



Sharon Dickinson <sharon.dickinson@lacity.org>

Opposition to Miracle Mile HPOZ (Council File 15-0183-S1)

1 message

Anne Alexander <anne.alexander@gmail.com>

Sun, Feb 26, 2017 at 5:30 PM

To: sharon.dickinson@lacity.org

Dear Ms. Dickinson,

My husband and I own the duplex located at 1032/1034 S. Cloverdale, within the CD10 portion of the proposed Miracle Mile HPOZ. **We are opposed to the adoption of the HPOZ.**

As you are likely aware, the HPOZ was initially proposed by certain members of a voluntary homeowners' association as part of an anti-mansionization effort. As the process moved forward, proponents of the HPOZ also latched on to the HPOZ as the "only" means to ensure that the rent-stabilized units in the area be protected from demolition. Obviously, mansionization and housing affordability are valid concerns. However, the HPOZ is not the appropriate tool, and is overbroad as a method, to address them.

Mansionization can be addressed through R1 zoning. With respect to mansionization, this issue is being addressed in many other single-family neighborhoods in the city through the adoption of the R1 variation zones, without inappropriately impacting multi-family zones. This approach should be considered for the Miracle Mile as well.

Housing affordability must be addressed on a city-wide basis. With respect to the RSO units, as you know, housing affordability is an issue of city-wide concern (state-wide concern, to be more accurate) which must be addressed on a city- or state-wide basis. Through their stated position against Measure S, the majority of the City Council have shown their understanding of the importance of housing affordability to the future of Los Angeles. (I note that Councilmember Ryu, who has taken up the MMRA's effort to establish the HPOZ, is one of the few City Council members who have not taken a position against Measure S.) Additionally, with the recent passage of Measure HHH and the current proposal regarding affordable housing linkage fees, it is clear that both the Los Angeles electorate and their representatives at City Hall are committed to addressing housing affordability, homelessness and related issues. As such, in my view, it does not make sense to push ahead with a localized, historic preservation-based workaround to the affordable housing issue against the will of the majority of the property owners in the Miracle Mile.

Majority of RSO units within Proposed HPOZ not at risk. Not only is the HPOZ an inappropriate method to address the above concerns, but it should also be noted that the majority of the RSO units within the proposed HPOZ are simply not at risk of demolition. For the past two years, the single-family zoned properties within the proposed HPOZ have been protected from demolition and mansionization on a temporary basis by an ICO. However, the multi-family properties within the proposed HPOZ are not protected by the ICO. Nonetheless, as you can see from a walk through the neighborhood, the duplexes and fourplexes on Cloverdale and the surrounding streets are not being demolished and replaced with "McMansions," nor are their owners using the Ellis Act to evict the rent-stabilized units for other reasons. On the contrary, these buildings are doing their job of providing moderately priced rent-stabilized housing near transit and employment centers, and most are being maintained in beautiful, largely historic condition. These multi-family buildings, and the RSO units they provide, have value to their owners, occupants and surrounding neighborhood in their current state, and do not need an additional layer of regulation to "protect" them.

Increased costs under HPOZ likely to result in net decrease of affordable housing. This additional layer of "protection" in the form of the HPOZ, rather than helping maintain the affordable housing stock in the area, in fact is likely to have the opposite effect. The increased costs, both monetary and administrative, that would result from the adoption of the HPOZ could result in these properties turning over more quickly to developers who can afford to Ellis them, renovate them and bring the rents up to market. In other words, the net effect of the HPOZ on affordable housing is not likely to be positive.

I urge the PLUM Committee NOT to move forward with the proposed Miracle Mile HPOZ.

Thank you,
Anne Alexander



Sharon Dickinson <sharon.dickinson@lacity.org>

HPOZ: Please Keep Original Miracle Mile Boundaries. Do Not Exclude Area Btw 8th & Wilshire and Olympic.

