



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File #15-0183-S1

Katherine Stuart <ks3494@gmail.com>

Mon, Feb 6, 2017 at 11:57 AM

To: david.ryu@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.wesson@lacity.org

February 6, 2017

Gentleman,

I am writing because I am a tenant currently living in one of the buildings that you have arbitrarily left out of the Miracle Mile Preservation Overlay Zone/HPOZ (council file #15-0183-S1) and I have to ask the question: Why?

I am, in general, not a cynical person. Yet, I find it hard to believe that your motivation for excluding only the block between 8th and Wilshire from the HPOZ is not simply financial. I realize that developers are dying to get their hands on these old buildings. I've seen what they've done on La Brea and Orange Grove, and though I understand that progress requires change, one of the things that makes Los Angeles completely unique from any other city in this country is the fact that you can have LACMA across the street from both a skyscraper and small apartment buildings that were built in the 20's, 30's and beyond. If you destroy that, you are destroying the history and the fiber of this city.

I was recently looking at an old black and white photograph of this area. The May company is in existence, but there's no LACMA, La Brea Tar Pits or Peterson. There is, however, my building: 736 S. Genesee Ave. It has been part of the landscape of this neighborhood since at least the 1930's. I don't see how you get more historic than that — do you?

Preserving the historical integrity of this city is the entire point of the HPOZ. So, please, do your jobs and reinstate these areas to the Miracle Mile HPOZ. Not only will you be preserving the 500 historic rent controlled units in this area, but you will be ensuring that there is continued affordable housing in this city. Something that you all have claimed is a priority. So, please, don't let the big developers ruin our neighborhood.

Thank you,

Katherine Stuart
736 S. Genesee Ave. #3
LA, CA 90036



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File: 15-0183-S1 / (Proposed) Miracle Mile HPOZ

Jay Schoenfeldt <jeschoenfeldt@gmail.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 6, 2017 at 4:15 PM

Dear PLUM Committee Members:

I am a property owner within the (Proposed) Miracle Mile HPOZ and I am AGAINST the HPOZ. I am a member of the community organization that started the process of the (Proposed) Miracle Mile HPOZ. I was at the meetings at the very beginning of the process. The sole reason behind their efforts to create this HPOZ was to curb Mansionization. They did not believe that the city would properly modify the BMO to prevent mansionization in this neighborhood when, in fact, the city has come up with R 1 Variation Zones that would have effectively replace the original BMO if the Miracle Mile Residential Association did not get involved. The Miracle Mile Residential Association, opted to go with a more conservative approach in attempting to use the HPOZ for a reason it was never intended – to curb mansionization and as of late “to retain rent stabilized units”.

This is outrageous and makes a mockery of what an HPOZ should represent. Both mansionization and rent stabilization are public and social policy issues and, as such, regulations should be dictated by their governing authorities. This HPOZ will affect over 1,300 property owners and severely restrict their bundle of rights that exist today. I struggled to purchase my single family house after saving for many years. It does not seem right that a relatively small number of people that comprise of a contingency of the Miracle Mile Residential Association (some of which do not even own property) are dictating what my neighbors may be able to do with the land for which they paid.

The HPOZ growth throughout the city indicates to me that this is a systemic problem that needs to be addressed. Building codes should be used to limit mansionization, not an HPOZ. Public policy initiatives that create affordable housing should be utilized to create, exactly that, affordable housing. This would be the best way to ensure that families in need have a place to live, rather than using an HPOZ as a tool to prevent future development. There are over 30 HPOZs in the city of Los Angeles and the tool is being abused to fight mansionization and keep obsolete rent stabilized units on the market. You have the opportunity to end the abuse. **Say no to the (Proposed) Miracle Mile HPOZ.**

Sincerely,

Jay Evan Schoenfeldt
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