



Sharon Dickinson <sharon.dickinson@lacity.org>

I oppose the Miracle Mile HPOZ

Brett Watson <brettdwatson@gmail.com>

Mon, Feb 13, 2017 at 10:04 AM

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

Hello -

I am the owner (and resident) of a duplex located at 1039/1041 S. Curson Ave., and I strongly oppose any HPOZ for the Miracle Mile.

I can be reached at this email or at (323) 309-9945 if you would like to speak with me regarding the extensive reasons for my position. However, I can say three things definitely:

(1) Nobody – not one single person from the city or the MMRA – has made any attempt to contact me to actually ask my opinion, as an owner and resident of the Miracle Mile, regarding the proposed HPOZ. I have seen propaganda flyers lying around in the streets, but it would be a very simple endeavor to actually just ask the residents how they feel.

(2) The MMRA is not an elected body. I did nothing and certainly have no desire to allow the MMRA to speak on my behalf. The fact that James O'Sullivan supports the HPOZ is meaningless to me, and should be meaningless to you. I could just as easily create a group of Miracle Mile residents who oppose the HPOZ, and make myself the President. If I had done so, I would hope you would recognize that my group did not necessarily represent the totality of Miracle Mile residents, and you should recognize the same fact with O'Sullivan's group.

(3) Had I known when I was shopping for real property in this area that Miracle Mile would be considered for an HPOZ, I never would have purchased in this area.

-Brett Watson



Sharon Dickinson <sharon.dickinson@lacity.org>

Hopz miracle mile

Courtenay Williams <courtassist@yahoo.com>
To: sharon.dickinson@lacity.org

Mon, Feb 13, 2017 at 10:17 AM

My name is Courtenay Williams and I'm a resident of Miracle Mile. I am completely against the proposed HPOZ for his neighborhood. I am able to afford to live here, but I'm afraid I may not be able to if the onerous and costly HPOZ regulations are approved. Please keep housing costs down by voting against imposing expensive maintenance regulations on landlords and homeowners. Thanks for your time.

Sent from my iPad



Sharon Dickinson <sharon.dickinson@lacity.org>

Oppose Miracle Mile HPOZ

Alex Stemkovsky <astemkovsky@yahoo.com>

Mon, Feb 13, 2017 at 9:45 AM

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

To: Julia Duncan <julia.duncan@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>

I oppose any HPOZ for Miracle Mile.

I am a landlord, I own a duplex. I would raise rent every year to my tenants with this HPOZ. Right now I do not and have not raised rents ever. My tenants have been in the unit for 6 years and have never had an increase. However, I would be forced to raise rents if my maintenance cost were increased, as they would be with the HPOZ. I will pass the cost on to the tenants.

Do not approve the HPOZ.

Alex Stemkovsky



Sharon Dickinson <sharon.dickinson@lacity.org>

Opposition to Miracle Mile HPOZ

Alex Stemkovsky <astemkovsky@yahoo.com>

Mon, Feb 13, 2017 at 1:53 PM

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

To: Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, Curren Price <councilmember.price@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>
Cc: Sharon Dickinson <sharon.dickinson@lacity.org>, David Ryu <david.ryu@lacity.org>, Julia Duncan <julia.duncan@lacity.org>

Dear Members of the PLUM Committee,

I oppose any HPOZ for Miracle Mile.

I am a landlord, I own a duplex. I would raise rent every year on my tenants with this HPOZ. Right now I do not and have not raised rents ever. My tenants have been in the unit for 6 years and have never had an increase. However, I would be forced to raise rents if my maintenance cost were increased, as they would be with the HPOZ. I will pass the cost on to the tenants.

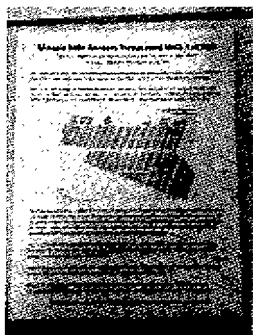
Moreover, we need more units built in this city to satisfy demand, currently LA is under-supplied with rental units. More units will create competition and drive prices down. With few units available rents will continue to climb.

Do not approve the HPOZ.

I've attached a flyer disseminated by the MMRA spreading hysteria around the community, lying about imminent evictions. This is unethical you need to be aware of these tactics. That is why you have more people in favor of the HPOZ, people are being lied to.

The MMRA is absolutely lying to you about how many people are in support of this HPOZ!!!

