

Google Groups

PLUM meeting 3-21-17 - Please vote FOR Miracle Mile HPOZ - not CPC boundaries

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

To:

COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLE
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER CURREN D. PRICE, JR.

Thank you for your thoughtful attention to the HPOZ for Miracle Mile this afternoon. I so much wanted to be there to speak, but had to work.

I have been a resident renter at 757 S. Detroit Street for the last 16 years. This is my home. It is a small 2-up, 2-down apartment building built in 1926 with all the character details of that historical period: hardwood floors, coved ceilings, French windows, Juliet balconies and more. It is a like living in a permanent home rather than a temporary apartment. For more than 90 years, it has reflected the elegance, the grace and charm of early Los Angeles - a Miracle indeed! PLEASE SAVE the historic character of our neighborhood by passing the full HPOZ district WITHOUT restricting it to the later CPC boundaries.

I understand too well that Los Angeles needs new housing, and I agree that having a Wilshire corridor of highrises could dramatically improve our housing stock. But the larger intention of that plan is to save the historic neighborhoods behind the commercial buildings that line Wilshire, not to raze them as well. PLEASE save our neighborhoods as well as those character buildings that front onto Wilshire, like the Wiltern, the Ebell, the Desmond, the El Ray and more, so we can revel in the history of Los Angeles.

Once gone, they can never be replaced.

The HPOZ boundaries are critical to me, since I am one of those directly affected. My building (with four addresses - 757 & 759 S Detroit and 5353 & 5355 8th Street) is within the HPOZ plan but just outside the CPC border. Using the CPC borders will put at risk 79 historic buildings, including so many beautiful ones on my street.

In addition, thanks to the foresight of city planners, my apartment is rent-controlled. The huge Wilshire-LaBrea apartment block on the corner charges FOUR TIMES per square foot than I pay, just a block away. It is filled with transitional renters, singles who move in and out, not for those of us who want to build a community. If we are not in the HPOZ zone, our building will certainly be torn down for apartment buildings as well, and we would be evicted.

I am a film producer making Emmy Award-winning feature films and documentaries. I am part of what makes Los Angeles and Hollywood famous around the world. But making documentaries, doesn't make me rich; I'm the working class of filmmakers. If our apartment is converted, I don't know where else I could afford to live in Los Angeles. As it is, half of my income goes to rent. There are plenty of subsidies and tax credits to help homeowners, but none for renters, despite my investment in this property for 16 years.

I grew up in a 150-year-old farmhouse in Ohio that my family restored ourselves. I honor the history and traditional architecture that is our American heritage. Especially in Los Angeles, we have been too blythe to throw away our history.

PLEASE vote for the HPOZ, not the CPC! SAVE the Miracle Mile! Thank you for your kind attention,
Julie Janata