



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Michael Tavares via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:27 PM

Reply-To: Michael Tavares <mhtavares@aol.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Michael Tavares
1130 S. Hayworth Ave.
LOS ANGELES, California 90035
mhtavares@aol.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Philip Braen via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:28 PM

Reply-To: Philip Braen <braeniatic@ca.rr.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Philip Braen
439 S Citrus Ave
Los Angeles, California 90036
braeniatic@ca.rr.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Sandra Sohn Jaffe via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:29 PM

Reply-To: Sandra Sohn Jaffe <sandrajaffe@yahoo.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Sandra Sohn Jaffe
5955 W 8th St #114
Los Angeles, California 90036-4532
sandrajaffe@yahoo.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Helen Glynn via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:30 PM

Reply-To: Helen Glynn <helen@forchielliglynn.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Helen Glynn
933 S Ridgeley Drive
Los Angeles, California 90036
helen@forchielliglynn.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Jason Allen via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:31 PM

Reply-To: Jason Allen <jasonallen67@gmail.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Jason Allen
1108 Carmona Ave
Los Angeles, California 90019
jasonallen67@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Matt Banegas via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:31 PM

Reply-To: Matt Banegas <Mattbanegas@hotmail.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Matt Banegas
1105 Hauser Blvd.
Los Angeles, California 90019
Mattbanegas@hotmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Lance Fisher via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:32 PM

Reply-To: Lance Fisher <camlance@aol.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Lance Fisher
6230 Wilshire Blvd.
Los Angeles, California 090048
camlance@aol.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Sue Horwitz via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:35 PM

Reply-To: Sue Horwitz <horwitz.se@gmail.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Sue Horwitz
809 S Orange Drive
Los Angeles, California 90036
horwitz.se@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Cristina Frias via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 7:39 AM

Reply-To: Cristina Frias <cristinafrias@mac.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,
Cristina Frias
755 1/2 S. Spaulding Ave.
Los Angeles, California 90036
cristinafrias@mac.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

Woolfolk Sr. Tommy Mr. via MMRA <no-reply@miraclemilela.com>

Thu, Mar 2, 2017 at 1:57 PM

Reply-To: "Woolfolk Sr. Tommy Mr." <laxkktw@aol.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

March 2, 2017

Re: Miracle Mile HPOZ Council File # 15-0183-S1

Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:

I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.

I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.

Thank you,

Woolfolk Sr. Tommy Mr.

1239, Meadowbrook Avenue

Los Angeles, California 90019

laxkktw@aol.com



Sharon Dickinson <sharon.dickinson@lacity.org>

YES FOR MIRACLE MILE HPOZ" AND INCLUDE FILE # 15-0183-S1

1 message

Tania Ibanez <Tania.Ibanez@doj.ca.gov>

Thu, Mar 2, 2017 at 3:20 PM

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "shawn.kuk@lacity.org" <shawn.kuk@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "lynell.washington@lacity.org" <lynell.washington@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "paloma.perez@lacity.org" <paloma.perez@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>
 Cc: "mark.zecca@MiracleMileLA.com" <mark.zecca@miraclemilela.com>, "Joseph Steins (joseph@steins.org)" <joseph@steins.org>

I am in favor of the HPOZ in Miracle Mile Area. The Miracle Mile Area has become a destination for many tourists- we have it all: museums, music, great bars and restaurants, and older architecture that deserves to be protected.

I was dismayed to see that apartment buildings north of 8th street are being excluded from the proposed HPOZ. These older buildings, north of 8th Street, are architectural jewels that deserve to be protected for future generations. These buildings are beautiful and they contribute immensely to Miracle Mile's character and charm.

I attach a photograph of one such building that applied for a demolition permit in February 2017.

While I understand the need for more density housing, the buildings that are being built in our neighborhood do not offer affordable housing options. Rents at the "new apartment" complexes start at \$2600 for a studio apartment. The older buildings at risk have rent control protection and offer affordable and much needed housing options for tenants who cannot afford to pay \$2600 and above. A quick search on Trulia Rent for Miracle Mile (Zip Code 90036) shows that rents range at the newer apartment buildings between \$1700-\$7215 a month.

At the last meeting, landlords and their lobbyists came out to complain about not being able to pass any proposed HPOZ "maintenance costs" to their tenants. These are unfounded concerns. Landlords can raise rents- even though their property tax

bills remain fairly static thanks to prop 13- and they get to further reduce taxes by deducting repair expenses or depreciating capital improvements.

Please reconsider the decision to exclude 79 buildings that are close to 100 years old from being demolished by protecting them with the HPOZ.

Tania M. Ibanez

Proud resident of Miracle Mile for 23 years

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



IMG_1406.JPG
124K



Sharon Dickinson <sharon.dickinson@lacity.org>

YES FOR MIRACLE MILE HPOZ" AND INCLUDE FILE # 15-0183-S1

1 message

Dean Hale <deanhale818@gmail.com>

Thu, Mar 2, 2017 at 3:27 PM

To: "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "shawn.kuk@lacity.org" <shawn.kuk@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "paloma.perez@lacity.org" <paloma.perez@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "mark.zecca@MiracleMileLA.com" <mark.zecca@miraclemilela.com>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "hannah.lee@lacity.org" <hannah.lee@lacity.org>, "Joseph Steins (joseph@steins.org)" <joseph@steins.org>, "lynell.washington@lacity.org" <lynell.washington@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>

Cc: Tania Ibanez <tania.ibanez@doj.ca.gov>

Dear Council:

I am in favor of the HPOZ in Miracle Mile Area. The Miracle Mile Area has become a destination for many tourists- we have it all: museums, music, great bars and restaurants, and older architecture that deserves to be protected.

I was dismayed to see that apartment buildings north of 8th street are being excluded from the proposed HPOZ. These older buildings, north of 8th Street, are architectural jewels that deserve to be protected for future generations. These buildings are beautiful and they contribute immensely to Miracle Mile's character and charm.

I attach a photograph of one such building that applied for a demolition permit in February 2017.

While I understand the need for more density housing, the buildings that are being built in our neighborhood do not offer affordable housing options. Rents at the "new apartment" complexes start at \$2600 for a studio apartment. The older buildings at risk have rent control protection and offer affordable and much needed housing options for tenants who cannot afford to pay \$2600 and above. A quick search on Trulia Rent for Miracle Mile (Zip Code 90036) shows that rents range at the newer apartment buildings between \$1700-\$7215 a month.

At the last meeting, landlords and their lobbyists came out to complain about not being able to pass any proposed HPOZ "maintenance costs" to their tenants. These are unfounded concerns. Landlords can raise rents- even though their property tax bills remain fairly static thanks to prop 13- and they get to further reduce taxes by deducting repair expenses or depreciating capital improvements.

Please reconsider the decision to exclude 79 buildings that are close to 100 years old from being demolished by protecting them with the HPOZ.

Dean Hale
Proud Resident of the Miracle Mile for 15 years

IMG_1406.JPG
124K