Alex Stemkovsky
839 S. Curson ave. 90036



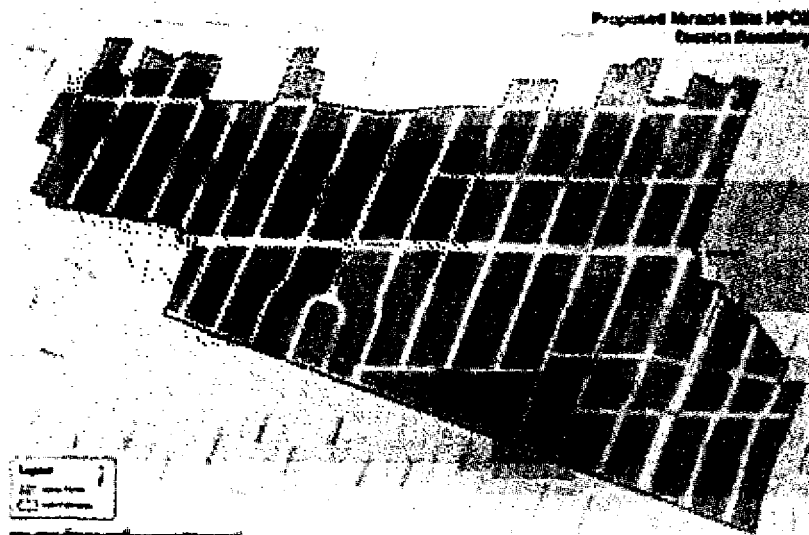
MMRA flyer.jpg
59K

Miracle Mile Renters Threatened With Eviction

*500 Rent-Stabilized Apartments Excluded from the Miracle Mile HPOZ
Developers Poised to Win Again at City Hall*

On December 8, 2016, the City Planning Commission endorsed the Miracle Mile Historic Preservation Overlay Zone (HPOZ) and recommend its approval by the city's Planning and Land Use Management Committee.

But at the last minute, the Planning Commission rewrote the HPOZ boundaries – as approved by the City's Cultural Heritage Commission [see map] – and excluded properties fronting on Olympic Boulevard, properties north of 8th Street, as well as properties on the west side of Orange Grove Avenue south of 8th Street.



The Planning Committee – appointees of Mayor Garcetti and cheerleaders for the Mayor's densification policy – chopped out these areas so that they could be super-sized with new luxury market-rate developments. This jeopardizes nearly 500 rent stabilized apartments in dozens of historic multifamily buildings and undermines the historic preservation of the Miracle Mile. **HPOZ protection would prevent these buildings from being demolished and would permanently preserve your rent stabilized apartment.**

Your rent stabilized home is the only affordable, middle class, and work force housing in the Miracle Mile. Excluding 500 rent stabilized units from our HPOZ threatens hundreds of renters with eviction and dozens of historic multifamily buildings with demolition.

Fight to preserve your home and your neighborhood. Contact Councilmember David Ryu and City Hall and demand that your apartment and your block be restored to the Miracle Mile HPOZ.

Attend the City Council's Planning and Land Use Committee meeting on February 14, 2017 (contact HPOZ@MiracleMileLA.com for more information or if you need transportation to the PLUM meeting)

See reverse for email addresses of Councilmember David Ryu and other city officials



Sharon Dickinson <sharon.dickinson@lacity.org>

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

Jill Fukumoto <jill.fukumoto@gmail.com>

Mon, Feb 13, 2017 at 4:18 PM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

My name is Jill Fukumoto and I'm a resident of Miracle Mile. I am completely against the proposed HPOZ for this neighborhood. I am able to afford to live here, but I'm afraid I may not be able to if the onerous and costly HPOZ regulations are approved. Please keep housing costs down by voting against imposing expensive maintenance regulations on landlords and homeowners. Thanks for your time.



Sharon Dickinson <sharon.dickinson@lacity.org>

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

Garrett Dressler <garrettjdressler@gmail.com>
To: Sharon.Dickinson@lacity.org

Mon, Feb 13, 2017 at 4:55 PM

My name is Garrett Dressler. I own and occupy a duplex at 1059 Meadowbrook Ave., L.A. CA 90019.

I strongly oppose the proposed Miracle Mile HPOZ. I have a limited income from Social Security (which declines in value every year) and very modest rent from the second unit. The building is over 90 years old, built in 1926, and is in need of repairs on a regular basis.

Should the HPOZ be enacted with its very strict and very expensive guidelines, the cost of repairs will become extremely onerous for me to the extent that I will surely be unable to comply with them.

Therefore, for the homeowners, like me, with very limited resources, please do everything in your power to reject the proposed Miracle Mile HPOZ.

Thank you for your consideration.

Garrett Dressler
323-933-3432



Sharon Dickinson <sharon.dickinson@lacity.org>

Miracle Mile HPOZ

Julie Sergiojan <jsergojan@yahoo.com>

Mon, Feb 13, 2017 at 6:52 PM

Reply-To: Julie Sergiojan <jsergojan@yahoo.com>

To: "julia.duncan@lacity.org" <julia.duncan@lacity.org>

Cc: "david.ryu@lacity.org" <david.ryu@lacity.org>, "adeena.bleich@lacity.org" <adeena.bleich@lacity.org>, "nikki.ezhari@lacity.org" <nikki.ezhari@lacity.org>, "sarah.dusseault@lacity.org" <sarah.dusseault@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Ms. Duncan,

As feedback to your mailer of February 2, 2017-**NO HPOZ for the Miracle Mile.**

This family is adamantly opposed to an HPOZ for our neighborhood. It seems Councilman Ryu and yourself have a rent control agenda in mind. That is fine. Then you should both go about attempting to get rent control ordinances imposed city wide. But ours is a single family home that has been owner occupied for over 65 years by our family. We are not interested nor do we desire to be part of a "planned" community in which others dictate the look of our home.

