



Sharon Dickinson <sharon.dickinson@lacity.org>

MMHPOZ - Council File # 15-0183-S1

1 message

Dykes, Michael <Michael_Dykes@spe.sony.com>

Thu, Feb 23, 2017 at 3:43 PM

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

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

<councilmember.wesson@lacity.org>, Michael Dykes <michaeldykes@mac.com>

Dear Councilmember David Ryu,

I live at 744 S. Ridgeley Drive. Just last week our beautiful 1937 six unit rent controlled building was sold. We were informed on Monday that the new owner will be kicking us out and demolishing the building.

My question is this? If the purpose of the HOPZ is to "Maintain the historic character and fabric of the neighborhood" why would this main driving point of the HPOZ not be applicable to multi-unit buildings such as ours? If our units are torn down you know that they will build a 12 unit condominium complex on the small lot, 3 stories high, form property line to property line. How does this fit into the beautiful Miracle Mile neighborhood? Applying this logic only to the single family residences doesn't make much sense to me. The owners of these homes have the option of staying put or moving whenever they would like to whether or not this HPOZ passes. On the other hand, us renters, who are just as much a part of the neighborhood as the homeowners, could very likely be forced to move out if we are not protected by the HOPZ.

Another question I have is why would you want to remove 500 affordable units from the LA rental market if one of the mayors major objectives is to increase affordable housing? I know it was mentioned that these multi units were carved out of the original HPOZ to give developers more room to build apartment buildings but don't you think the Miracle Mile area has plenty of these massive 300 unit apartment complexes? There are 3 within a rocks throw of my apartment on Ridgeley Drive. Even if they set aside a small percentage for affordable housing in these new apartments it will certainly not equal the 500 units you are excluding from the HPOZ, and the monthly rental rates will still certainly be greater than most of the rent controlled units.

For these reasons I strongly urge you to put back the multi-unit buildings in to the original proposed MMHPOZ.

Perhaps it is too late to make a difference for my building and my fellow tenants but perhaps this will help with any future developers trying to buy and demolish other neighborhood units.

Thank you.

Michael Dykes

744 S. Ridgeley Dr.

Los Angeles, CA 90036

310-927-6390



Sharon Dickinson <sharon.dickinson@lacity.org>

EXCEPTION TO KEEP historically significant buildings on 700 S. Block Detroit St within the boundaries of ORIGINALLY ENDORSED Miracle Mile HPOZ

1 message

Michael Corbett <michael@michaelcorbett.com>

Thu, Feb 23, 2017 at 8:33 PM

To: David Ryu <david.ryu@lacity.org>, sharon.dickinson@lacity.org, councilmember.wesson@lacity.org, councilmember.cedillo@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.huizar@lacity.org, councilmember.englander@lacity.org, HPOZ@miraclemilela.com, Ken Hixon <kenhixon@pacbell.net>, James O'Sullivan <jamesos@aol.com>, Alice Cassidy <phoenix38@attn.ne>, Michael Corbett <michael@michaelcorbett.com>

RE: Council File # 15-0183-S1

Yes on HPOZ

Thank you all so much for your excellent and comprehensive review and meeting last night.

And thank you for the clarity you offered by separating the "fact from the fiction" about an HPOZ.

Can we please specifically request that Councilman Ryu:

Fight for us to return the contributing portions of the 700 blocks of S. Detroit and S. Cloverdale (Between 8th and Wilshire) back into the HPOZ Zone as originally proposed.

An adjustment to the new city planning revised HPOZ area could be to re-include as originally proposed contributing portions of these these two blocks - That adjustment would be tremendous sign of support for those of us owning and living on those blocks.

Keep historically significant buildings on 700 S. Block of Detroit Street within the boundaries of the originally endorsed Miracle Mile HPOZ