1 message

Patricia A Plyley <annplyley@icloud.com>

Sun, Feb 26, 2017 at 11:26 AM

To: david.ryu@lacity.org, councilmember.wesson@lacity.org

Cc: sharon.dickinson@lacity.org, councilmember.cedillo@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, councilmember.huizar@lacity.org, councilmember.english@lacity.org

Hello David Ryu & Herb Wesson,

Please approve the HPOZ with the original boundaries that include our neighborhood between 8th & Wilshire and the properties along Olympic.

Ours is a lively neighborhood of historical buildings that provides stability and beauty in a quickly changing landscape.

We DO NOT view our neighborhood as an "opportunity for development." We are here and provide hundreds of RSO units. These RSO units are far more important in supporting ridership of public transportation than new high rises. We, in affordable housing, ARE the users of public transportation—the future occupants of expensive high rises (Who have secure parking) will NOT be active riders of public transportation. In fact, occupants of new high-density buildings will contribute to the already congested and very difficult traffic situation in the Miracle Mile.

Please also make note that opponents of the HPOZ are not in opposition to our RSO units. Their opposition is based on misinformation in regard to their control over their property.

We have heard, that six years ago a rented was told by their landlord that the neighborhoods above 8th and west of La Brea were already promised to developers. I feel like the potential loss of our neighborhood is a "sacrifice" to planners who base their city ideals on high-density occupancy around public transit stops.

Hey, you guys already have developed Orange Grove and Ogden between 8th & Wilshire. And, heaven knows, you have huge new developments around Hauser and just east of there. **LEAVE US ALONE. LEAVE OUR HISTORIC RSO BUILDINGS INTACT.** *The future residents of the Miracle Mile need us. We are and will be the breath of fresh air, the reminder of our historic past and a very pleasant place to walk on your way to the subway stop.*

DAVID RYU and HERB WESSON go to PLUM and fight for us. DEMAND that our historic buildings remain in the HPOZ. VOTE for the HPOZ in its original form.

Thank you.

Ann

Ann Plyley
749 1/2 S Genesee Avenue
Los Angeles, CA 90036
310 386 3973
annplyley@icloud.com



Sharon Dickinson <sharon.dickinson@lacity.org>

Support for HPOZ

2 messages

Jaacklyn Williams via MMRA <no-reply@miraclemilela.com>

Sun, Feb 26, 2017 at 9:33 AM

Reply-To: Jaacklyn Williams <Jaacklyn@hotmail.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

February 26, 2017**Re: Miracle Mile HPOZ Council File # 15-0183-S1****Dear Councilmember David Ryu, Councilmember Herb Wesson, and Members of the Planning and Land Use Management Committee:****I support the Miracle Mile Historic Preservation Overlay Zone (HPOZ) as approved by the Cultural Heritage Commission and request that the historic areas excluded by the City Planning Commission be reinstated.****I appreciate your ongoing efforts to protect my neighborhood. The Miracle Mile HPOZ will save our historic homes and multifamily buildings and bring much needed stability to our unique neighborhood.****Thank you,
Jaacklyn Williams
1268 S. Orange Dr.
Los Angeles, California 90019
Jaacklyn@hotmail.com**

Julie Hawkins via MMRA <no-reply@miraclemilela.com>

Sun, Feb 26, 2017 at 5:13 PM

Reply-To: Julie Hawkins <julie1mh@yahoo.com>

To: david.ryu@lacity.org, councilmember.wesson@lacity.org, sharon.dickinson@lacity.org, julia.duncan@lacity.org, jordan.beroukhim@lacity.org, HPOZ@miraclemilela.com

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Julie Hawkins
5755 W Olympic Blvd Apt D
Los Angeles, California 90036
julie1mh@yahoo.com**



Sharon Dickinson <sharon.dickinson@lacity.org>

Exclude West Side of S. Curson from HPOZ

1 message

Jill Fukumoto <jill.fukumoto@gmail.com>

Sun, Feb 26, 2017 at 1:10 PM

To: sharon.dickinson@lacity.org

Dear Councilmembers,

I would like to ask you to exclude the West side of South Curson, south of 8th st. from the Miracle Mile HPOZ.

*There are 23 properties on the west side of S. Curson and **only 5 are contributing properties.***

Please exclude the West side of South Curson from the Miracle Mile HPOZ.

Thanks