



Candy Rosales <candy.rosales@lacity.org>

Fwd: Realtors' Survey, Council File # 12-0303 Administrative Record, Hollywood Community Plan

1 message

Sharon Gin <sharon.gin@lacity.org>

Tue, Apr 17, 2012 at 9:55 AM

To: Candy Rosales <candy.rosales@lacity.org>, Kevin Keller <kevin.keller@lacity.org>

----- Forwarded message -----

From: RickLee Abrams <rickleeabrams@gmail.com>

Date: Tue, Apr 17, 2012 at 8:19 AM

Subject: Realtors' Survey, Council File # 12-0303 Administrative Record, Hollywood Community Plan

To: Sharon Gin <sharon.gin@lacity.org>

Dear Ms. Gin:

Please add the National Realtors' Association 2011 survey to the Administrative Record for council # 12-0303. It is raw data on people's preferences for housing and contradicts the assumptions and representations of the City and the Chamber of Commerce about population growth in dense areas.

Lack of money due to no -housing factors such as high student loans and a bad economy are the reason people are unable to act upon their desires for R-1 homes in low density areas.

The Hollywood Community Plan is a patch work of myths, fabrications, and misrepresentations where there should be factual data. Thus, the entire Plan including its unwarranted assumptions that we need TOD's or will have more density by people's choice must be sent back to square one, and the Down Zoning Alternative from the 1988 Standards must be considered in a Draft EIR and it must be analyzed by facts. Discussing any particular downzoning Alternative at this late stage is legally unacceptable; the analysis must be done in the Draft EIR.

The facts, math and financial relationship between fixed-rail transit and population density and geography needs to be studied in the new Draft EIR. A good start is the 1915 [Los Angeles Transit Study](#). Here is a copy of the 1915 Study for the Administrative Record. <http://scr.bi/cJh5BP>

Very truly yours,

Rick Abrams