



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

---

**NO on the Proposed HPOZ**

1 message

**Clark Braunstein** <clark@braunsteinpc.com>

Wed, Feb 22, 2017 at 2:47 PM

To: sharon.dickinson@lacity.org

Cc: SayNoHPOZ@gmail.com

Dear Ms Dickinson,

I oppose the Proposed Miracle Mile HPOZ. Attached please find my correspondence addressing these issues. The Plum Committee must stop this draconian regulation!!

I believe that this type of regulations will drive down home prices and impact the development of affordable housing. Further, I request an independent investigation of the MMRA undemocratic activities.

Further, I have failed to see an analysis of the economic impact HPOZ will have on the community or an Environmental Impact analysis required under CEQA. Please do not impose these draconian measures

--

Best,

Clark Anthony Braunstein  
Attorney at Law

**BRAUNSTEIN & BRAUNSTEIN**  
A PROFESSIONAL CORPORATION**Braunstein & Braunstein, PC**

11755 Wilshire Boulevard

Suite 2140

Los Angeles, California 90025

T: 310-914-4999

F: 310-914-4996

W: <https://www.Braunsteinpc.com>

This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message, or any attachment, is strictly prohibited. If you have received this message in error, please notify the original sender, call Clark Anthony Braunstein immediately by telephone (310-914-4999) or by return E-mail and delete the message, along with any attachments, from your computer. Thank you.

**4907\_001 (2).pdf**  
101K



**BRAUNSTEIN & BRAUNSTEIN**  
A PROFESSIONAL CORPORATION

GEORGE G. BRAUNSTEIN  
CLARK ANTHONY BRAUNSTEIN  
ATTORNEYS AT LAW

11755 Wilshire Boulevard, Suite 2140 Los Angeles, CA 90025  
Telephone 310-914-4999 Facsimile 310-914-4996  
[www.braunsteinpc.com](http://www.braunsteinpc.com)

JACQUES BRAUNSTEIN  
(1997-1958)  
LESTER BRAUNSTEIN  
(1918-1993)

Clark Anthony Braunstein, Esq.  
[Clark@braunsteinpc.com](mailto:Clark@braunsteinpc.com)

February 14, 2017

**VIA US MAIL & EMAIL**

Councilmember David Ryu  
200 N Spring Street, Room 425  
Los Angeles, CA 90012  
[david.ryu@lacity.org](mailto:david.ryu@lacity.org)

RE: Proposed Miracle Mile Historic Preservation Overlay Zone ("Proposed HPOZ")

Dear Mr. Ryu,

I am writing you to inform you that I oppose the adoption of the Proposed HPOZ for Miracle Mile. I request that you vote against the Proposed HPOZ or take steps to stop adoption of the Proposed HPOZ in Miracle Mile.

I along with my partner, have lived in Miracle Mile area since 2009. We have lived in numerous apartments located around the area and have seen the area change for the better over the past 8 years. However, the Proposed HPOZ is a step in the wrong direct.

As you are aware, home ownership among Millennials is extremely low due to the economic crisis and subsequent recovery years. Over the years, we have worked hard to save money and put together a plan to purchase our home in Miracle Mile. This year we were able to do just that and are currently in escrow to purchase our first home located at 1053 Meadowbrook, Ave, which is located in the Proposed HPOZ.

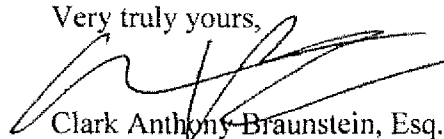
Adopting the Proposed HPOZ will cause significant financial strain and hamper our ability to achieve future economic growth. Since the Proposed HPOZ puts onerous regulations on how to upgrade and repair our future home, it will cause serious impact on us as homeowners. I believe that the Proposed HPOZ will deter future Millennials from having the ability to purchase a home in the Proposed HPOZ and further harm the community by driving up the cost of rent and prohibit Millennials from purchasing homes in the Proposed HPOZ. This reckless regulation will harm your constituents for years to come.

Further, the Proposed HPOZ prevents homeowner from employing energy efficient windows and drought tolerant landscaping from being installed. These prohibitions will impact the environment and hurt our plan towards mitigating the risks of Climate Change. I am further concerned that no economic impact report under CEQA was prepared to discuss the impact in the aggregate of the Proposed HPOZ on the environment.

