

Special Meeting -  
Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works  
Edward R Roybal Hearing  
Room 350 - 9:00 AM  
200 North Spring Street,  
Los Angeles, CA 90012

One Minute Speech  
Diane Fletcher-Hoppe, Ph.D.

I have been a resident and property owner in the Oxford Triangle for 32 years. I live across from Thatcher Yard. Please don't ruin the Oxford Triangle by making it denser, and by ruining the scale and character of a R1 single family residence neighborhood.

High Density housing at the Thatcher Yard will magnify our current gridlock at the intersection of Washington and Lincoln.

The City Council plan is counter-productive in that Thatcher Yard property is extremely expensive when they could sell Thatcher Yard for much more money and buy less expensive housing elsewhere. But why should we all be fighting, when you could make much better use of the money and help the deserving by giving them housing in an area where more units could be developed and in a community that is much less expensive for them as well?

Submitted in \_\_\_\_\_ Committee  
Council File No: \_\_\_\_\_  
Date: 12-7-16  
Submitted at HHP Committee  
Council File No: 16-0600-8747  
Item No: 1  
Dep: PUBLIC

Special Meeting – Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works Edward R. Roybal Hearing Room 350  
200 North Spring Street, Los Angeles, California 90012

Date: 12-7-16  
Submitted in HAP Committee  
Council File No: 16-0600-S145  
Item No.: 1  
Deputy: PUBUC

RE: Item No. 16-0600-S145

My name is Dan Whalen, AIA. I'm a Registered Architect and 30-year resident of the Oxford Triangle, and I co-authored the 1988 community input for the final City-approved Oxford Triangle Specific Plan.

The Thatcher Yard site is being presented by Councilman Bonin as a way to house homeless people, but as currently proposed, it would provide just 8-15 permanent supportive housing units.

This is in reality a way to fast-track a large multi-family development that would:

- be landlocked in the middle of a small single family neighborhood;
- require an inappropriate zoning change; and
- violate the Oxford Triangle Specific Plan.

Another site located on Manchester Avenue has none of these major Planning and Zoning issues, but was deemed "not suitable for development".

Housing our homeless has rightly become one of our City's priorities. However, to ensure that we don't create other long-lasting problems for our residents, a more inclusive and transparent process must be enacted.

To date, this process has been hastily prepared, without the typical community input and without following proper planning, land-use and regulatory procedures.

If approved, the Thatcher Yard development will have a profound and long-lasting negative impact on our neighborhood and a very small positive impact on the homeless crisis.

I recommend the Thatcher Yard be re-considered, not for a multi-family development, but rather for sale by the City at market value.

Special Meeting – Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works Edward R. Roybal Hearing Room 350  
200 North Spring Street, Los Angeles, California 90012

RE: Item No. 16-0600-S145

My name is Dan Whalen, AIA. I'm a Registered Architect and 30-year resident of the Oxford Triangle, and I co-authored the 1988 community input for the final City-approved Oxford Triangle Specific Plan.

The Thatcher Yard site is being presented by Councilman Bonin as a way to house homeless people, but as currently proposed, it would provide just 8-15 permanent supportive housing units.

This is in reality a way to fast-track a large multi-family development that would:

- be landlocked in the middle of a small single family neighborhood;
- require an inappropriate zoning change; and
- violate the Oxford Triangle Specific Plan.

Another site located on Manchester Avenue has none of these major Planning and Zoning issues, but was deemed "not suitable for development".

Housing our homeless has rightly become one of our City's priorities. However, to ensure that we don't create other long-lasting problems for our residents, a more inclusive and transparent process must be enacted.

To date, this process has been hastily prepared, without the typical community input and without following proper planning, land-use and regulatory procedures.

If approved, the Thatcher Yard development will have a profound and long-lasting negative impact on our neighborhood and a very small positive impact on the homeless crisis.

I recommend the Thatcher Yard be re-considered, not for a multi-family development, but rather for sale by the City at market value.

