

Randy Greenwald  
640 S. San Vicente Boulevard, Suite 475  
Los Angeles, California 90048  
(323) 954-1315

March 21, 2017

Members of the  
Planning and Land Use Management Committee  
City Hall, 200 N. Spring Street, Room 360  
Los Angeles, California 90012

*Hand Delivered*

Attention: Ms. Sharon Dickinson, Legislative Assistant

Re: Council File No. : 15-0183-S1 (Proposed) Miracle Mile HPOZ

Date: March 21, 2017

Time: 2:30 p.m.

Place: City Hall, Room 340, 200 N. Spring St., Los Angeles, CA 90012

Dear Members of the PLUM Committee and Ms. Dickinson:

I am an owner of multi-family property located on the west side of the block designated as 700 South Orange Grove Avenue/ South Ogden Drive ("Our Block"), adjacent to two major intersecting transit corridors - Wilshire and Fairfax - and along the Purple Line. **I support exclusion of Our Block.**

The City Planning Commission determined and Councilmember Ryu recommended that **Our Block** be excluded from the boundary of the (Proposed) HPOZ Miracle Mile. There is good reason:

1. 2 Billion Dollars are being invested in the Purple Line Subway Extension.
2. The only Portal to the Wilshire/Fairfax Station will be located on **Our Block**, within 500 walking feet. See Map marked Exhibit A, attached and incorporated in full.
3. Density near transit corridors and stations is a mandated goal and objective, achievable on **Our Block** only if it is excluded from the (Proposed) HPOZ.
4. The pervasive existing massing, scale, architecture and use which already surrounds and is part of **Our Block**, is high density 4 story - not 2, contemporary - not within the period of significance, and heavily influenced by commercial and cultural use, not residential(Exh.A)
5. Property owners on **Our Block** petitioned to be excluded from the (Proposed) HPOZ. A copy of said petition marked Exhibit B is attached and incorporated in full.

For reasons which include the above, I request Our Block be excluded and urge you to exclude our substantially separate and totally distinct Block and the others excluded by the Planning Commission from the boundary of the (Proposed) HPOZ so that they can be utilized for their current higher and better uses and be of greater benefit to this community in the long run. Thank you for your consideration.

Respectfully submitted,



Randy Greenwald

RG/ng  
Enclosures

**Randy Greenwald**

Members of the  
Planning and Land Use Management Committee  
March 21, 2017  
Page 2 of 2

*Hand Delivered*

cc: Honorable Jose Huizar, Council Member, District 14  
Honorable Marqueece Harris-Dawson, Council Member, District 8  
Honorable Gilberto Cedillo, Council Member, District 1  
Honorable Mitchell Englander, Council Member, District 12  
Honorable Curren D. Price, Jr., Council Member, District 9  
Sharon Dickinson, Legislative Assistant, PLUM Committee

Honorable Eric Garcetti, Mayor  
Honorable David Ryu, Council Member, District 4  
Honorable Herb J. Wesson, Council Member, District 10

