



Sharon Dickinson <sharon.dickinson@lacity.org>

No on HPOZ in Miracle Mile

1 message

rjsteffen@yahoo.com <rjsteffen@yahoo.com>
To: sharon.dickinson@lacity.org

Fri, Feb 10, 2017 at 11:45 PM

Dear PLUM Committee,

Our community does not share a vision on a Preservation Plan. Forcing a plan on a community that is not unified does nothing but drive a wedge between neighbors and fractionalizes a neighborhood. We are living in a time when we must stick together as a community, not incite disagreement and anger. Please, I beg you, don't force an HPOZ plan, devised by a few, down the throats of my wonderful neighbors when we are still recovering from a devastating election.

My husband and I bought our home with our savings. We worked hard for a decade, saving, and cutting corners, just waiting to get out of the confines of an apartment to own our own home and the glorious freedoms that go with it. It is our home and our land. The idea of an elite few dictating to me how I should update or improve my home absolutely makes my blood boil. It is my home. I bought it without any restrictions. To now place restrictions on property rights is abhorable and absolutely makes my blood boil and my eyes see red.

Since we now live in a country that has put into power a misogynistic racist I ask you what is next? Will the elite Preservation committee decide next what car I need to have in my driveway? Or possible what clothes I need to wear? Possible you laugh, but we never thought our country would elect this man and yet we did. So a few's desire to dictate their wishes on a community is not unthinkable. It's this single minded desire of some to mandate what everyone should look like that has taken this country back decades. Please do not make our community like our nation. Allow us to be individuals with all the freedoms we had when we purchased our properties.

Thank you.

Rhonda



Sharon Dickinson <sharon.dickinson@lacity.org>

Opposition to Miracle Mile HPOZ 15-0183-S1

1 message

Alex Stemkovsky <astemkovsky@yahoo.com>

Fri, Feb 10, 2017 at 10:11 PM

Reply-To: Alex Stemkovsky <astemkovsky@yahoo.com>

To: Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Sharon,

My name is Alex Stemkovsky and I live at 839 S. Curson Ave. 90036.

I wanted to write to you to voice my **opposition to the proposed HPOZ** for the Miracle Mile in Los Angeles.

I have a few points why this measure would be inequitable to homeowners.

First, we already have the Baseline Mansionization and Baseline Hillside Ordinances (BMO and BHO), which regulate development in single-family residential zones citywide. This measure must be given a chance to work.

Second, Miracle Mile is a middle class/working class neighborhood. The regulation would impose an undue financial burden on working class families who may want to renovate the exterior of their homes. As an example, I replaced my windows with vinyl windows from Home Depot. The cost was \$9500. These windows would not be allowed under HPOZ. Under HPOZ I would be compelled to install new frames to match the existing frames which would cost \$19,000. I researched this before replacing my windows. I simply could not afford the new frames. These expenses are too great for working class families.

Third, the landlords in the area would be forced to increase rents due to the fact that renovations would be far more costly than they would be without HPOZ regulations. I realize that we have rent control, however, the initial rent charged when one first moves in would increase tremendously. Moreover, many landlords in the area do not raise rent consistently. They would, however, be forced to constantly raise rents if the renovations would cost them far more than they would otherwise.

Fourth, I don't want my property rights to be affected with these regulations which address much more than just large construction. I purchased in this neighborhood because there are no such restrictions.

The most equitable way to address the problem of large homes is, as you have already done, to address the square footage of new construction. The HPOZ regulations touches on too many ancillary items that have nothing to do with large homes being built. It affects families that do not wish to build new homes, but would like to do some renovation that should not cost an exorbitant amount.

Thanks very much for your time.

Sincerely,
Alex Stemkovsky



Sharon Dickinson <sharon.dickinson@lacity.org>

NO HPOZ -- Council File: 15-0183-S1 / (Proposed) Miracle Mile HPOZ

1 message

Rick Hull <rikhul@gmail.com>
To: Sharon.Dickinson@lacity.org

Fri, Feb 10, 2017 at 5:55 PM

Dear Ms. Dickinson,

I'm writing regarding the proposed HPOZ in the Miracle Mile. I am adamantly against the plan.

When I moved into the area in 2010, my property was not part of the "Miracle Mile" parameters as outlined by the Miracle Mile Residential Association. (Please see map at this link: <https://miraclemilela.files.wordpress.com/2010/10/mmra-area-google-map-large.jpg>)

After I heard about the proposed HPOZ, I found out that my property was included in the zone to be deemed historic. I don't know who made that decision but I was not consulted.