Also, I am concerned about the impact the Proposed HPOZ will have on City Property Taxes. Since the Proposed HPOZ will implicate the Mills Act, existing homeowners will avoid paying their fair share and pass the burden on to Millennials.

Finally, the Proposed HPOZ restricts development in a transit oriented area is clearly done to prevent housing along the Purple Line Extension. Prohibiting development along the Purple line will segregate the City and harm its future. Please vote no on the Proposed HPOZ.

Very truly yours,

  
Clark Anthony Braunstein, Esq.



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

## No HPOZ CPC No-2016-961-HPOZ

1 message

Linda Scheid &lt;lscheid274@aol.com&gt;

Wed, Feb 22, 2017 at 11:44 AM

To: david.ryu@lacity.org, julia.duncan@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.wesson@lacity.org

Re: 734-736 1/2 So Dunsmuir Ave, Los Angeles, California. 90036

APN 5089 003 025

Councilman Ryu

I am Opposed to the HPOZ and if implemented between 8th St and Wilshire Blvd Fairfax to La Brea within the Apartment District the City of Los Angeles would be Spot Zoning in addition to not following their General Plan, Zoning Consistency and past rulings by the City Attorney, Planning Commission Ted Stein, PLUM Committee and full City Council on our subject property and within these boundaries. I will consider this a taking without just compensation and against my constitutional rights.

It appears this HPOZ is politically motivated or the Apartment District would not have been included. You would have been following proper planning and your General Plan and Zoning Criteria. This HPOZ was implemented by Tom LaBonge as he walked out the door after serving his term. He had 8 years prior to implement but not a word. The City did not follow the General Plan, Zoning Consistency and prior rulings. This HPOZ Motion was set forth at the request of certain homeowners and I would like to add according to your HPOZ criteria if originated by a homeowner group you need 75% of the homeowners signatures which you did not have. This HPOZ is opposed by half of the homeowners. I would also like to add there was talk of the HPOZ in the residential district in the past and the same officers were in position in the 1990's. Why was this not moved forward at that time instead of allowing the whole area to be compromised

This HPOZ reeks of Nimbyism and political motivation

The Planning Commission in their wisdom removed the Apartment District from this HPOZ. I received a flyer this occurred as they were appointees and cheerleaders of Mayor Garcetti. I would like to point out this is propoganda and Fake News by the Miracle Mile Residential Association. The Planning Commission was just following the General Plan and proper planning and the laws on the books. It also appeared the Planning Commission had trouble getting past their deadlock vote of 4 to 4 because of the opposition from Homeowners to this Ordinance

I am the past President of the Miracle Mile Apartment and Commercial Owners Association representing over 100 Apartment Owners in the Miracle Mile area bounded 3rd St on the North 8th St on the South La Brea on the East and Fairfax on the West.

I served as President between the years of 1988 to 2005. During this time period I worked very closely with Councilman John Ferraro and his Council Office

I have served on the following committees with the City of Los Angeles and the Community

- Affordable Housing
- Wastewater Committee
- Public Safety Committee
- Citizens for Wilshire Metro Rail
- Miracle Mile Neighborhood Watch
- Major Participant for Wilshire Community Plan

Reviewed Individual Environmental Impact Reports for  
 Forest Development  
 Pacific Trade Center  
 Wilshire Blvd Alignment Subway  
 and many other Projects. In fact my comments were part of the Recirculation of the TIP General Plan Framework Volume 3 pages 25 and 26 bringing the subway alignment from Pico Blvd back to a Wilshire Blvd.