# ZIMAS

Public

Search

Reports

Resources

News

Help

6030 W WILSHIRE BLVD Font: A A A +/-

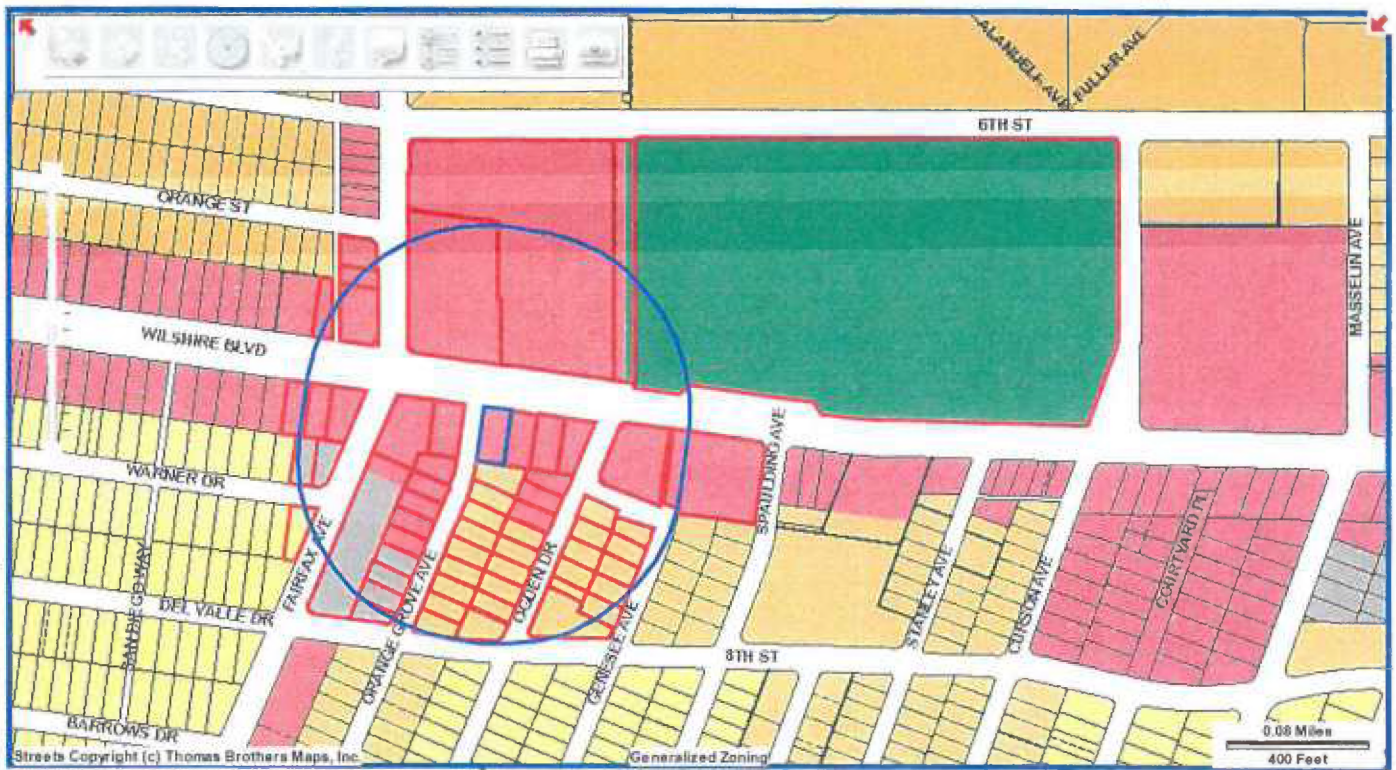
Address/Legal	
Site Address	6030 W WILSHIRE BLVD
Site Address	6028 W WILSHIRE BLVD
Site Address	6026 W WILSHIRE BLVD
Site Address	702 S ORANGE GROVE AVE
Site Address	704 S ORANGE GROVE AVE
Site Address	706 S ORANGE GROVE AVE
Site Address	708 S ORANGE GROVE AVE
Site Address	710 S ORANGE GROVE AVE
ZIP Code	90038
PIN Number	135B177 533
Lot/Parcel Area (Calculated)	11,400.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID B2
Assessor Parcel No. (APN)	5086010001
Tract	TR 6826
Map Reference	M B 86-82/84
Block	None
Lot	FR 3
Arb (Lot Cut Reference)	None
Use Class	1209177

**Radius Tool**

Buffer Distance: 500

Units: Feet Draw Buffer

Select all parcels within buffer radius



↑  
**500 FEET FROM PORTAL  
 ORANGE GROVE/OGDEN**

## EXHIBIT A

Terms & Conditions



**EXHIBIT A**

N  
 MAPPING AND GIS SERVICES  
 SCALE 1" = 100'