I understand the concern about "Mansionization" in the area and am in favor an R1 Variation Zone to prevent such construction. My apprehension about an HPOZ is that it is too restrictive in that it does not take climate change into consideration.

We are living in a time in which global warming is an ever-increasing problem. I would like to do my part to reduce my carbon footprint. I own a four-plex (1107 - 1109 1/2 S. Cloverdale Ave.) and hope, one day, to be able to rent out units that are completely energy-efficient.

I recognize that the proposed Miracle Mile HPOZ purports to make provision for new windows visible on façades. But the language is not re-assuring. The phrases, "could **possibly** be used" and "if new technology allows..." are problematic for me and offer no guarantees that I'll be able to install windows that are up to California's Building Energy Efficiency Standards.

In my opinion, an HPOZ is a permanent, present-day fix that does not consider the needs of future populations.

Thank you for taking the time to hear my concerns.

Sincerely,

George F. Hull (aka Rick Hull)
1109 S Cloverdale Ave.
Los Angeles, CA 90019



Sharon Dickinson <sharon.dickinson@lacity.org>

Miracle Mile HPOZ (Council File # 15-0183-S1)

1 message

kyletwilson@sbcglobal.net <kyletwilson@sbcglobal.net>

Fri, Feb 10, 2017 at 6:02 PM

Reply-To: kyletwilson@sbcglobal.net

To: "david.ryu@lacity.org" <david.ryu@lacity.org>

Cc: "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Councilman Ryu,

I don't appear to be in the specific area affected by the controversial decision to remove 500 rent-stabilized units from the Miracle Mile HPOZ (I'm on South Mansfield below 8th), but I'm close enough that it concerns me and I was disheartened to hear of the potential jeopardy in which it would place so many neighborhood buildings and tenants.

I feel it imperative that these units be returned to the HPOZ and these buildings be preserved. I've lived in my building for over 10 years now and have always enjoyed the neighborhood, frequently walking and spending time in the businesses and on the sidewalks from Highland to Fairfax and beyond. I'd hate to see these kinds of drastic changes alter the landscape and price people like my neighbors and myself out of it.

Further, I'm troubled by the constant stream of development throughout the city, as well as the ease with which L.A. businesses and tenants are displaced by rising rents, developers' deep pockets, and expensive projects.

I hope you'll consider my thoughts. Thank you for your time.

Kyle T. Wilson



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Peter Merlin <ptmerlin1118@gmail.com>
To: sharon.dickinson@lacity.org

Fri, Feb 10, 2017 at 11:50 AM

Peter Merlin

1118 Point View Street

Los Angeles, CA, 90035

February 10, 2017

Re: Proposed Miracle Mile HPOZ

Council File 15-0183-S1

To the Secretary of the Planning and Land Use Management

As a representative of the owner at 754 Orange Grove, I request that the east side of Orange Grove continue to be excluded from the Miracle Mile HPOZ.

An HPOZ is contextual. But in the context of the Wilshire Fairfax subway station, the Petersen Museum make-over, the Renzo Piano addition to the Academy Museum of Motion Pictures, the expansion of LACMA bridging Wilshire to the south side of Wilshire, and the recently completed thru-lot apartment development at 730-736 Orange Grove, the two "contributors" on the ARG map in the 700 block of Orange Grove have become outliers. Just in the same way, a boxy McMansion built on a block of single-story Spanish eclectic bungalows from the 1920's would also be an outlier.

The Planning Department should not impose this zoning overlay on such adjacent properties. As an architect, I recommend that the District Boundary continue to be narrowed to exclude all properties north of 8th street so as to create a buffer between the proposed HPOZ and the above referenced development. But if this is not the general consensus I urge you to continue to exclude the east side of the 700 block of Orange Grove at the north-west perimeter of the proposed HPOZ.

Very truly yours,

Peter Merlin

Retired Architect



Sharon Dickinson <sharon.dickinson@lacity.org>

Miracle Mile proposed HPOZ

1 message

Alex Stemkovsky <astemkovsky@yahoo.com>

Fri, Feb 10, 2017 at 12:02 PM

Reply-To: Alex Stemkovsky <astemkovsky@yahoo.com>

To: Sharon Dickinson <sharon.dickinson@lacity.org>

Cc: Jay Evan Schoenfeldt <jay@brickandmortarinc.com>, Henry Van Moyland <henryvanmoyland@gmail.com>

Dear Sharon,

My name is Alex Stemkovsky and I have been communicating with the City Attorney regarding the issue in the attached letter. I believe the Miracle Mile HPOZ has been improperly brought before the PLUM committee.