Do not impose an HPOZ on my home. I didn't purchase it with one and I do not wish to be part of one. Stop this now.

Julie Sergiojan
941 S. Cloverdale Ave.
Los Angeles



Sharon Dickinson <sharon.dickinson@lacity.org>

Feedback to 2/2/2017 mailer on the Miracle Mile HPOZ; NO HPOZ

Julie Sergiojan <jsergojan@yahoo.com>

Mon, Feb 13, 2017 at 6:56 PM

Reply-To: Julie Sergiojan <jsergojan@yahoo.com>

To: "julia.duncan@lacity.org" <julia.duncan@lacity.org>

Cc: "david.ryu@lacity.org" <david.ryu@lacity.org>, "adeena.bleich@lacity.org" <adeena.bleich@lacity.org>, "nikki.ezhari@lacity.org" <nikki.ezhari@lacity.org>, "sarah.dusseault@lacity.org" <sarah.dusseault@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>

Feedback to the Feb 2 2017 City mailer-NO HPOZ in the Miracle Mile

I am 92 years old and I have owned my home since 1955. I have over the years seen the neighborhood change and grow. This progress has only benefitted the neighborhood. I am opposed to the proposed HPOZ for the Miracle Mile. It will stop people from improving their properties and it will stop young people from moving into the neighborhood. A neighborhood needs to grow and improve or it will die. Please do not kill the Miracle Mile with this dreadful HPOZ.

NO HPOZ in the Miracle Mile!!

Very Truly Yours,

Olga Marie Green
941 S. Cloverdale Ave.
Los Angeles



Sharon Dickinson <sharon.dickinson@lacity.org>

Feedback to City mailer of Feb. 2, 2017 NO HPOZ

Julie Sergiojan <jsergojan@yahoo.com>

Mon, Feb 13, 2017 at 6:58 PM

Reply-To: Julie Sergiojan <jsergojan@yahoo.com>

To: "julia.duncan@lacity.org" <julia.duncan@lacity.org>

Cc: "david.ryu@lacity.org" <david.ryu@lacity.org>, "adeena.bleich@lacity.org" <adeena.bleich@lacity.org>, "nikki.ezhar@lacity.org" <nikki.ezhar@lacity.org>, "sarah.dusseault@lacity.org" <sarah.dusseault@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>

NO HPOZ in the Miracle Mile!!!

My family has owned a home in the Miracle Mile since 1955. My great grandmother along with her three daughters purchased this house. Because they were four women purchasing the home they were required to pay an inflated interest rate. Despite these discriminatory practices they prevailed and through hard work and effort secured for themselves and their family a lovely home. The home has now passed to my mother.

My husband and I are looking forward in the near future to having a family of our own and have very much wanted to continue to live in the house that my great grandmother purchased over a half century ago. But with the proposed HPOZ for the Miracle Mile that will not be possible. The home is simply too small and it needs new energy efficient windows. Both of these would be impossible under the proposed HPOZ. A neighborhood needs to remain vital and dynamic not stagnant. As the population and needs change so should the land use. It is fine if someone wishes to preserve their home exactly as it was built in 1924 but that shouldn't be imposed on an entire community.

Please do not vote for this HPOZ. Do not force us out of a home that we have loved and cared for since 1955. NO HPOZ for the Miracle Mile.

Sincerely,
Jennifer Barak
941 S. Cloverdale Ave.
Los Angeles, CA 90036



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Bindu Kundanmal <bindukundanmal@gmail.com>

Mon, Feb 13, 2017 at 6:21 AM

To: Sharon.Dickinson@lacity.org

Hi Sharon!

This is to express my objections to the City Planning Commission HPOZ proposal for the Miracle Mile District. I am a resident of the Miracle Mile District and am writing to let the PLUM Committee know that I vehemently oppose this proposal because I KNOW that it will reduce property values in my area and adversely affect the investment expectations I have for my home. In fact, I had received a generous offer for my home last year but decide that I would wait another year or so to sell my home. That party pursued me relentlessly for about six months and finally told me that he would wait for me when I was ready to sell. Last month, I called the party and told him I was ready to sell. The party said he was no longer interested in buying my home because circumstances had changed now that there was this city's proposal to turn the Miracle Mile District into a HPOZ zone. He added that all the limitations that HPOZ would impose on home owners would stifle his plans to make full use of the property to serve the needs of his expanding family and would suppress property values in this neighborhood as compared to similar homes in a Non-HPOZ district.

Please forward my objections to the PLUM committee.

Thanks!

Bindu Kundanmal
Sent from my iPhone