



Wednesday, May 3, 2023 City Council Session Item (53) Hollywood Community Plan Update

Richard Abrams <abramsrl@gmail.com>

Tue, May 2, 2023 at 10:39 AM

To: Mayor Karen Bass <karen.bass@lacity.org>, Councilmember Nithya Raman <contactCD4@lacity.org>, councilmember.kevindeleon@lacity.org, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, councilmember.blumenfield@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.mcosker@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.lee@lacity.org, Council Member Krekorian <councilmember.Krekorian@lacity.org>, councilmember.hutt@lacity.org, councilmember.Price@lacity.org, councilmember.park@lacity.org, councilmember.hernandez@lacity.org, Hydee Feldstein <hydeefeldstein@yahoo.com>, Clerk.CPS@lacity.org

The attached comments are to be added to the official record on Hollywood Community Plan Update.

According to councilmember Hugo Soto-Martinez, he and CM Yaroslavsky and CM Raman have made major changes to the Update for the Hollywood Community Plan without doing an EIR of any type. Please see my attached memo which discusses the reasons that the Hywd Com Plan may not go forward with major amendments which have been added without any EIR. Sincerely, Rich Abrams



HCP2-1021.pdf
7934K

To: Los Angeles City Council, City Attorney, Mayor Karen Bass
From: Richard Lee Abrams, Hollywoodians Encouraging Logical
Planning (HELP)
RE: Major Changes to Hollywood Community Plan Update (21-0934)
with new EIR
City Council Hearing Date; Wednesday May 3, 2023
Date: Tuesday, May 2, 2023

Synopsis:

Starting in 2016, I have made major comments to the Update to the Hollywood Plan. At the last moment, councilmember Hugo Soto-Martinez (and CM Yaroslavsky and CM Raman) demand major changes to the Update without the public's having an EIR. Thus, the public has no way to know what specific changes they want and the public's role to provide comment after a careful consideration of his proposals has been totally eliminated. Councilmember Hugo Soto-Martinez goes as far as to a demand that the city council approve provisions which have not even been written yet and that the city attorney participate in writing them!

On August 17, 2021, the City gave its Notice of Completion and Availability of the Final Environmental Report. There has been close to two years for these councilmembers to follow the proper CEQA process. They may not wait until the week before the city council's hearing to add major amendments substantially impacting the Plan.

Brief Rendition of the Problem:

On April 21, 2023 councilmember Hugo Soto-Martinez wrote a letter saying he was displeased with the present state of the Update to the Hollywood Community Plan. His six page letter made many material changes to the Update and unless they were incorporated into the Update, he would not vote for it. Copy of April 21, 2023 attached

On April 24, 2023, councilmember Hugo Soto-Martinez orally insisted on major changes to the Update, but we have no copy of his statements. (CEQA does not allow oral modifications of EIRs.)

On April 29, 2023 councilmember Hugo Soto-Martinez placed a memo on the website for CD-13 setting forth more demanded changes for the Update. Copy attached. He stated, inter alia,

Along with Councilmembers Raman and Yaroslavsky, **we successfully added the following amendments to the plan** as it was being considered by the Planning Committee:

- Additional tenant protections, including relocation assistance for renters forced out of their homes and a provision requiring no net loss of affordable housing units for new developments
- The lifespan of affordable housing extended from 55 years to 99 years - the legal maximum.
- Additional affordability requirements in some areas to promote equity and consistency across the plan's jurisdiction.

Councilmember Martinez states he, Yaroslavsky and Raman have made “amendments” to the Update at a PLUM hearing, but he failed to state any CEQA provision which permits major changes without an EIR. Major changes require a new EIR. While the amendments are material, they are also vague making it impossible for the public to assess them. The public has not been provided a reasonable time to address the changes. What does “Additional affordability requirements in some areas to promote equity and consistency across the plan's jurisdiction” even mean? It is clear, however, that whatever Soto-Martinez means by “equity,” his notion of equity will apply to the entire plan, i.e., “across the plan’s jurisdiction.” What could be more material than something which applies to every aspect of the Plan? CEQA does not allow major amendments at the last minute on the whim of a councilmember.

His website then continued:

In addition to incorporating East Hollywood into the plan, we made it clear that **our support for approving it is contingent on the ability to make the following changes after its adoption:**

- Increased affordable housing and density.
 - o Add more affordable housing requirements for new developments.
 - o Rezone to build housing more easily on public land.
 - o Add adaptive reuse provisions so we can convert under-utilized office and commercial buildings into housing.
- Anti-displacement measures
 - o Expand anti-displacement provisions to all areas of the plan instead of only certain neighborhoods.
 - o Define and promote social housing models.
 - o Prevent building demolitions before replacement projects are approved.
- Sustainability and safety
 - o Reduce the car-centric uses in the plan.
 - o Reform parking requirements.
 - o Remove street-widening requirements.
 - o Study earthquake resilience to improve retrofitting.
 - o Additional sustainability measures, including an environmental justice program.

Notice the words, “**our support for approving it is contingent on the ability to make the following changes after its adoption.**” In other words, the Plan must include all these additions, vague and major as they are, into the Plan. CEQA does not allow the Plan to be committed to major changes which will be

drafted **after** it is adopted. If the councilmembers wish to make major changes, they have one legal option – do an EIR.

The City Council agenda for May 3, 2023 makes very clear that the DCP and the City Attorney will make these changes **after** the Plan is adopted. No CEQA provision allows the city attorney to draft provisions **after** it has been adopted.