Special Meeting – Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works Edward R. Roybal Hearing Room 350  
200 North Spring Street, Los Angeles, California 90012

RE: Item No. 16-0600-S145

My name is Dan Whalen, AIA. I'm a Registered Architect and 30-year resident of the Oxford Triangle, and I co-authored the 1988 community input for the final City-approved Oxford Triangle Specific Plan.

The Thatcher Yard site is being presented by Councilman Bonin as a way to house homeless people, but as currently proposed, it would provide just 8-15 permanent supportive housing units.

This is in reality a way to fast-track a large multi-family development that would:

- be landlocked in the middle of a small single family neighborhood;
- require an inappropriate zoning change; and
- violate the Oxford Triangle Specific Plan.

Another site located on Manchester Avenue has none of these major Planning and Zoning issues, but was deemed "not suitable for development".

Housing our homeless has rightly become one of our City's priorities. However, to ensure that we don't create other long-lasting problems for our residents, a more inclusive and transparent process must be enacted.

To date, this process has been hastily prepared, without the typical community input and without following proper planning, land-use and regulatory procedures.

If approved, the Thatcher Yard development will have a profound and long-lasting negative impact on our neighborhood and a very small positive impact on the homeless crisis.

I recommend the Thatcher Yard be re-considered, not for a multi-family development, but rather for sale by the City at market value.

Special Meeting – Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works Edward R. Roybal Hearing Room 350  
200 North Spring Street, Los Angeles, California 90012

RE: Item No. 16-0600-S145

My name is Dan Whalen, AIA. I'm a Registered Architect and 30-year resident of the Oxford Triangle, and I co-authored the 1988 community input for the final City-approved Oxford Triangle Specific Plan.

The Thatcher Yard site is being presented by Councilman Bonin as a way to house homeless people, but as currently proposed, it would provide just 8-15 permanent supportive housing units.

This is in reality a way to fast-track a large multi-family development that would:

- be landlocked in the middle of a small single family neighborhood;
- require an inappropriate zoning change; and
- violate the Oxford Triangle Specific Plan.

Another site located on Manchester Avenue has none of these major Planning and Zoning issues, but was deemed "not suitable for development".

Housing our homeless has rightly become one of our City's priorities. However, to ensure that we don't create other long-lasting problems for our residents, a more inclusive and transparent process must be enacted.

To date, this process has been hastily prepared, without the typical community input and without following proper planning, land-use and regulatory procedures.

If approved, the Thatcher Yard development will have a profound and long-lasting negative impact on our neighborhood and a very small positive impact on the homeless crisis.

I recommend the Thatcher Yard be re-considered, not for a multi-family development, but rather for sale by the City at market value.

Special Meeting – Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works Edward R. Roybal Hearing Room 350  
200 North Spring Street, Los Angeles, California 90012

RE: Item No. 16-0600-S145

My name is Dan Whalen, AIA. I'm a Registered Architect and 30-year resident of the Oxford Triangle, and I co-authored the 1988 community input for the final City-approved Oxford Triangle Specific Plan.

The Thatcher Yard site is being presented by Councilman Bonin as a way to house homeless people, but as currently proposed, it would provide just 8-15 permanent supportive housing units.

This is in reality a way to fast-track a large multi-family development that would:

- be landlocked in the middle of a small single family neighborhood;
- require an inappropriate zoning change; and
- violate the Oxford Triangle Specific Plan.

Another site located on Manchester Avenue has none of these major Planning and Zoning issues, but was deemed "not suitable for development".

Housing our homeless has rightly become one of our City's priorities. However, to ensure that we don't create other long-lasting problems for our residents, a more inclusive and transparent process must be enacted.

To date, this process has been hastily prepared, without the typical community input and without following proper planning, land-use and regulatory procedures.

If approved, the Thatcher Yard development will have a profound and long-lasting negative impact on our neighborhood and a very small positive impact on the homeless crisis.

