

## Google Groups

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**Fwd: Hancock Park Homeowners Association, est. 1948 Support for Miracle Mile HPOZ - Council File # 15-0183-S1**


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Sharon Dickinson

Mar 7, 2017 9:30 AM

Posted in group: **Clerk-PLUM-Committee**

\*\*\*NOTE TO LA CITY STAFF\*\*\*

\*\*\*Please Cc zina,cheng@lacity.org on all emails related to PLUM Committee.\*\*

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Sharon Dickinson, Legislative Assistant  
 Planning and Land Use Management Committee

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 Ph. (213) 978-1074  
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 sharon.dickinson@lacity.org



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----- Forwarded message -----

From: **Susan Grossman** <segrossman@sbcglobal.net>

Date: Tue, Mar 7, 2017 at 8:56 AM

Subject: Hancock Park Homeowners Association, est. 1948 Support for Miracle Mile HPOZ - Council File # 15-0183-S1

To: David Ryu &lt;david.ryu@lacity.org&gt;, "councilmember.wesson@lacity.org" &lt;councilmember.wesson@lacity.org&gt;

Cc: Jen DeVore <jendevore@gmail.com>, Greg Glasser <greg@tornandglasser.com>, Peter Gorelick <pgorelick@silverii.com>, Jim Wolf-AIA-Use <jamescwoifaia@aol.com>, Pam Newhouse <panewhouse@gmail.com>, Joanne Medeiros <joanne@medeirosmedia.com>, Cindy Chvatal <snorekel@aol.com>, Tim Allyn <t.allyn@ca.rr.com>, Victoria Vickers <vfkv@aol.com>, Ben Thompson <benthompson@pacbell.net>, William Newby <wsnewby@yahoo.com>, Cami Taylor <camitaylor@aol.com>, "patriciaalexander@yahoo.com" <patriciaalexander@yahoo.com>, Joel Kozberg <jkozberg@kozberglaw.com>, Indy Flore <iflore@dynamic-cap.com>, Jon Vein <jonvein@gmail.com>, "L. David Cole" <lnmsdad@dsiextreme.com>, Indy Flore <iflore@gmail.com>, Sandra Kohn <skohn418@gmail.com>, Dganit Shtorch <dshtorch@yahoo.com>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "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.english@lacity.org" <councilmember.english@lacity.org>, "HPOZ@MiracleMileLA.com" <HPOZ@miraclemilela.com>, Julia Duncan <julia.duncan@lacity.org>

Dear Councilmen Ryu and Wesson,

Attached is our Association's support letter for the Miracle Mile HPOZ.

We hope you support our neighbors in their efforts to maintain their beautiful, historic and affordable neighborhood.

Thank you.

Susan Grossman  
Vice President, HPHOA, est. 1948



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Sharon Dickinson  
Planning and Land Use Committee  
City of Los Angeles

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

March 7, 2017

To Whom It May Concern:

I am the Vice-President of the Hancock Park Homeowners Association, est. 1948, and a Board member of the Hancock Park HPOZ. I am writing to express our Association's support for the Miracle Mile HPOZ. This HPOZ will protect over 500 rent stabilized apartments from redevelopment. In a time where affordable housing is disappearing the preservation of this housing is vitally important. The Miracle Mile HPOZ will not only protect renters but also the rich architectural and historic heritage of this important area of Los Angeles.

Hancock Park has been the beneficiary of historic protection and we ask that you support our neighbors in maintaining their beautiful neighborhood. A neighborhood enjoyed not just by the residents but by everyone in Los Angeles.

Thank you,

Susan Grossman  
Vice President, HPHOA, est. 1948 and Board Member Hancock Park HPOZ Board



Edwin Grover &lt;edwin.grover@lacity.org&gt;

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**Fwd: Support for HPOZ**

1 message

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**Sharon Dickinson** <sharon.dickinson@lacity.org>  
To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Tue, Mar 7, 2017 at 9:26 AM

\*\*\*NOTE TO LA CITY STAFF\*\*\*

\*\*\*Please Cc zina.cheng@lacity.org on all emails related to PLUM Committee,\*\*\*

