



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

14-0656

**Case number CPC-2016-961-HPOZ**

1 message

**Alex Stemkovsky** <astemkovsky@yahoo.com>  
Reply-To: Alex Stemkovsky <astemkovsky@yahoo.com>  
To: "Sharon.Dickinson@lacity.org" <Sharon.Dickinson@lacity.org>

Thu, Sep 1, 2016 at 6:21 PM

Dear Mrs. Dickinson,

My name is Alex Stemkovsky and I live at 839 S. Curson Ave. 90036. I wanted to write to you to voice my opposition to the proposed HPOZ for the Miracle Mile in Los Angeles.

I have a few points why this measure would be stifling to homeowners.

First, we already have the Baseline Mansionization and Baseline Hillside Ordinances (BMO and BHO), which regulate development in single-family residential zones citywide. This measure must be given a chance to work.

Second, Miracle Mile is a middle class/working class neighborhood. The regulation would impose an undue financial burden on working class families who may want to renovate the exterior of their homes. As an example, I replaced my windows with vinyl windows from Home Depot. The cost was \$9500. These windows would not be allowed under HPOZ. Under HPOZ I would be compelled to install new frames to match the existing frames which would cost \$19,000. I researched this before replacing my windows. I simply could not afford the new frames. These expenses are too great for working class families.

Third, the landlords in the area would be forced to increase rents due to the fact that renovations would be far more costly than they would be without HPOZ regulations. I realize that we have rent control, however, the initial rent charged when one first moves in would increase tremendously. Moreover, many landlords in the area do not raise rent consistently. They would, however, be forced to constantly raise rents if the renovations would cost them far more than they would otherwise.

Fourth, Solar Panels would not be allowed if they are visible from the street. My home is a single family home and the roof is visible from the street. Thus, I would not be able to take advantage of solar panels to save on electric bills and do some good for the environment.

The most equitable way to address the problem of large homes is, as you have already done, to address the square footage of new construction. The HPOZ regulations touches on too many ancillary items that have nothing to do with large homes being built. It effects families that do not wish to build new homes, but would like to do some renovation that should not cost an exorbitant amount.

Thanks very much for your time.

Sincerely,

Alex Stemkovsky