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February 23, 2017

Councilman David Ryu
200 N. Spring Street, Room 425
Los Angeles, CA 90012

Council File # 15-0183-S1 YES FOR MIRACLE MILE HPOZ

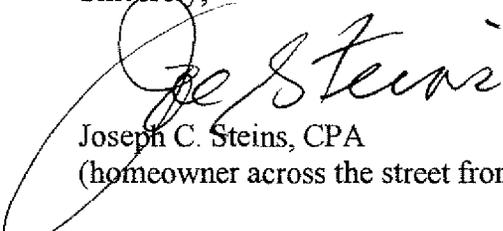
Dear Councilman:

My neighbor, Lawrence R. Moline, asked me to deliver this to you at the Town Hall meeting you conducted on Tuesday, February 23, 2017, at John Burroughs Middle School. As you will see, Mr. Moline lost his wife, Lola, this preceding Sunday, 2/19/2017 and accordingly was unable to attend the meeting but felt it was important enough to write the enclosed to explain why he felt HPOZ was good for the Miracle Mile. It is Mr. Moline's professional opinion as a landscape architect that the effects of the HPOZ and its history does not support the stated fears of the NO on HPOZ group.

I join with Mr. Moline in asking for your approval of the HPOZ for the Miracle Mile, a process in which the Miracle Mile Residential Association (MMRA) has been engaged for over two years at a cost to the MMRA of almost \$70,000 to date (including \$60,000 for the architectural survey by ARG).

Thank you for considering this in your deliberations of the HPOZ for the Miracle Mile.

Sincerely,



Joseph C. Steins, CPA
(homeowner across the street from Mr. Moline for 47 years)

cc with encl: Sharon Dickinson, PLUM Committee Secretary, Room 350 ✓
Nick Maricich, Director of Planning, Mayor's Office, Room 303

2.22.17

David Ryu
Councilman 4th District

Re: Miracle Mile Revised HPOZ Plan

Dear Councilman

My wife and I are much in **favor** of the plan, I need to let you know who we are and what our thoughts are on restricting the character of growth. This plan is not a plan that prevents growth, **only** its character.

My wife and I have a home at 1053 So. Sierra Bonita. This has been our home since 1963. My wife just died (February 19th 2017) and she had been an active supporter for preserving the neighborhood we have known for over 50 years.

I am a retired Landscape Architect, my firm continues with my initials (LRM), located in Culver City, in a practice of major commercial and institutional work. I hope this background provides some weight when I say that the building code will not prevent our area from the pressure to **over build** the properties in our HPOZ. Not only will the speculators want to maximize the structures they hope to profit from, but there is **no** review of the character vs. the structures on the street.

Yes, the HPOZ will add a layer of review, but will not bring to realization the stated fears of the No group.

There is history on the effects of the HOPZ and it is my opinion that this history does not support the stated fears of the no group.

A handwritten signature in black ink, appearing to read "Lawrence R. Moline". The signature is fluid and cursive, with a large initial "L" and "M".

Lawrence R. Moline
Property Owner 1053 So. Sierra Bonita Ave