On December 8th. the CPC voted in a 4-4 tie on the HPOZ, thus the motion failed. It was moments later that they voted 5-3 to approve. The second vote was improper. I explain my contention in the attached letter.

Please consider these facts before considering the Miracle Mile HPOZ.

Thank you for your time.

**HPOZ Reply to CPC re. Rule 24 and Failure to Act.docx**

14K

Alex Stemkovsky, Esq.
Jay Evan Schoenfeldt.
Henry Van Moyland
Anne Alexander, Esq.
Say No HPOZ.com
310-497-8100

January 3, 2017

Mr. Rocky Wiles
Commission Office Manager
Department of City Planning

Re: City Planning Commission December 8th. vote on Miracle Mile HPOZ Case No. CPC-2016-961-HPOZ ("Ordinance").

Dear Mr. Wiles,

This letter is in response to your December 20th. email. To reiterate our position, we reaffirm our contention that the December 8th vote to, among other things, recommend approval of the establishment of the Miracle Mile HPOZ was improper and should be voided.

As I wrote in my December 16th. letter, the vote to recommend approval of the HPOZ was not authorized by Los Angeles City Planning Commission Rules and Operating Procedures (the "Commission Rules"), and is invalid. The initial motion to recommend approval of the HPOZ resulted in a 4-4 vote. The motion therefore failed. Commission President Ambroz then improperly made a motion for a second vote. The second, unauthorized, vote resulted in a 5-3 split in favor of recommending approval, with Commissioner Padilla-Campos (who we note is the most junior member of the Commission) changing her vote under pressure from President Ambroz.

In my original letter I cite Rule #22 which you stated did not apply to the 4-4 tie. Your response was, ***"The Commission's first vote of 4 - 4 was a tie, which resulted in no action or failure to act. However, please note that a vote which results in "Failure to Act", is not subject to reconsideration rules which requires a "prevailing side". In a tie, no side prevails. Then, as you know, the Commission voted 5-3 to approve the requested action."***

You write that there was a "Failure to Act", which is found in Rule #24 of the Bylaws. According to the City Planning Commission's Bylaws Rule 24, **"If an agenda item has been duly placed on the agenda for consideration by the Commission and the Commission fails to act by sufficient votes to approve or reject the item and the commission has not, either by a provision in the Code or by passage of time, lost the power to act on that item, it shall be**

continued to the next regular meeting unless the Commission votes to continue the item beyond the next meeting"

There is no language in Rule #24 that allows for a SECOND vote on the merits. Only ONE vote is allowed, which resulted in a 4-4 tie, a failure to act. That would mean that the item automatically moves to the next meeting to be considered again at that next meeting. The only other vote that is allowed under Rule #24 is a vote to move the item beyond the next meeting.

Not only do we believe the second 5-3 vote was unauthorized, we contend that proper voting procedures were not followed, which resulted in the 5-3 vote being illegitimate. Chapter VIII, Rule 48 (b) of the Rules of the Los Angeles City Council as Adopted on December 19, 1986 as amended (December 2016), state that **"A member may change his or her vote after it is tabulated, if the change does not affect the outcome of the vote, and if the Council does not object by majority vote to such change. Otherwise, a member wishing to change his or her vote must receive approval of reconsideration, and a new roll call must be taken"**. This procedure was clearly not followed. Commissioner Padilla-Campos changed her vote which affected the outcome of the HPOZ vote. This vote could not take place.

It is our position that the second December 8th. 5-3 vote is illegitimate and must be vacated in favor of the original 4-4 vote which resulted in the HPOZ motion failing.

We would appreciate your prompt response to this letter.

Sincerely,
Alex Stemkovsky, Esq.