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Sharon Dickinson, Legislative Assistant  
Planning and Land Use Management CommitteeCity of Los Angeles, Office of the City Clerk  
Council and Public Services  
Ph. (213) 978-1074  
Fax (213) 978-1040  
sharon.dickinson@lacity.org

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----- Forwarded message -----

From: **Kevin Lawn via MMRA** <no-reply@miraclemilela.com>

Date: Tue, Mar 7, 2017 at 6:17 AM

Subject: Support for HPOZ

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 7, 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,**  
**Kevin Lawn**  
**734 S. Stanley Ave.**  
**Los Angeles, California 90036**  
kevin.lawn@gmail.com

Google Groups

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## Fwd: Miracle Mile HPOZ: Distribution of misleading Eviction notice

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Sharon Dickinson

Mar 7, 2017 12:55 PM

Posted in group: **Clerk-PLUM-Committee**

\*\*\*NOTE TO LA CITY STAFF\*\*\*

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Sharon Dickinson, Legislative Assistant  
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----- Forwarded message -----

From: <rjsteffen@yahoo.com>  
Date: Tue, Mar 7, 2017 at 12:52 PM  
Subject: Miracle Mile HPOZ: Distribution of misleading Eviction notice  
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, Sharon Dickinson <sharon.dickinson@lacity.org>, councilmember.wesson@lacity.org  
Cc: David Ryu <david.ryu@lacity.org>, Henry Van Moyland <henryvanmoyland@gmail.com>, Jay Evan Schoenfeldt <jay@brickandmortarinc.com>, Curt Lukert <clukert@aol.com>, Scott Kelsey <skelsey@coarchitects.com>, Julia Duncan <julia.duncan@lacity.org>, Alex Stemkovsky <astemkovsky@yahoo.com>

Dear Council Members,

I am a Landlord in the Miracle Mile Area and am passionately opposed to the implementation of an HPOZ in our neighborhood. I also am a member of the MMRA and I am disheartened to learn that an organization that is supposed to promote the well being of a neighborhood is instead using thuggish tactics to get supporters. The MMRA has taken to threatening tenants that they will be evicted if they do not support the HPOZ.

As a landlord (who has not raised my tenants rent in years) I take great pride in the home I provide for my tenants and I take it as a personal attack that an entire organization is attempting to disrupt the sanctity of the home I provide for my tenants. What kind of people threaten families with eviction? Can you imagine thinking your family was going to be evicted from the place you call home? I cannot imagine such a baseless and ruthless tactic being

employed by my neighbors and am truly embarrassed to be a member of such a heartless organization.

The MMRA initially introduced the HPOZ to stop the development of McMansions in the neighborhood. Since the introduction of the proposed HPOZ for Miracle Mile regulations have changed immensely. You all have worked tirelessly over the last few years to pass a Baseline Mansionization Ordinance and Baseline Hillside Ordinance. Less than a week ago all your hard work was fulfilled with the passage of ordinances that will most likely be signed by Mayor Garcetti and thus implemented in our City. As Councilmen Koretz stated, "I think this will be an end to giant boxy homes that tower over their neighbors."

The amendments that you have passed squarely target the Mansionization fears of some of the Miracle Mile residents. Since the amendments are designed to target this concern there is no reason to additionally implement an HPOZ. Doing so, basically says the amendments are not effective when in fact they are what all residents want. Only a select few want the additional implementation of an HPOZ. We all agree on the Mansionization ordinances. That is a front we are united on. Please do not divide our neighborhood like others have been divided. I fear that many proponents of the HPOZ have dug in their heels on this issue and are refusing to see the light that the Mansionization ordinance has given our community. Basically, they want it only their way and do not see that the Mansionization ordinance appeases everyone and assuages all fears in a reasonable manner.

Thank you all for your time and for passing the Mansionization Ordinance. Please, I beg each of you to stand behind the effectiveness of the Ordinances you passed and not further burden our community with an unnecessary and unwanted HPOZ.

