

Steven Appleton
2825 Benedict St.
Los Angeles, Ca 90039

Councilmember Huizar, Chair, Planning and Land Use Management Committee
Councilmember Cedillo, Vice Chair, Planning and Land Use Management Committee
Councilmember Mitchell Englander

Dear Committee Members,

I am writing in support of Councilmember O'Farrell's motion (second Labonge) to instruct Department of City Planning to update the Qualified Conditions ("Q Conditions") for Elysian Valley. Now more than seven months after Councilmember O'Farrell's initial motion and referral to Committee, much has transpired in the Elysian Valley river zone and this matter is truly urgent.

The Army Corp Alt 20 recommendation has positioned this small area of some 8,000 residents in the center of real estate speculation. The Q Conditions pertain to Commercial Manufacturing (CM) properties, many at the river's edge. In less than two years, half of the 30 rivers side properties have changed hands at every escalating values. Yet, Elysian Valley Elysian Valley's current Q Conditions do not reflect the recommendations of recent study efforts, such as the Housing and Urban Development sponsored "NELA Collaborative Study" that included the deep involvement of Department of City Planning. Councilmember O'Farrell's motion is the outgrowth of substantial study. He has the broad support of planners, business interests, and local community.

Though I am writing on my own behalf, I can also report that Councilmember O'Farrell's proposal emerges from close work with the Environment and Land Use Committee of the Elysian Valley Riverside Neighborhood Council of which I am Chair.

Elysian Valley is a tightly knit community of small bungalows with a strip of manufacturing properties (many at river's edge) that have historically provided jobs for locals and space for an established creative economy. By all measures this stretch of the river is one of the most unique due to its high water table and soft bottom where wildlife and plants are abundant. This summer more than 1600 paddled the Los Angeles River here and a simple pop-up cafe "visitor center" by Friends of the Los Angeles River ("the Frogspot") attracted more than 12,000 visitors. The area also boasts examples of industrial architecture that are poised for adaptive reuse. Study efforts have concluded that this area offers Los Angeles truly unique opportunities for continuing and growing a creative economy that is river-centric. At the risk of losing this opportunity, current Q Conditions need urgent update.

Please approve Councilmember O'Farrell's motion and move rapidly to modify Elysian Valley Q Conditions.

Sincerely,

A handwritten signature in black ink, appearing to read "S Appleton", with a long horizontal flourish extending to the right.

Steven Appleton