



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

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**Council File: Miracle Mile / Historic Preservation Overlay Zone (HPOZ) / Preservation Plan 15-0183-S1**

1 message

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**Henry van Moyland** <henryvanmoyland@gmail.com>

Thu, Feb 9, 2017 at 9:09 AM

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

Cc: Julia Duncan &lt;julia.duncan@lacity.org&gt;, David Ryu &lt;david.ryu@lacity.org&gt;

To Members of the Planning and Land Use Committee

I am a homeowner in the the proposed miracle mile HPOZ, and I am strongly opposed to it.

Its original purpose was to stop McMansions, not preservation, so the community was told that the Preservation Plan would be liberal. Instead, It was draconian. When the community reached a new consensus on what should be in the the plan, we were collectively ignored by the Office of Historic Resources, which has now produced a Preservation Plan which is an exercise in bad conservation and bad drafting. Many homeowners will lose hundreds of thousands of dollars because of restrictions on additions, while OHR's insistence on simplified reproductions of period architecture makes blandness mandatory.

To make matters worse, this HPOZ has now been hijacked by tenant advocates, in what has become a blatant abuse of the planning process.

HPOZs are extreme planning mechanisms, which is why supermajorities in favor have always been required. Our community has nowhere close to a supermajority in favor - it may well have a supermajority against. Please stop this HPOZ now, before it causes more division.

Henry van Moyland



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Miracle Mile Hpoz

1 message

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**Peter Elkoff** <peterelkoff@gmail.com>

Thu, Feb 9, 2017 at 10:21 PM

To: Sharon.Dickinson@lacity.org

Dear Ms. Dickinson,

I'm sending you this email to indicate how very strongly I oppose turning Miracle Mile into an Hpoz.

Regards,

Peter Elkoff  
1021 South Dunsmuir Avenue  
LA CA 90019



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

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**Flavia Carrozzi** <fcarrozzi@gmail.com>  
To: Sharon.Dickinson@lacity.org

Thu, Feb 9, 2017 at 9:54 PM

Dear Sharon,

I reside at 1021 S. Dunsmuir Ave, LA CA 90019 and I strongly object to the proposed HOPZs for Miracle Mile South.

Sincerely,  
Flavia Carrozzi

Sent from my iPhone



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

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**Proposed Miracle Mile HPOZ**

1 message

**Purvi Goor** <psgoor@gmail.com>

Thu, Feb 9, 2017 at 9:40 PM

To: Sharon.Dickinson@lacity.org

Dear Ms. Dickinson,

I want to voice my objection to the proposed Miracle Mile HPOZ. I live in one of the historic homes that the HPOZ is seeking to preserve. In the last six years we have had a multitude of problems that stem from living in a home built in the 1920s. It is inconceivable to me, a responsible homeowner dedicated to taking care of my home, that I would've had to go through an outside body under any circumstance to deal with many of these problems in the instance where they impact the front or any other portion of my home. The increased time and money involved would have made it prohibitive. Please don't make living in an old house anymore difficult than it is! I want to stay in this neighborhood, and so do my young children, but the added cost and burden of owning a home here will make other neighborhoods much more attractive. LA is changing - let's change with it and permit people to upgrade aging infrastructure and buildings within reason when necessary.

Thank you.  
Purvi Goor  
808 S. Cloverdale Ave

Sent from my iPhone



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

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**Miracle Mile HPOZ**

1 message

**Alex Stemkovsky** <astemkovsky@yahoo.com>

Thu, Feb 9, 2017 at 5:21 PM

Reply-To: Alex Stemkovsky &lt;astemkovsky@yahoo.com&gt;

To: "Sharon.Dickinson@lacity.org" &lt;Sharon.Dickinson@lacity.org&gt;

Dear Ms. Dickinson,

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.

Fifth, most people in the neighborhood are not in favor of this. I don't understand why a large number of constituents are being ignored. This HPOZ was initiated by a small number of residents and does not reflect the views of the entire neighborhood.

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