ACADEMY OF  
 NATIONAL PICTURES

LACMA PAGE MUSEUM

BROAD CONTEMPORARY ART MUSEUM

5900 WILSHIRE

PETERSEN MUSEUM

PARKING STRUCTURE



- NOTES:**
- MTA STAGING
  - PHOTO
  - NO CONTRIBUTOR

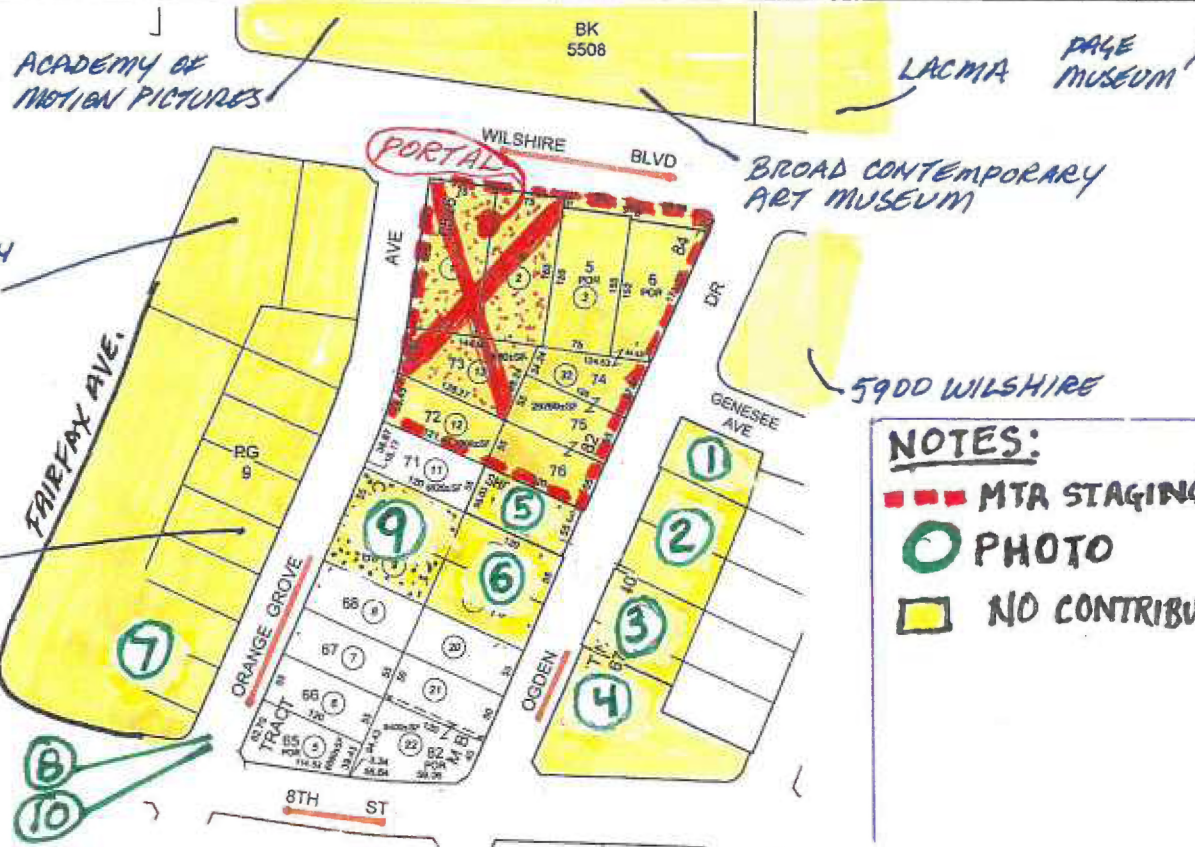




**EXHIBIT A**



MAPPING AND GIS SERVICES SCALE 1" = 100'



- NOTES:**
- MTR STAGING
  - PHOTO
  - NO CONTRIBUTOR





**EXHIBIT A**



3-15-17



2-14-17

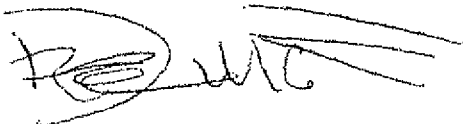
August 26, 2016

Ms. Renata Dragland  
City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
200 N. Spring St  
Room 601  
Los Angeles, CA 90012

Dear Ms.Dragland:

The property owners of parcels located on the 700 block of South Orange Grove Avenue and the 700 block South Ogden Drive oppose the proposed HPOZ and request that this block be excluded from the Zone. The signed petitions are attached.