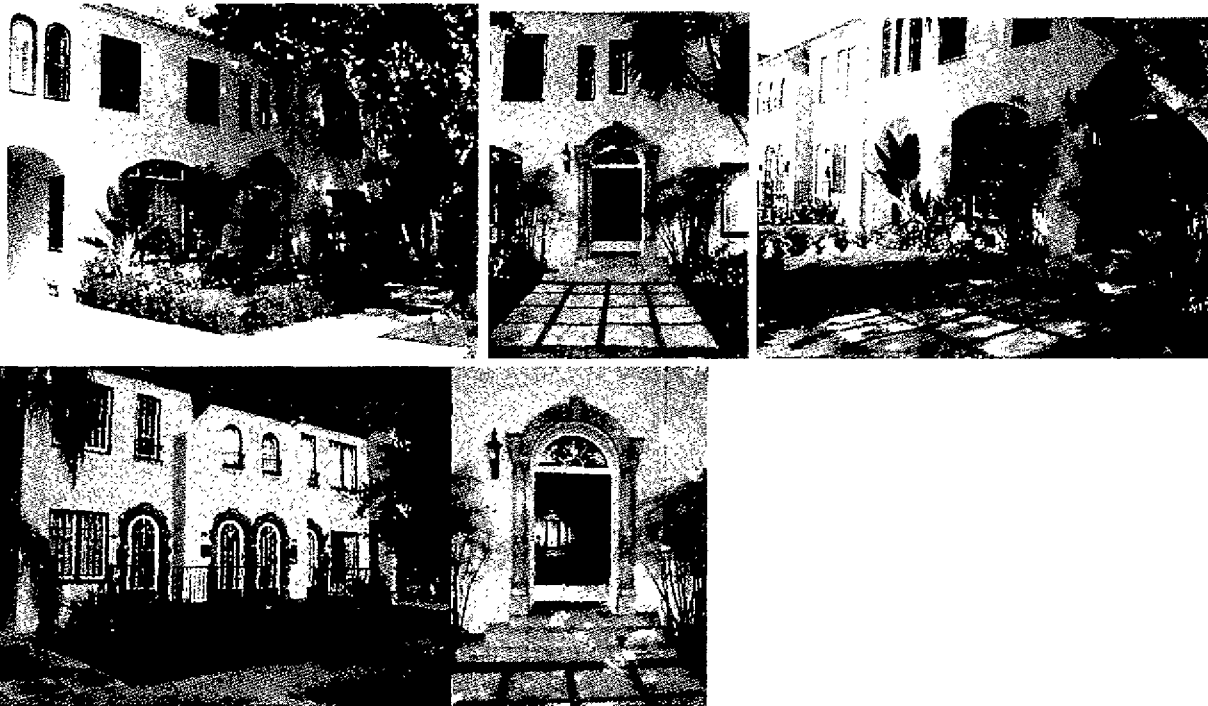
I am the owner and resident of an architecturally significant Spanish four-plex at 741 S Detroit St. located within the original boundaries of the Miracle Mile Historic Preservation Overlay Zone as adopted by the city's Cultural Heritage Commission.

On December 8, 2016, the City Planning Commission endorsed the Miracle Mile Historic Preservation Overlay Zone (HPOZ).

Then, at the last minute, the Planning Commission, acting on its own and in contradiction of recommendations of the Planning Department and the Cultural Heritage Commission, rewrote the Miracle Mile HPOZ boundaries. As a result, the 700 S block of Detroit St, including my property located at 741 S. Detroit (Detroit St between 8th St and Wilshire) was excluded from the endorsed HPOZ coverage area.

THIS NOW ENDORSES THE REMOVAL OF ANY PROTECTION AND ULTIMATE DESTRUCTION OF 10 HISTORIC BUILDINGS ON S DETROIT ST:

Here are 2 examples: 741 S Detroit, 747 S. Detroit



The sudden rewrite of the MM HPOZ boundaries also effects 500 + residents who are included on the those other blocks between 8th and Wilshire in the MMR area.

I am writing to strongly protest this last minute change, especially targeting 700 S block of Detroit St from 8th St to Wilshire, and I insist the lines be redrawn to re-include the original planned blocks for HPOZ .

The 700 Block of S. Detroit St one the neighborhood's finest examples of 1920's Spanish duplex, four-plex and six-plex buildings. Removing that block from the HPOZ zone is a death knell to those buildings, we the building owners and the 60 + renters that occupy them.

Mr. Ryu, I voted for you and supported your campaign. When you ran for city council one of your platforms was to limit the adding of more large scale residential apartment developments Los Angeles. The last thing needed are more huge residential monstrosities to destroy our limited supply of historic architecture. LA's beautiful history is being bulldozed and we can't stand by while it keeps happening. Here is your opportunity to stand up for the residents that supported, voted for and believed your campaign promises.

Michael Corbett Cianfrani
Extra! - Correspondent/Producer
Mansions and Millionaires - Senior Supervising Producer/Host
1840 Victory Boulevard, Glendale, California 91201
Cell - 323-646-9836



MJC Creative
www.MichaelCorbett.com
Follow me on Facebook and Twitter



Michael Corbett
Extra! - Correspondent/Producer
Mansions and Millionaires - Senior Supervising Producer/Host
1840 Victory Boulevard, Glendale, California 91201
Cell - 323-646-9836





MJC Creative

www.MichaelCorbett.com

Follow me on Facebook and Twitter



Michael Corbett

Extra! - Correspondent/Producer

Mansions and Millionaires - Senior Supervising Producer/Host

1840 Victory Boulevard, Glendale, California 91201

Cell - 323-646-9836



MJC Creative

www.MichaelCorbett.com

Follow me on Facebook and Twitter



Michael Corbett

Extra! - Correspondent/Producer

Mansions and Millionaires - Senior Supervising Producer/Host

1840 Victory Boulevard, Glendale, California 91201

Cell - 323-646-9836





MJC Creative

www.MichaelCorbett.com

Follow me on Facebook and Twitter





Sharon Dickinson <sharon.dickinson@lacity.org>

Miracle Mile HPOZ - Please restore the Cultural Heritage boundaries

Mark Overbaugh <mark.overbaugh@gmail.com>

Thu, Feb 23, 2017 at 10:44 AM

To: Councilmember David Ryu <david.ryu@lacity.org>, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org

I'd like to respectfully ask that the Miracle Mile HPOZ be approved with the Cultural Heritage boundaries restored to the zone.