Black American Political

Association of California

Officers & Executive Board:

Willie L. Brown, Jr.
*Founder & Honorary
Chairman*

Dave Cunningham
State President

Thomasina Reed, Esq.
*Vice President
LA County Region*

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Roy Willis
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Advisors:

Rev. J Edgar Boyd
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Bishop Garnet Hennings
Bedford Pinkard
Rev. Frank Pinkard
Larry Reed
Doris Ward
Rev. Cecil Williams
Dr. Randy Hawkins
Rory Kaufman

February 10, 2017

RE: STOP THE ADOPTION OF THE PROPOSED MIRACLE MILE HPOZ

Dear Honorable Councilmember Ryu,

Founded in 1978, the Black American Political Association of California (BAPAC) has commanded a widespread respect as the forefront of civil rights issues, economic development, education, and cultural goals of African-Americans, and continues to be effective in changing unjust laws, while bringing communities together.

We were contacted by several of our members residing in Miracle Mile within your District, who are completely opposed to the proposed Miracle Mile HPOZ, and are asking us to ensure that their concerns and voices are clearly heard! Our members went to the majority of the outreach meetings and the City Planning Commission meeting and spoke against the proposed HPOZ, unfortunately, their voices were not being heard! The following are some of their concerns:

Families, who are living in smaller modest homes and would like to add a room to their house for a newly born, or to care for an elderly parent, or even to have a home-office for an extra income to make ends meet, will not be able to under the proposed HPOZ. They will have to go through a very lengthy and very expensive City imposed permitting process, in order for their request to be rejected after several months/years and several layers of bureaucracy and after wasting their hard earned dollars on architects who are "specialized in historic preservations". Families, who care about the environment and want to cut their energy bills by installing energy efficient widows, will not be able to under the HPOZ. Families, who want to feel more secure at home and want to install a security fence around their property, will not be able to under HPOZ. Homeowners want to maintain full control of their properties.

Implementing the HPOZ will cause financial burden and hardship to the BAPAC members and hundreds others living in Miracle Mile, especially the economically disadvantaged who will have to sell their homes and be driven out, leading to socio-economic injustice!

As a Councilmember of the 4th District and Community Leader, BAPAC is asking you to listen to the voices of your constituents and STOP the adoption of the proposed Miracle Mile HPOZ.

Sincerely,

Reuben Ford

Rev. Reuben Ford
Chapter Chair
BAPAC Los Angeles

39th ANNIVERSARY-2017
Post Office Box 25474, Los Angeles, CA 90025
Email: bapac.losangeles@gmail.com
<http://www.bapacstateoffice.org>





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Rory Kaufman

February 10, 2017

RE: STOP THE ADOPTION OF THE PROPOSED MIRACLE MILE HPOZ

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Families, who are living in smaller modest homes and would like to add a room to their house for a newly born, or to care for an elderly parent, or even to have a home-office for an extra income to make ends meet, will not be able to under the proposed HPOZ. They will have to go through a very lengthy and very expensive City imposed permitting process, in order for their request to be rejected after several months/years and several layers of bureaucracy and after wasting their hard earned dollars on architects who are "specialized in historic preservations". Families, who care about the environment and want to cut their energy bills by installing energy efficient widows, will not be able to under the HPOZ. Families, who want to feel more secure at home and want to install a security fence around their property, will not be able to under HPOZ. Homeowners want to maintain full control of their properties.

Implementing the HPOZ will cause financial burden and hardship to the BAPAC members and hundreds others living in Miracle Mile, especially the economically disadvantaged who will have to sell their homes and be driven out, leading to socio-economic injustice!

As a Councilmember of the 10th District and Community Leader, BAPAC is asking you to listen to the voices of your constituents and STOP the adoption of the proposed Miracle Mile HPOZ.

Sincerely,

Reuben Ford

Rev. Reuben Ford
Chapter Chair
BAPAC Los Angeles

39th ANNIVERSARY-2017

Post Office Box 25474, Los Angeles, CA 90025

Email: bapac.losangeles@gmail.com

<http://www.bapacstateoffice.org>





Sharon Dickinson <sharon.dickinson@lacity.org>

SAY NO TO MM HPOZ. WE STRONGLY OPPOSE THE MM HPOZ

1 message

susann perry <perrysw@gmail.com>

Fri, Feb 10, 2017 at 9:53 AM

To: Sharon.Dickinson@lacity.org

I'm writing this email for my Husband Jim Perry and myself (Susann Perry) as concerned home owners of the Miracle Mile District. We are urging you, our Councilmember David Ryu and the City Council to STRONGLY oppose the HPOZ proposal. It has very little support from the residents of the Miracle Mile area and we do not want to give up any of our personal property rights. Or allow such a blatant interference with our prospective business advantage as a single family home owner.