Thank you for your consideration

A handwritten signature in black ink, appearing to read "David Wagner", with several horizontal lines extending to the right.

David Wagner  
749 S. Ogden Drive  
Los Angeles, CA 90036

EXHIBIT B

Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Dragland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
Room 601  
200 N. Spring Street  
Los Angeles, CA 90012

Via Federal Express  
Via Federal Express

August 23, 2016

Re: **Opposition to:**  
(Proposed) Historic Preservation Overlay Zone- Miracle Mile ("HPOZ")  
Case Number CPC-2016-961-HPOZ

Dear Mr. Bernstein and Ms. Dragland:

We are the property owners of parcels located within the proposed HPOZ. Our properties are on the block designated as 700 South Orange Grove Avenue and 700 South Ogden Drive. Together 700 South Orange Grove and 700 South Ogden comprise one physical block at the North-westernmost boundary of the proposed HPOZ that is naturally bounded by Wilshire Boulevard on the north and 8<sup>th</sup> Street on the south (collectively referred to as "Our Block").

We oppose inclusion of our properties in the proposed HPOZ.

We respectively request that Our Block be excluded from the proposed HPOZ for the following reasons:

1. The northern half of Our Block is already outside the boundary of the proposed HPOZ. The northernmost portion includes the future site of the portal to the Wilshire/Fairfax Subway Station, the current construction staging area for the Westside Subway Extension, and LACMA's proposed site for a parking structure along Ogden Drive.
2. Our properties are located on the same block within approximately 500 feet walking distance of the site of the portal to the Wilshire/Fairfax Subway Station. Transit ridership would benefit from a residential density higher than allowed by the proposed HPOZ because it is adjacent to this new major transit station and along its transit corridor.
3. The entire west side of 700 South Orange Grove is occupied by the Petersen Automotive Museum which is already outside the boundary of the proposed HPOZ.
4. Exclusion of our parcels on the east side of 700 South Orange Grove has no impact on the pending application of the proposed HPOZ on blocks other than on Our Block.
5. All parcels on the east side of 700 South Ogden Drive are Non-Contributing parcels. Thus, exclusion of our parcels on the west side of 700 South Ogden has no impact on the pending application of the proposed HPOZ on blocks other than on Our Block

— | —



Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Dragland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
August 23, 2016  
Page 2 of 2

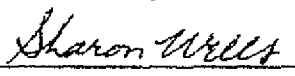
Via Federal Express  
Via Federal Express

6. Implementing the proposed HPOZ on Our Block would be an unlawful taking of our property.

We respectfully request that each of our parcels that make up Our Block be excluded from the proposed HPOZ.

NAME - SIGNATURE - PROPERTY DESCRIPTION (ADDRESS OR LOT NUMBER)

DAVID WAGNER  749 S. OGDEN DR #1  
LOS ANGELES, CA 90036

Sharon Wells  Sharon Wells 749 S. Ogden Dr. Los Angeles CA 90036

---

---

---

---

---

---

---

cc: The Honorable Eric Garcetti, Mayor of the City of Los Angeles Via Federal Express  
The Honorable David Ryu, Council Member of the 4<sup>th</sup> Council District Via Federal Express

— 2 —

Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Drangland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
August 23, 2016  
Page 2 of 2

Via Federal Express  
Via Federal Express

6. Implementing the proposed HPOZ on Our Block would be an unlawful taking of our property.

We respectfully request that each of our parcels that make up Our Block be excluded from the proposed HPOZ.

NAME - SIGNATURE - PROPERTY DESCRIPTION (ADDRESS OR LOT NUMBER)

Ron + Heidi Oku 72678 So Orange Grove Ave

---

---

---

---

---

---

---

---

cc: The Honorable Eric Garcetti, Mayor of the City of Los Angeles Via Federal Express  
The Honorable David Ryu, Council Member of the 4<sup>th</sup> Council District Via Federal Express

— R A —

Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Dragland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
August 23, 2016  
Page 2 of 2

Via Federal Express  
Via Federal Express

6. Implementing the proposed HPOZ on Our Block would be an unlawful taking of our property.

We respectfully request that each of our parcels that make up Our Block be excluded from the proposed HPOZ.