I don't understand why you are taking monies from the Federal Government and taxpayers and spending billions if you are not going to build out the density in these areas where you have subway stations so you can provide housing to families I.e. Attorneys, senior citizens, students allowing them to get out of their cars and take mass transportation. These are the neighborhoods where the density should be greater. Miracle Mile is one of the five Regional Commercial Centers including Downtown Los Angeles, Century City and Warner Center. These are the areas that allow high density

I worked with the community to set up one way streets within the Miracle Mile Apartment District working with the Council Office

I worked with the Councils Office to set up Neighborhood Watch working with Wilshire Division Police Department and the community. In fact all of the Neighborhood Watch signs within the Miracle Mile Apartment District originated and were paid for by our Association

I also received from Councilman John Ferraro in Recognition for Outstanding Civic Service Award  
The Community Service Award

My grandmother purchased this property in 1928 and paid for R 4 Zoning. My family and myself are third generation owners

I learned in 1989 the City was under mandate from the State of California CPC No 86-823 to bring the zoning into Consistency CPC No 85-027 CPC. At that time the Council Office said we were going to be down zoned to R 3 Zoning. I then organized the Miracle Mile Apartment and Commercial Owners Association. I was actively involved in opposing the downzoning. We worked with the Planning Department and Councilman John Ferraro's Office and it was determined by your Planning Department we indeed R 4 as we were completely surrounded by R4 zoning. A result the City ruled in our favor and Councilman John Ferraro placed a Motion originally referred on April 2 1990 and amended on April 30 1991 regarding the Intern Control Ordinance #163159 imposing regulations on the R4 residential development However a compromise was reached and there was a Zone Change from R-4 to R4 Q after much consideration. I was handed a Zoning by Councilman John Ferraro that would allow certain conditions i.e. waiving of parking requirements if Senior or Low Income Housing were built I.e. Affordable housing

Shortly thereafter we received notification a motion for Height Limit to 30 Ft was moving forward. According to your Zoning Consistency AB283 if 50% of an area was developed to a certain density that is the zone and height that must be applied I pulled plot maps of the whole Apartment District took pictures of each property North and South of Wilshire Blvd. over 50 % of the Apartments had already been developed at the R4 Density Our Association went in front of the Planning Commission with this information saying it was against our Constitutional Right to limit those remaining apartments within the Miracle District to a 30 ft Height limit when over 50% had already been developed to 45 ft height limit R-4. Ted Stein President of the Planning Commission sent this City Plan Case to the City Attorney's Office and the City Attorney ruled in our favor. The Motion was stopped against the objection of Renee Weitzer Planning Deputy for Council District 4

Soon thereafter I received notification a HPOZ for the Miracle Mile Apartment District was moving forward. I contacted the City Attorney's Office and was told to go to the Cultural Heritage Review Board meeting. I presented my argument along with Members of our Association and the Legal Council from Governor Pete Wilson's Office was there. He came up to me and asked for a copy of my speech. Shortly there after the Cultural Heritage Review Board Denied HPOZ for the Miracle Mile Apartment District.

I have a newspaper article quoting the L A Conservancy the Miracle Mile Apartment District does not qualify for HPOZ as the area has already been over 50% compromised. In addition the article quotes Renee Weitzer Councilman John Ferraro's Planning Deputy that John Ferraro does not support an HPOZ for the Miracle Mile This was in the early 1990's and the City of Los Angeles has since allowed massive development in the Miracle Mile Apartment District . Teresa Grimes preservation officer for the L A Conservancy is quoted as saying the architectural integrity of the area has been compromised. These comments were dated March 6 1991. The City has allowed massive development since these rulings

There is an 8 story apartment building directly across the Street from my property. The area between 8th St and Wilshire Blvd LaBrea to Fairfax has been totally compromised with new development.

The majority of the Apartments are already at market rate. Rent Stabilization may have been an argument in the early 1990's but because tenants move in and out every 2 years the rents are now market rate so the argument of saving low rents just isn't true any longer

If our property is designated an HPOZ this will be considered politically motivated, Spot Zoning, against my Constitutional Rights and a Taking Without Just Compensation.

Linda Scheid

2/22/2017

City of Los Angeles Mail - No HPOZ CPC No-2016-961-HPOZ

734 So Dunsmuir Ave  
Los Angeles California. 90036

Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

---

## Proposed Miracle Mile HPOZ- opposed

1 message

---

**david ordin** <ordindavid@gmail.com>  
To: sharon.dickinson@lacity.org

Wed, Feb 22, 2017 at 12:06 PM

Sharon,

I am a property owner in the proposed HPOZ area, and I am strongly opposed to instituting an HPOZ, Thank you.

Sincerely,  
David Ordin, owner  
1090-1092 S. Sycamore Ave.