We agree that these rent-stabilized properties are important to the middle-class individuals and families that comprise much of the neighborhood's workforce. And we're concerned that losing them to developers who'd erect larger, more expensive multifamily properties would add to the area congestion as we've already seen with the hundreds of housing units built between Fairfax and La Brea in recent years.

Please protect these important, financially accessible -- and in some cases historic -- living spaces.

Respectfully,
Mark Overbaugh
President, Wilshire Galleria Homeowners Association
750 S. Spaulding Ave.
Los Angeles, CA 90036

323.653.5397



Sharon Dickinson <sharon.dickinson@lacity.org>

Please listen to the Community not David Ryu

1 message

rjsteffen@yahoo.com <rjsteffen@yahoo.com>

Thu, Feb 23, 2017 at 11:14 AM

To: councilmember.huizar@lacity.org, councilmember.englander@lacity.org, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curren Price <councilmember.price@lacity.org>, councilmember.cedillo@lacity.org

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

Dear Committee members,

David Ryu ran on a platform that supported HPOZ. Because of this, he feels he has a mandate to vehemently defend the HPOZ despite the majority of the community coming out against it. Persons against the HPOZ have come out in force to every meeting and expressed to Ryu their opposition however he continues to ignore the majority of the community and instead sides with the corrupt MMRA group that is presently being investigated by the Attorney General. Ryu also refuses to poll the community like Councilmember Herb Wasserman did because he knows he does not have the support of the majority. Ryu would rather do shady backroom deals with the corrupt MMRA. Many in the neighborhood feel he lives in fear of Jim OSullivan, the head of the MMRA. The MMRA is an organization with their own agenda, not one of the community. Please I beg of you to take a stand against corrupt politicians like David Ryu and hear the voices of the community and do not pass an HPOZ in the Miracle Mile area. Thank you.

Rhonda Steffen



Sharon Dickinson <sharon.dickinson@lacity.org>

Please exclude west side of S. Curson from Miracle Mile HPOZ

2 messages

Alex Stemkovsky <astemkovsky@yahoo.com> Thu, Feb 23, 2017 at 10:52 AM
Reply-To: Alex Stemkovsky <astemkovsky@yahoo.com>
To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curren Price <councilmember.price@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>
Cc: Sharon Dickinson <sharon.dickinson@lacity.org>

Dear Councilmembers,

I would like to ask you to exclude the West side of South Curson, south of 8th st. from the Miracle Mile HPOZ.

There are 23 properties on the west side of S. Curson and **only 5 are contributing properties.**

Please exclude the West side of South Curson from the Miracle Mile HPOZ.

Thanks very much.

Alex Stemkovsky <astemkovsky@yahoo.com> Thu, Feb 23, 2017 at 11:11 AM
Reply-To: Alex Stemkovsky <astemkovsky@yahoo.com>
To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curren Price <councilmember.price@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>, "Rhonda J. Steffen" <rjsteffen@yahoo.com>

Dear Councilmembers,

The portion of the West side of S. Curson I'm referring to below is between 8th. st. and Olympic Blvd.

Thank you for your consideration.

[Quoted text hidden]



Sharon Dickinson <sharon.dickinson@lacity.org>

Re: Miracle Mile HPOZ-exclude the west side of South Curson Ave. between 8th St. and Olympic Blvd.

Tony Morgan <tony@blfsinc.com>

Thu, Feb 23, 2017 at 2:22 PM

Reply-To: Tony Morgan <tony@blfsinc.com>

To: Councilmember.cedillo@lacity.org, Councilmember.harris-dawson@lacity.org, Councilmember.price@lacity.org, Councilmember.huizar@lacity.org, Councilmember.englander@lacity.org, sharon.dickinson@lacity.org

Dear Councilmembers,

I would like to ask you to exclude the West side of South Curson Avenue, between 8th St. and Olympic Blvd. from the Miracle Mile HPOZ.

There are 23 properties on the west side of South Curson Ave. and **only five (5) are contributing properties**. Therefore, as a long time resident and property owner, we are requesting you exclude the entire west side of South Curson Ave. from the Miracle Mile HPOZ. Also, this entire side of the street is zoned R-2-1 and consist of mostly duplexes.

Thank you in advance for giving my request consideration in reaching your final conclusion.
Regards,

Tony & Betty

Tony Morgan & Betty Morgan
823 S. Curson Avenue
Los Angeles, CA 90036

323-938-7363 Phone
323-938-0398 Facsimile

tony@blfsinc.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Exclude West Side of South Curson Ave 90036 from Miracle Mile HPOZ

1 message

Derrick Regnier <solver2@live.com>

Thu, Feb 23, 2017 at 3:03 PM

To: "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Councilmembers,

I would like to ask you to exclude the West side of South Curson Ave, between 8th st and Olympic Blvd. from the Miracle Mile HPOZ.

There are 23 properties on the west side of S. Curson Ave and only 5 are contributing properties.

Please exclude the West side of South Curson Ave from the Miracle Mile HPOZ..

Blanca Iniga

811/813 S. Curson Ave

Los Angeles CA

90036

323-936-0550