I recommend the Thatcher Yard be re-considered, not for a multi-family development, but rather for sale by the City at market value.



Special Meeting – Homelessness and Poverty Committee  
Wednesday, December 7, 2016  
Board of Public Works Edward R. Roybal Hearing Room 350  
200 North Spring Street, Los Angeles, California 90012

RE: Item No. 16-0600-S145

My name is Dan Whalen, AIA. I'm a Registered Architect and 30-year resident of the Oxford Triangle, and I co-authored the 1988 community input for the final City-approved Oxford Triangle Specific Plan.

The Thatcher Yard site is being presented by Councilman Bonin as a way to house homeless people, but as currently proposed, it would provide just 8-15 permanent supportive housing units.

This is in reality a way to fast-track a large multi-family development that would:

- be landlocked in the middle of a small single family neighborhood;
- require an inappropriate zoning change; and
- violate the Oxford Triangle Specific Plan.

Another site located on Manchester Avenue has none of these major Planning and Zoning issues, but was deemed "not suitable for development".

Housing our homeless has rightly become one of our City's priorities. However, to ensure that we don't create other long-lasting problems for our residents, a more inclusive and transparent process must be enacted.

To date, this process has been hastily prepared, without the typical community input and without following proper planning, land-use and regulatory procedures.

If approved, the Thatcher Yard development will have a profound and long-lasting negative impact on our neighborhood and a very small positive impact on the homeless crisis.

I recommend the Thatcher Yard be re-considered, not for a multi-family development, but rather for sale by the City at market value.

Diane Fletcher-Hoppe, Ph.D.  
950 Oxford Ave.  
Marina Del Rey, CA 90292  
(310) 305-0129  
dfletcherhoppe@aol.com

Date: 12-7-16  
Submitted by: HHP Committee  
Council File No: 16-0600-514g  
Item No: 1  
Dept: PUBLIC

December 7, 2016

Subject: Thatcher Yard Development

To whom it may concern,

I have been a resident and property owner in the Oxford Triangle for 32 years. I live across from Thatcher Yard. Please don't ruin the Oxford Triangle by making it denser and ruining the scale and character of the R1 single family residence neighborhood.

I am against the recommendation of developer Thomas Safran & Assoc. because he is designing 84-152 residential units which will ruin our neighborhood without consulting with us. We are told repeatedly that Oxford Triangle Community discussions will be held and our needs will be considered; But the OT Neighborhood is united in wanting R-1 single family residence zoning and what we want is not even being considered. Instead a lie is regularly perpetrated that you have, are and will be working with us when you have clearly already decided and chosen something we absolutely do not want. What happened to the democratic process?

High density housing at the Thatcher Yard will magnify our current grid-lock at the intersection of Washington and Lincoln. Our Triangle is essentially a cul-de-sac with an open access on one side, Washington Blvd, and no access on two closed sides, Admiralty and Lincoln. The approximately 84-152 new planned units will bring in many hundreds new neighbors and their cars to our little cul-de-sac which already requires 2 and sometimes 3 lights in order to enter or exit. We will be trapped.

The City Council plan is counter-productive in that they are using land that is extremely expensive when they could sell Thatcher Yard for much more money to a group that will build and sale single family residences, R 1.

We are well organized and prepared to fight this through all the legal and political channels. But why should we all be fighting, when you could make much better use of the money and help the deserving by giving them housing in an area that would allow many more units to be developed and in a community that is much less expensive for them as well?

Respectfully,



Diane Fletcher-Hoppe, Ph.D.



