

RE: 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. I urge you to make ED1 better through these amendments.

Thank you,

David Carrera