



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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

1 message

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**Andrew Delaney** <ajaxahi@ca.rr.com>

Tue, Feb 14, 2017 at 11:07 AM

To: Sharon.Dickinson@lacity.org

Dear Ms. Dickinson,

My name is Andrew Delaney, and I have lived at 830 South Spaulding Avenue in the Miracle Mile neighborhood since 2005. I am writing to voice my strong opposition to any HPOZ in the Miracle Mile.

Not only have I lived and owned property here for over 11 years, but I am well-versed on the pros and cons of HPOZ's from my 20 years of professional experience as a city planner with a Masters degree from UC Berkeley. In heterogeneous urban residential neighborhoods such as ours, I am firmly against regulating building design under any circumstances except for basic "building envelope" regulations on mass and scale that are best addressed through zoning regulations. I believe that people should be able to build whatever they want on their properties as long as they abide by basic zoning controls on land use, height, density, and setbacks that have been arrived at through a democratic planning process. Like many of my neighbors, I am very concerned about the recent proliferation of oversized "McMansion" style homes that are out of scale with their surrounding neighborhood, but feel this issue can be more effectively addressed by closing loopholes in the zoning ordinance, NOT through adding a new layer of bureaucratic red tape.

While HPOZ proponents suggest there is "overwhelming support" for a Miracle Mile HPOZ, this couldn't be further from the truth. Unfortunately, I believe this is one of those cases where those who attend meetings and reply to surveys early in the process tend to be disproportionately skewed toward those with a vested interest in change, while those content with the status quo remain quiet and uninvolved. However, as you have seen in recent months a strong majority opposition movement has awoken. The truth is, the neighborhood doesn't want an HPOZ, and if there is still any remaining doubt about this, it should simply be cleared up with a democratic vote.

I sincerely hope that a Miracle Mile HPOZ will not get steamrolled through by a small vocal minority of activists and history buffs, and an Office of Historic Resources looking to expand its domain. Feel free to contact me at 310-482-7363 with any questions. **NO HPOZ IN THE MIRACLE MILE!**

Best Regards,

Andrew Delaney  
830 S. Spaulding Ave.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Proposed Miracle Mile HPOZ**

1 message

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**Robert C** <cdila1@gmail.com>  
To: Sharon.dickinson@lacity.org  
Cc: julia.duncan@lacity.org

Tue, Feb 14, 2017 at 10:51 AM

Good Morning City Council Members:

As a owner of rent controlled residential investment property in the Miracle Mile area for decades, I am opposed to the proposed Miracle Mile HPOZ, which will take properties owners rights away, and have HPOZ board members decide what is best for our properties. I also own rent controlled property and have represented property owners in a neighborhood in Los Angeles where a HPOZ is already been in effect for years. I have found that the HPOZ board over the years have insisted on materials and architectural details where price is no object, and we have had no choice but to comply with their demands, and pass on to fixed income tenants in rent controlled units the exorbitant cost of materials and labor that this HPOZ board insisted on! It appears that expensive architectural details are more important than fixed income tenants having enough income to survive!

Best,

Robert Chernio



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

## Council File # 15-0183-S1

1 message

**DANIEL FACTOR** <danielfactor@me.com>

Tue, Feb 14, 2017 at 10:22 AM

To: david.ryu@lacity.org, julia.duncan@lacity.org, HPOZ@miraclemilela.com

Cc: sharon.dickinson@lacity.org, councilmember.wesson@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.huizar@lacity.org, councilmember.englander@lacity.org, councilmember.cedillo@lacity.org, timdeegan2015@gmail.com

To Julia Duncan, Councilmen Rui, and All other Council Members:

I'm writing to voice my strong support for the **Miracle Mile HPOZ** with the boundary approved by the **Cultural Heritage Commission**.

The important historical nature of the Miracle Mile, and surrounding areas, has been under siege by insensitive development for years now, threatening the aesthetic character of this cherished part of our City, as well as the affordability of living in this importantly diverse neighborhood.

The over-scaled MacMansions in the surrounding areas foretell what is to come if the CHC HPOZ is not fully approved, as does the \$4000 apartment rents for the recently developed large scale construction, which have done nothing to secure housing affordability for this neighborhood.

This article expresses it well: <https://miraclemilela.com/2017/02/06/garcetti-throws-500-rent-stabilized-apartments-under-the-subway/>

A personal example of this threat arrived for me in the Fall of 2015, when the new purchaser of the duplex where I've lived since 2004 (**832 S. Stanley Ave**) tersely sent an email stating his intention to "**demolish**" this 'historically contributing' dwelling, threatening to displace both tenants, raising concerns that we will be yet another set of renters forced out of our homes and priced out of our neighborhood. Absent the two-year moratorium, I fear this would have already occurred, and with March looming, I fear this may still happen absent the HPOZ.

I wonder how many of the Council members opposing the full HPOZ actually know of and see the real scope of the damage done to people in their districts? While the Ellis Act was created to be a counter weight to these kinds of 'actions', the CHC HPOZ is still necessary to secure and preserve the character, quality, scale and affordability of the Miracle Mile neighborhood.

Much of Councilmen Rui's good works over the past period of time should be guidance for his elected & appointed peers, just as he will be rewarded come his next election as he continues to defend our neighborhood. However, concerns have surfaced by the 'exception' carve out, as expressed in this article: <http://www.citywatchla.com/index.php/los-angeles/12548-david-ryu-s-miracle-mile-conflict-affordable-housing-or-luxury-developments>.

So we continue to be watchful and hopeful, yet weary, even if not as visible nor have the same access to those in office as those who produced the inaccurate and deceptive 'No' campaign about the Miracle Mile HPOZ. Such a deceptive campaign demonstrate why David Rui's commitment to rebuild trust got him elected, a much needed promise we who are watching are hopeful he finally succeeds in.

To that end, I just received yesterday a letter & FAQ from Councilman Rui's office explaining the truth about what the HPOZ does, a letter that should actually be sent to everyone living in all districts of the Miracle Mile HPOZ, that is if all Council members are interested in disseminating truthful information to their constituents so that they can voice their views with an accurate understanding, rather than be frightened or manipulated by falsehoods and corrupt tactics, as we are seeing all to much these days (which includes the campaigns for Measure S, as well).

I suppose the good news is folks in the city are awaking to all this, and organizations are forming, such as the **LA Tenants Union** (<http://www.latenantsunion.org>) — as elections are having consequences that more and more people no longer can ignore or avoid paying attention to.

Sincerely,

Daniel Factor



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**NO on HPOZ**

1 message

**Preston Maybank** <prestonmaybank@gmail.com>

Tue, Feb 14, 2017 at 11:49 AM

To: Sharon.Dickinson@lacity.org

Dear Ms. Dickinson -

I am a 22 year resident and home owner in the Miracle Mile and am writing to express my OPPOSITION to the proposed HPOZ.

No one wants "McMansions". But I remind you that an ant-McMansionisation act has already been passed. An additional imposition of the HPOZ (badly flawed on so many levels) will be onerous to property owners, may damage values and will be of particular hardship to young families.

Many proponents of the HPOZ bought their houses decades ago and have already done "upgrades" that would never pass muster under the proposal. Those people will be under no obligation to bring their property into compliance and yet that want the power to tell their neighbors what to do with their houses. This is simply UNFAIR.

NO ON HPOZ

Preston Maybank