Subj: **Opposition to Safran's Development of Thatcher Yard**  
Date: 12/7/2016 12:12:39 A.M. Pacific Standard Time  
From: [DFletcherHoppe@aol.com](mailto:DFletcherHoppe@aol.com)  
To: [clerk.webfeedback@lacity.org](mailto:clerk.webfeedback@lacity.org), [clerk.nbid@lacity.org](mailto:clerk.nbid@lacity.org)  
CC: [dfletcherhoppe@aol.com](mailto:dfletcherhoppe@aol.com)

**Diane Fletcher-Hoppe, Ph.D.**  
950 Oxford Ave.  
Marina Del Rey, CA 90292  
(310) 305-0129  
[dfletcherhoppe@aol.com](mailto:dfletcherhoppe@aol.com)

**December 6, 2016**

**Subject: Opposition to Dense Thatcher Yard Development**

To whom it may concern,

I have been a resident and property owner in the Oxford Triangle for 32 years. I live across from Thatcher Yard. Please don't ruin the Oxford Triangle by making it denser and ruining the scale and character of the R1 single family residence neighborhood.

I am against the recommendation of developer Thomas Safran & Assoc. because he is designing 84-152 residential units which will ruin our neighborhood without consulting with us. We are told repeatedly that Oxford Triangle Community discussions will be held and our needs will be considered. The OT Neighborhood is united in wanting R-1 single family residence zoning and what we want is not being considered. Instead a lie is regularly perpetrated that you have, are and will be working with us when you have clearly already decided and chosen something we absolutely do not want.

High density housing at the Thatcher Yard will magnify our current grid-lock at the intersection of Washington and Lincoln. Our Triangle is essentially a cul-de-sac with an open access on one side, Washington Blvd, and no access on two closed sides, Admiralty and Lincoln. The 84-152 new planned units will bring in many hundreds new neighbors and their cars to our little cul-de-sac which already requires 2 and sometimes 3 lights in order to enter or exit. We will be trapped.

The City Council plan is counter-productive in that Thatcher Yard is extremely expensive when they could sell Thatcher Yard for much more money and buy less expensive housing elsewhere.

We are well organized and prepared to fight this through all the legal and political channels. But why should we all be fighting, when you could make much better use of the money and help the deserving by giving them housing in a less expensive area where more units could be developed and in a community that is much less expensive for them as well?

Respectfully,

**Diane Fletcher-Hoppe, Ph.D.**

Carl Hoppe  
950 Oxford Ave  
Marina Del Rey, CA 90292  
310-305-0129  
carlhoppe@aol.com

Date: 12-7-14  
Submitted to: H3P Committee  
Council File No: 16-0600-5145  
Item No.: 1  
Deputy: PUBLIC

Wednesday, December 07, 2016

To the Homelessness and Poverty Committee  
RE: development of the Thatcher Yard

Dear Committee:

I have been a resident of the Oxford Triangle since 1975. Councilman Bonin is planning to add 84 to 152 units to the former maintenance yard at the end of Thatcher. Don't do this. It will ruin the scale and character of our family friendly community. We are a middle income neighborhood of some 350 one or two story single-family houses on small lots. The proposal to adding so many residential units to our neighborhood represents an increase of 25% to 45%. We are already overcrowded. This will make density much worse.

Councilman Bonin has represented that he consulted with the community before making the decision to hire a developer for his project. This is not true. There's has been no community consultation. Instead we are to be presented with one done deal or another done deal, but neither deal conforms to what we need.

Things are extremely crowded here. It takes two light cycles in the mornings to get from the end of Thatcher Avenue across Lincoln, sometimes more. The same is true coming west in the evening from Walgrove Ave. It is difficult to get out of this neighborhood onto Washington Boulevard or to get back in because drivers on Washington block the intersections. Parking in the neighborhood is already difficult. What will it be if there is a 25% to 45% increase?

Thatcher yard is best developed as one or two story houses on small lots like the rest of the Oxford Triangle neighborhood. The scale and character of our residential neighborhood must be preserved.

Family-friendly neighborhoods are disappearing in Los Angeles. Please save the single-family, residence character and scale of our neighborhood.

Yours truly,

Carl Hoppe