The so-called local residents association that supports this scheme does NOT represent our interests, our rights or that of any of our neighbors. We only learned about this issue within the past few months so there has been little outreach to the affected community stakeholders.

Passing such an overblown and over controlling city ordinance is a direct violation of our 1st and 5th Amendment Constitutional rights, that will result in massive litigation and financial damages against the City of Los Angeles. Passing the HPOZ proposal could cost the City billions of dollars in class action Federal Court lawsuits to overturn this ill conceived municipal ordinance.

We don't want to be in an HPOZ area plan that contains the language that constitutes the unlawful taking of our property rights.

Please call me back at on my (626) 394-1068. Thank you.

Regards,

Susann Perry



Sharon Dickinson <sharon.dickinson@lacity.org>

I object to the HPOZ Proposed Miracle Mile

1 message

Daniel Aronson <daniel@ifgmc.com>

Fri, Feb 10, 2017 at 9:51 AM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Ms. Dickinson, My name is Daniel Aronson and I have been an owner of 4 apartment buildings in the proposed HPOZ location for close to 30 years. My family has owned apartment buildings in that location for over 40 years. Some of my buildings are on the HPOZ's list and other are not. My profession is that of a housing provider, mortgage broker and I have developed and remodeled many single family homes and apartment buildings.

I am also a Pacific Palisades resident where there is are recorded CCR's in place for my residential neighborhood. These CCR's requires all new construction and remodels to be reviewed by an Architectural Review Board that among the most important concerns are size /scope of home and design elements such as articulations on all 4 elevations.

The name of the ARB is the Pacific Palisades Civic League for Tract 9300. <http://ppcl9300.org/>

Regarding size, scope and design: LA Building & Safety / Zoning code governs the size of the home both in terms of square footage and height. The codes allow for larger homes that what PPCL allows for. PPCL has a formula for allowable sq. footage that calculates out to slightly less than LAB&S. In addition , PPCL requires certain basic design elements that discourage a "box" being built. They require certain articulations in the elevations that soften the effect to neighbors.

As a builder in the Palisades , I am in favor of PPCL's rules and restrictions. Such rules address and protect both builders, residents that want to reserve their right to build at a future date as well as residents that want to preserve the existing sense of neighborhood and small community feeling. Please be aware that Palisades residents as well as city officials (many who participate in the July 4 parade) have called referred to the Palisades as Maybury RFD from the old Andy Griffith TV show. Simply , it still has a small town feel.

I have built several homes in the Palisades , followed all rules and have successful projects. One of which I decided to move my family into. I own apartment buildings. I love the small town feel. I hate the "Big Mac Mansions" and their box look. Most importantly, I am aware of all parties concerns being that I am a builder, apartment owner and home owner in the small town of Pacific Palisades.

The proposed Miracle HPOZ is just way too restrictive. A better and proven way is that which is similar to PPCL guidelines which work for all parties involved. Fyi, I have attended several HPOZ meetings for those in favor of the HPOZ and voiced that while I am in favor of regulation what they are proposing is too restrictive. That there is a compromise that if done right will make most , if not all , happy. Yet, those in charge of the HPOZ neighborhood movement, simply will not listen. They think I am a spy for the movement opposed to the HPOZ. I have never contacted or attended any of their meetings. HPOZ members seem to silence those home owners that don't want to build but want to preserve their right to sell at a future date and not have their values impacted. I have studied the Palisades market place and feel the proposed HPOZ restrictions will reduce property values for those who are restricted in the future should their home be on the Historic list. I even voiced to them I am in favor of regulation and understand most of their concerns.

Please don't rush to implement the proposed HPOZ.

Thank you for your time and consideration.

Daniel Aronson

310-683-2081 (Direct)

310-795-7190 (Cell)

310-564-1757 (e-fax)

2665 30th Street, Ste. 105

Santa Monica, CA 90405



Sharon Dickinson <sharon.dickinson@lacity.org>

NO on Miracle Mile HPOZ

1 message

Preston Maybank <prestonmaybank@gmail.com>

Fri, Feb 10, 2017 at 7:59 AM

To: Sharon.Dickinson@lacity.org

Dear Ms. Dickson -

I am writing to express my OPPOSITION to Council File 15-0183-S1 / (Proposed) Miracle Mile HPOZ.

As a home owner and 22 year Miracle Mile resident, I find the proposal to be an over-reach. It is vague, restrictive and not in the interest of home owners.

