlay zones (HPOZ) and National Register historic districts, as well as eligible historic neighborhoods with high concentrations of existing multi-family housing. ED 1 overrides long-standing design review and planning tools within HPOZs. This means incompatible new projects can be placed on vacant lots in historic neighborhoods or replace existing multi-family housing (those classified as "non-contributing") and displace existing families who reside in Rent Stabilized Naturally Occurring Affordable Housing. In my own neighborhood of South Carthay, Los Angeles's second HPOZ, "non-contributing" buildings include an apartment building with an incompatible fence and some multi-family Rent Stabilized buildings that were built a few years after the period of significance. I fully support affordable housing, HPOZs and National Register historic districts have protected Rent Stabilized Naturally Occurring Affordable Housing for decades. That's why I support ED 1 policy guidance protect historic neighborhoods, especially HPOZs and National Register historic districts (in their entirety) by not overriding existing, long-standing planning and design review tools. Thank you for your leadership on this issue, Steven Luftman Los Angeles Heritage Conservation and Renters Advocate

Communication from Public

Name: Blake McCormick

Date Submitted: 03/29/2024 12:58 PM

Council File No: 23-0623

Comments for Public Posting: As a longtime resident of CD10 and in particular Harvard Heights and a supporter of historic preservation, I am writing to urge you to add guardrails to Executive Director 1 that make way for affordable housing but also protect L.A.'s historic neighborhoods. I think we can achieve the necessary goal of increasing housing and be thoughtful about planning and preservation. Without the proper guidelines, neighborhoods and existing tenants could be harmed by demolition and out-of-scale and incompatible new development. On some level, this has already happened where developers using TOC allowances will demolish properties in the middle of blocks and create out-of-scale buildings while displacing low-income residents. I would ask that ED 1 policy guidance protect historic neighborhoods, especially HPOZs and National Register historic districts (in their entirety) by not overriding existing, long-standing planning and design review tools. Thanks you for your consideration.

Communication from Public

Name: Janet Soffer

Date Submitted: 03/29/2024 01:12 PM

Council File No: 23-0623

Comments for Public Posting: Janet and Michael Soffer support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Our Los Angeles HPOZs: Are more racially and economically diverse with a higher share of low-income tenants. Are 69% multi-family. Provide five or more units of multi-family housing in nearly 40% of all HPOZ buildings. Are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; Are 25% to 40% less expensive than post-2000 new construction. Create both intergenerational wealth and much lengthier landlord-tenant relationships. Generate more job growth by nearly two-to-one; and Are home to large mature trees, mitigating the heat island effect.

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Communication from Public

Name: Peter White

Date Submitted: 03/29/2024 08:57 AM

Council File No: 23-0623

Comments for Public Posting: I, Peter White support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Our Los Angeles HPOZs: Are more racially and economically diverse with a higher share of low-income tenants. Are 69% multi-family. Provide five or more units of multi-family housing in nearly 40% of all HPOZ buildings. Are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; Are 25% to 40% less expensive than post-2000 new construction. Create both intergenerational wealth and much lengthier landlord-tenant relationships. Generate more job growth by nearly two-to-one; and Are home to large mature trees, mitigating the heat island effect. Don't endanger HPOZs and our history!!

Communication from Public

Name:

Date Submitted: 03/29/2024 09:16 AM

Council File No: 23-0623

Comments for Public Posting: I support adding affordable housing, but only if tools and guardrails for planning and preservation, in all our HPOZ and Historic Districts neighborhoods in their entirety, will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, for 45 years, those zones have maintained high-quality affordable housing better than elsewhere in the City as a whole. Additionally, reports have shown that our Los Angeles HPOZs are more racially and economically diverse with a higher share of low-income tenants; are 69% multi-family; provide five or more units of multi-family housing in nearly 40% of all HPOZ buildings; are 5% of all rent-controlled properties, while occupying less than 2.5% of the City; are 25% to 40% less expensive than post-2000 new construction; create both intergenerational wealth and much lengthier landlord-tenant relationships; generate more job growth by nearly two-to-one; and are home to large mature trees, mitigating the heat island effect.

Communication from Public

Name: Patricia Peyser

Date Submitted: 03/29/2024 10:08 AM

Council File No: 23-0623

Comments for Public Posting: I, Patricia Peyser, support adding affordable housing, but only if our HPOZ and Historic Districts neighborhoods in their entirety will be protected from out-of-scale and incompatible new development. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. Our city must protect its unique architectural history.

Communication from Public

Name: Sheldon

Date Submitted: 03/29/2024 10:15 AM

Council File No: 23-0623

Comments for Public Posting: I am a resident in Hancock Park and fought hard to get the HPOZ in our neighborhood approved. The existing HPOZ has been completely instrumental in protecting our neighborhood and impacting the quality of life positively here. I want full protection for our HPOZs and Historic Districts in the CF 23-0623 codification of ED 1.