



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

**14-0214**

1 message

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed, Oct 8, 2014 at 8:08 AM

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

From: **Anne Marie Ruff** <annemruff@yahoo.com>  
Date: Tue, Oct 7, 2014 at 10:07 AM  
Subject: Support for changing Q conditions in Elysian Valley  
To: "Sharon.Gin@lacity.org" <Sharon.Gin@lacity.org>  
Cc: David Delatorre <David.DeLaTorre@psterminals.com>

Dear Councilmembers,

I urge you to support Councilman O'Farrell's proposal to change the Q condition for new developments in Elysian Valley, reducing the FAR from 1.5 to 1.0.

I am a relatively new resident in Frogtown - in 2010 my husband and I restored an abandoned home at Riverside and Blake into a vibrant urban homestead with fruit trees, chickens, vegetables and solar panels. For the last three years we have become very involved in the community, including with Dorris Place Elementary, the Neighborhood Council and the Elysian Valley Art Collective, as well as through individual relationships with our neighbors. While I am excited to see the new interest in the neighborhood and the development of new residential units, I urge the council to help moderate development so we retain the community feel of this small area even as the area transforms with the planned Los Angeles River restoration.

Thank you for your consideration and your support for smart growth.

Anne Marie Ruff Grewal

**Anne Marie Ruff Grewal**  
Client Communications Manager  
**LATHAM & WATKINS LLP**  
555 West Fifth Street, Suite 800  
Los Angeles, CA 90013-1021  
Direct Dial: +1.213.891.7226  
Fax: +1.213.891.7123  
Email: annemarie.grewal@lw.com  
<http://www.lw.com>

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Sharon Gin



Etta Armstrong &lt;etta.armstrong@lacity.org&gt;

**14-0214**

message

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed, Oct 8, 2014 at 8:10 AM

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

From: **sheigh** <sheigh@gmail.com>  
Date: Wed, Oct 8, 2014 at 8:09 AM  
Subject: We Support Changes in Elysian Valley Q Conditions -- Smart Growth for Elysian Valley  
To: Sharon.Gin@lacity.org  
Cc: Tanner.Blackman@lacity.org, Gerald.Gubatan@lacity.org, Hannah.Lee@lacity.org

City Clerk's Office  
Sharon.Gin@lacity.org  
re: We support changes in Elysian Valley Q Conditions

Recent development plans for Elysian Valley reveal designs for buildings that are grossly misaligned with the native character of the LA River and surrounding areas. Developers are purchasing riverfront properties then drawing up design plans for giant, out-of-proportion high-density commercial units that are walled off and crammed in. The new developer vision for the area leans toward an ethos of maximizing personal profit in the short-term at the longterm expense of the natural surroundings and area residents.

Councilmember O'Farrell's motion to change "Q" Conditions in Elysian Valley is a good start to scaling back developer designs to realistic proportions.

We support changes in Elysian Valley Q Conditions.

Thank you,  
S. Crabtree & M. Uhry  
90039  
CD13

--  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

**14-0214**

1 message

**Sharon Gin** <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed, Oct 8, 2014 at 8:08 AM

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

From: **Steven B Graziani** <gdesigns@sbcglobal.net>  
Date: Tue, Oct 7, 2014 at 10:24 AM  
Subject: Elysian Valley Q Conditions  
To:

I strongly support support changes in Elysian Valley Q Conditions.

Steve Graziani  
Elysian Valley Resident and Artist  
1839 Blake Ave, LA, CA, 90039

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Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Etta Armstrong <etta.armstrong@lacity.org>

14-0214

1 message

Sharon Gin <sharon.gin@lacity.org>  
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed, Oct 8, 2014 at 8:06 AM

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

From: **steven appleton** <stevenappleton.art@gmail.com>  
Date: Tue, Oct 7, 2014 at 12:41 PM  
Subject: Public Comment Agenda Item 8, Today's PLUM Meeting  
To: Sharon.Gin@lacity.org

Dear Sharon,

Can you please include my comment (see attached PDF) to the Council File on

ITEM (8)  
NO.

14-0214

CD

13 Motion (O'Farrell - LaBonge) relative to an instruction to the Department of City Planning to update the Elysian Valley "Q" Qualifying Conditions to implement the goals of the Silver Lake-Echo Park-Elysian Valley Community Plan.

Thank you in advance,

Steven Appleton

Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org



Appleton\_PublicComment\_PLUM.pdf

Steven Appleton  
2825 Benedict St.  
Los Angeles, Ca 90039

Councilmember Huizar, Chair, Planning and Land Use Management Committee  
Councilmember Cedillo, Vice Chair, Planning and Land Use Management Committee  
Councilmember Mitchell Englander

Dear Committee Members,

I am writing in support of Councilmember O'Farrell's motion (second Labonge) to instruct Department of City Planning to update the Qualified Conditions ("Q Conditions") for Elysian Valley. Now more than seven months after Councilmember O'Farrell's initial motion and referral to Committee, much has transpired in the Elysian Valley river zone and this matter is truly urgent.

The Army Corp Alt 20 recommendation has positioned this small area of some 8,000 residents in the center of real estate speculation. The Q Conditions pertain to Commercial Manufacturing (CM) properties, many at the river's edge. In less than two years, half of the 30 rivers side properties have changed hands at every escalating values. Yet, Elysian Valley Elysian Valley's current Q Conditions do not reflect the recommendations of recent study efforts, such as the Housing and Urban Development sponsored "NELA Collaborative Study" that included the deep involvement of Department of City Planning. Councilmember O'Farrell's motion is the outgrowth of substantial study. He has the broad support of planners, business interests, and local community.

Though I am writing on my own behalf, I can also report that Councilmember O'Farrell's proposal emerges from close work with the Environment and Land Use Committee of the Elysian Valley Riverside Neighborhood Council of which I am Chair.

Elysian Valley is a tightly knit community of small bungalows with a strip of manufacturing properties (many at river's edge) that have historically provided jobs for locals and space for an established creative economy. By all measures this stretch of the river is one of the most unique due to its high water table and soft bottom where wildlife and plants are abundant. This summer more than 1600 paddled the Los Angeles River here and a simple pop-up cafe "visitor center" by Friends of the Los Angeles River ("the Frogspot") attracted more than 12,000 visitors. The area also boasts examples of industrial architecture that are poised for adaptive reuse. Study efforts have concluded that this area offers Los Angeles truly unique opportunities for continuing and growing a creative economy that is river-centric. At the risk of losing this opportunity, current Q Conditions need urgent update.

Please approve Councilmember O'Farrell's motion and move rapidly to modify Elysian Valley Q Conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "S Appleton", with a long horizontal flourish extending to the right.

Steven Appleton