

Communication from Public

Name: Jonathan Huff

Date Submitted: 04/03/2024 02:35 PM

Council File No: 23-0623

Comments for Public Posting: I, Jonathan Huff, 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: Susan Grossman

Date Submitted: 04/03/2024 02:40 PM

Council File No: 23-0623

Comments for Public Posting: I support the following amendments to ED1: 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. Thank you.

Communication from Public

Name: John Lansville

Date Submitted: 04/03/2024 12:14 PM

Council File No: 23-0623

Comments for Public Posting: As a homeowner in HPOZ historic neighborhood, My partner and I want full protection for our HPOZs and Historic Districts in the CF 23-0623 codification of ED 1. We are in support of adding affordable housing, but only if historic preservation is preserved. We owe it to the history of Los Angeles to keep all aspects of our HPOZ and Historic Districts neighborhoods preserved and protected. Adding housing developments that do not fit the scale of scope of a neighborhood doesn't make sense. In fact, the city should create large highrise buildings in downtown Los Angeles that provide studios, one and two-bedroom apartments, which have easy access to public transportation to various areas of the city. The city should not find small niche housing developments which can not provide parking and are not within a few block's walk of public transport. Out-of-scale and incompatible new developments are not right for the city. Historic Preservation Overlay Zones protect the cultural and architectural history of Los Angeles. In addition, I have been told that for 45 years, these zones have maintained high-quality affordable housing better than elsewhere in the City as a whole.