NAME - SIGNATURE - PROPERTY DESCRIPTION (ADDRESS OR LOT NUMBER)

Kathryn J. Davis, for The Davis Family Trust;

*Kathryn J. Davis*, 753 S. Ogden Drive, LA 90036

Warren J. Davis, for The Davis Family Trust

*Warren J. Davis* 753 S. Ogden Drive, LA 90036

---

---

---

---

---

---

---

---

cc: The Honorable Eric Garcetti, Mayor of the City of Los Angeles Via Federal Express  
The Honorable David Ryu, Council Member of the 4<sup>th</sup> Council District Via Federal Express

- 2 B -



Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Dragland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
August 23, 2016  
Page 2 of 2

Via Federal Express

Via Federal Express

6. Implementing the proposed HPOZ on Our Block would be an unlawful taking of our property.

We respectfully request that each of our parcels that make up Our Block be excluded from the proposed HPOZ.

NAME - SIGNATURE - PROPERTY DESCRIPTION (ADDRESS OR LOT NUMBER)

T. R. GREENWALD		740 S. ORANGE AVENUE 744 S. ORANGE AVENUE 748 S. ORANGE AVENUE
-----------------	---	--

---

---

---

---

---

---

---

---

cc: The Honorable Eric Garcetti, Mayor of the City of Los Angeles Via Federal Express  
The Honorable David Ryu, Council Member of the 4<sup>th</sup> Council District Via Federal Express

- 20 -

Peter Merlin  
1118 Point View Street  
Los Angeles, CA, 90035  
August 24, 2016

Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Dragland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
Room 601  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Opposition to:  
(Proposed) Historic Preservation Overlay Zone- Miracle Mile ("HPOZ")  
Case Number CPC-2016-961-HPOZ

Dear Mr. Bernstein and Ms. Dragland:

As a representative of the owner at 754 Orange Grove, I request that the east side of Orange Grove be excluded from the Miracle Mile HPOZ.

An HPOZ is contextual. But in the context of the Wilshire Fairfax subway station, the Peterson Museum make-over, the Renzo Piano addition to the Museum of Motion Pictures, the expansion of LACMA bridging Wilshire to the south side of Wilshire, and the recently completed thru-lot apartment development at 730-736 Orange Grove, the two "contributors" on the ARG map in the 700 block have become outliers. Just in the same way, a boxy McMansion built on a block of single-story Spanish eclectic bungalows from the 1920's would also be an outlier.

The Planning Department should not impose this zoning overlay on such adjacent properties. As an architect, I recommend that the District Boundary be narrowed to exclude all properties north of 8th street so as to create a buffer between the proposed HPOZ and the above referenced development. But if this is not the general consensus I urge the department to exclude the east side of the 700 block of Orange Grove at the north-west perimeter of the proposed HPOZ. It is apparently not a big deal to reduce the size of a proposed HPOZ as opposed to the ex post facto process of enlarging its boundary. I urge the Department to take this path.

Very truly yours,

Peter Merlin  
Retired Architect



cc: The Honorable David Ryu, Council Member of the 4th Council District



Mr. Kenneth Bernstein, Manager and Principal City Planner  
Ms. Renata Dragland, City Planning Associate  
Office of Historic Resources  
Los Angeles Department of City Planning  
August 23, 2016  
Page 2 of 2

Via Federal Express  
Via Federal Express

6. Implementing the proposed HPOZ on Our Block would be an unlawful taking of our property.

We respectfully request that each of our parcels that make up Our Block be excluded from the proposed HPOZ.

NAME - SIGNATURE - PROPERTY DESCRIPTION (ADDRESS OR LOT NUMBER)

Debra Cowan } Debra Coward and Roger Cowan  
Roger Cowan } Managing Members Urbanopolitan, LLC 739 S. Ogden Drive  
Los Angeles, CA

---

---

---

---

---

---

---

---

cc: The Honorable Eric Garcetti, Mayor of the City of Los Angeles Via Federal Express  
The Honorable David Ryu, Council Member of the 4<sup>th</sup> Council District Via Federal Express

— R E —