Best,

Rhonda

## Google Groups

## Fwd: Miracle Mile HPOZ: MMRA Misleading and SCARING Tenants

Sharon Dickinson

Mar 7, 2017 12:52 PM

Posted in group: **Clerk-PLUM-Committee**

\*\*\*NOTE TO LA CITY STAFF\*\*\*

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----- Forwarded message -----

From: C &lt;clukert@aol.com&gt;

Date: Tue, Mar 7, 2017 at 11:27 AM

Subject: Miracle Mile HPOZ: MMRA Misleading and SCARING Tenants

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>, "councilmember.cedillo@lacity.org"  
 <councilmember.cedillo@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>,  
 Curren Price <councilmember.price@lacity.org>, David Ryu <david.ryu@lacity.org>,  
 councilmember.blumenfeld@lacity.org, Councilmember Bonin <councilmember.bonin@lacity.org>,  
 Councilmember Buscaino <councilmember.buscaino@lacity.org>, Councilmember Fuentes  
 <councilmember.fuentes@lacity.org>, Councilmember Krekorian <councilmember.krekorian@lacity.org>,  
 Councilmember Martinez <councilmember.martinez@lacity.org>, Councilmember Ofarrell  
 <councilmember.ofarrell@lacity.org>, paul.koretz@lacity.org  
 Cc: Sharon Dickinson <sharon.dickinson@lacity.org>, Julia Duncan <julia.duncan@lacity.org>, Jordan Beroukhim  
 <jordan.beroukhim@lacity.org>, "Rhonda J. Steffen" <rjsteffen@yahoo.com>, Dan Halden  
 <daniel.halden@lacity.org>, Chris Robertson <chris.robertson@lacity.org>

Dear Council Members:

I am a landlord in the (Proposed) Miracle Mile HPOZ ("HPOZ") since 1998. Two nights ago at 10:30pm (Sunday, March 6, 2017) I received a telephone call from a tenant fearing that he will soon be evicted. He called in response to flyers that were affixed to the front door of his apartment (copies attached). The flyers suggest that unless the HPOZ is approved, tenants in the Miracle Mile community may soon be evicted. I reassured the tenant that I have no plans to evict him or any tenant, as well as have no plans to sell the building.

The flyers were distributed by HPOZ proponents, a subgroup of select members within the Miracle Mile Residential Association ("MMRA") who have the support of the MMRA Board. As a member of the MMRA, I am against the HPOZ and furthermore I am appalled by and do not agree with this subgroup's misleading tactics.

This subgroup of HPOZ supporters of the MMRA purpose is clear – to scare tenants into supporting the HPOZ by threatening them with eviction.

The HPOZ subgroup has embarked on a campaign of running loose with the facts, misleading the community and worse; creating unnecessary fear in the community, pitting neighbor against neighbor. Our Miracle Mile community is comprised of proud members and residents who are above this kind of childish behavior. The HPOZ issue has exposed the MMRA as the conniving and ruthless organization it can be.

The MMRA initially introduced the HPOZ as an anti-mansionization tool. The HPOZ is being “rushed through” in efforts by CD4 to not leave the neighborhood “unprotected” from mansionization when the Interim Control Ordinance (ICO) expires around March 25, 2017. The ICO covers single family, R-1 lots. Ironically, the ICO does not cover multifamily housing units. During the last two years there has not been a “rush” of evictions and redevelopment of multi-family properties. The MMRA proponents suggest the “rush” will occur when the ICO expires. This is not true. Multifamily housing parcels in the HPOZ area are already protected from additional regulations put in place by the city. In addition, the costs involved with replacing rent-stabilized units with other projects is economically unfeasible. It is a lengthy and costly process that makes it nearly impossible for any Mom and Pop landlord. It just won't happen.

Once again, Mom and Pop landlords are the target of the City and it's inability to address and solve the problem of housing in the City of Los Angeles.

The Miracle Mile community has existed for nearly 100 years without an HPOZ with very little change to its residential area. It is unreasonable to suggest that it will quickly be demolished and transformed if the HPOZ is not approved.

The City of Los Angeles PLUM Committee and the City Council must be made aware of the shenanigans that are going on in our neighborhood and I strongly urge the PLUM Committee and Council Members to not move forward with approving the Miracle Mile HPOZ.

Respectfully,

Curt Lukert  
213.925.4298



Google Groups

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## Fwd: Support for HPOZ

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Sharon Dickinson

Mar 7, 2017 9:27 AM

Posted in group: **Clerk-PLUM-Committee**

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Thank you,  
Kevin Lawn  
734 S. Stanley Ave.  
Los Angeles, California 90036  
kevin.lawn@gmail.com