Preston Maybank

South Sierra Bonita



Sharon Dickinson <sharon.dickinson@lacity.org>

NoHPOZ

1 message

mszena@ca.rr.com <mszena@ca.rr.com>

Fri, Feb 10, 2017 at 12:57 AM

To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Cc: "SayNoHPOZ@gmail.com" <SayNoHPOZ@gmail.com>

I am a homeowner at 5405 Wes 9th Street. The purpose of this message to let you know I strongly oppose HPOZ in my area (Miracle Mile).

It seems that this movement took place by the efforts of a few residents in my community. It is appalling that at its initial surge I never received communication from those spearheading this plan to usurp my rights as an owner. It was not until I received notification and flyers from my neighbors who had formed the SayNoHPOZ movement that I became aware of this plan.

I must point out that it was a prime sacrifice for me to purchase my property. As a property owner I never anticipated there would be restrictions imposed subsequent to purchasing it. It was never my expectations to have my home become a "Homeowner's Association" community that restricted what changes could be made to my property. To have the responsibility to pay a steep mortgage, property taxes, and ongoing upkeep and repairs I do not want restrictions placed on me. Why would City Hall take over my property owner's rights under the guises of "preservation" of the community. Already, through Rent Control I am faced with a myriad of restrictions. I am facing much anguish that more restriction are looming.

I am a senior citizen well into my 70's, living on reduced income. The fear of not being able to afford modification and repairs due to the inherent restrictions and increased costs for contractors to do work is not a stress and emotional dilemma I should be faced with. Should I decide to sell my property, potential buyers do not want to invest in property that has HPOZ restrictions. The misrepresented propaganda that HPOZ status increases the value of property is not founded.

I want to maintain my rights to do with my property as I see fit, conforming to Building and Safety rules.

Respectfully

Evalena Easter

Sent from Mail for Windows 10



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Noema Mechalý <noema@modaseta.com>

Fri, Feb 10, 2017 at 10:28 AM

To: Sharon.Dickinson@lacity.org

Cc: SayNoHPOZ@gmail.com

Good morning,

I am emailing today as i am completely opposed to the Miracle Mile proposed HPOZ. As most of my neighbors we believe the new R1 variation zone will stop mansionization.

The HPOZ is going against property owners rights. All the families that purchased into Miracle mile, bought houses that were build in the 1920, so you cannot ask all these families that have high mortgages for the next 30 years to spend double the amount they were supposed to for renovations, because yes all our houses do need work and renovations. This proposed HPOZ is way too restrictive!!!

If the city of Los Angeles is afraid of loosing affordable housing, why is that us, property owner's responsibility? We do not own mansions in Beverly hills, nor huge buildings, we are not contractors, we own a simple house in L.A, and we want to be able to fix and embellish it the way we want.

We urge Mr David Ruy and all members to stop this HPOZ and listen to the people that live there. Thank you for taking my email into consideration.

Noema Mechalý
Property owner on Ogden Drive, between 8th street and Olympic

Cell: 310.614.7986



Sharon Dickinson <sharon.dickinson@lacity.org>

HPOZ

1 message

RICHARD GOULD <rickgould@prodigy.net>
Reply-To: RICHARD GOULD <rickgould@prodigy.net>
To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>
Cc: "saynohpoz@gmail.com" <saynohpoz@gmail.com>

Fri, Feb 10, 2017 at 10:43 AM

Dear Sharon,

Please accept this email as very firm opposition to the proposed HPOZ in the Miracle Mile.

I am writing as a concerned resident and landlord in the Miracle Mile HPOZ Zone and I urge you, and my Councilmember David Ryu, and the City Planning Commission to oppose the HPOZ proposal. It has little support from the residents of the Miracle Mile and will radically alter our ability as a landlord to manage and maintain our property in an safe, effective and efficient manner. The drain on our financial resources will be significant.

I am executive of a city department in one of the largest Cities in Los Angeles County. As a municipal government executive, I am appalled at the runaway process that has created this overbearing regulation. This is an example of bureaucracy at its worst and I would never want to be associated with such a process that that proposes such restrictive rules and does not listen to the voice of the people who live in the area. This is the kind of regulation that has caused so much frustration with government and led to the mistrust of our profession and the calls of the citizenry for more transparency and responsiveness.

We don't want to be in an HPOZ. It's time to re-think the process.

Sincerely,

Rick Gould
Alandele Avenue