9. INSTRUCT the DCP, in consultation with the City Attorney, to incorporate the amendments requested by Council Offices 4, 5, and 13 in their communications dated April 4, 2023 and April 21, 2023, and the additional recommendations submitted by Council District 13 at the April 24, 2023 PLUM Committee meeting and amend any of the proposed ordinances as instructed by the PLUM Committee and as necessary, to ensure consistency with the Hollywood Community Plan.

This is legal lunacy. These words mean that if the Update is approved, the DCP and the City Attorney will draft all the material changes which councilmember Hugo Soto-Martinez and Councilmembers Yaroslavsky and Raman desire without any EIR. No one has ever heard of the Plan being written **after** it has been adopted. In other words, the Update will have major provisions drastically altering the Update and the public will be deprived of an EIR. Who ever heard of adopting provisions for A Community Plan which have not even been drafted yet?

Project changes standing alone normally will not trigger requirements for further CEQA review. However, the lead agency must provide a reasoned basis supporting its conclusion that project changes would not result in new or substantially more severe significant impacts. (*American Canyon Cmty United for Responsible Growth v. City of American Canyon* (2006) 154 Cal.App.4th 1062.)

“The City approved the supercenter proposal without requiring supplemental environmental review under the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) or a major modification approval or conditional use permit

under its zoning ordinance. ¶ We conclude that the City prejudicially violated CEQA.” *American Canyon* 154 Cal.App.4th at 1067

Summary:

Councilmember Hugo Soto-Martinez’s actions are so filled with hubristic disregard for the law that it boggles the mind. It rests with the City Attorney to stop this behavior.



HUGO SOTO-MARTINEZ
Councilmember, Thirteenth District

Honorable Members of the City Council
Planning and Land Use Management Committee (PLUM)
% City Clerk, City Hall
200 N Spring St, Room 395
Los Angeles, CA 90012

April 21, 2023

RE: Hollywood Community Plan Update CF# 21-0934

Honorable Members of the PLUM Committee,

Colleagues, it is my enormous privilege to represent such a large swath of Hollywood and East Hollywood, and a pleasure to share responsibility for our community plan area with the Honorable Councilmembers Yaroslavsky and Raman. The bulk of the work undertaken on the Hollywood Community Plan Update (HCPU) predates all of our work as the elected representatives of our districts as this plan has experienced a series of delays due to legal challenges and the COVID-19 pandemic.

As of today I am conditionally supportive of approving this Community Plan Update. For the HCPU before us today I am requesting both the co-presented CPIO changes already mentioned in the letters submitted on behalf of Council Districts 4 and 5 as well as several specific requests for the Regional Center Subareas I represent.

My second condition for support of this Plan is based on the understanding that the work of planning in Council District 13 for Hollywood and East Hollywood cannot and will not stop with this update. During this update process I expect to confirm further commitment of staff and resources to bring forward a more holistic and targeted updated planning effort starting immediately after Council approves the HCPU.

Requested changes to the Community Plan Implementation Overlay (CPIO) co-presented with Council Districts 4 and 5 are as follows:

- **Additional Tenant Protections.** The CPIO should include a more robust set of regulations to protect existing tenants in covenanted units or rented by lower or very low

income households. Such policies should include no net loss of dwelling units, one-to-one replacement of existing affordable units, occupant protections such as the Right to Remain, Relocation, and Right to Return.¹

- **Covenant Terms.** The CPIO should recognize the long term need for affordable housing by extending the minimum required covenant term for CPIO Affordable Housing Projects from 55 to 99 years.²
- **On-site Affordability Requirements.** The CPIO should maintain consistent affordability requirements for both parts of the Corridors Subarea by increasing the On-Site Restricted Affordable Units percentages required for Corridors 2 Subarea CPIO Affordable Housing Projects to match those required for Corridors 1 Subarea.
- **AB 2097.** While the CPIO contains various regulations that provide for parking flexibility for changes of use and other scenarios, due to the implementation of AB 2097 (2022) which prohibits the imposition of parking requirements in many instances the CPIO should be updated to reflect that the City can no longer require parking within a ½ mile of public transportation as defined in the bill. I thank the Department for including in their report a map of areas within the Hollywood Community where AB 2097 applies.³ I further encourage the department of City Planning to add a layer to the City's ZIMAs mapping application to show the citywide boundaries of AB2097 locations in much the same way as it displays applicable Transit Oriented Communities.

Requested changes to the CPIO unique to Council District 13 are as follows:

- **Additional regulations for Hotels.** Currently the plan requires a Conditional Use Permit (CUP) for Hotel projects that require the removal of residential units in the Regional Center subareas (RC1A, RC1B, RC2, RC3). I am asking for a prohibition of new hotels which require the removal of residential units in these areas.⁴
- **Additional Hotel Process.** Additionally I request that a CUP be required for any new hotel in the Regional Center Subareas, consistent with the procedures of Los Angeles Municipal Code Section 12.24.U.⁵ I am also requesting the following findings be made for any Hotel CUP reviewed under this process:
 - That there is sufficient market demand for the Hotel or transient occupancy residential structure project proposed;
 - That the hotel or transient occupancy residential structure project will not unduly and negatively impact demand in the City for affordable housing, public transit, child-care, and other social services, taking into consideration the impact of the

¹ Option 9 & 10, page 10 of the [April 18th City Planning Directors Memo](#).

² Option 8, page 9 of the [April 18th City Planning Directors Memo](#).

³ [AB 2097 Eligible Parcels In Hollywood Community Plan Area](#)

⁴ Option 18, page 13 of the [April 18th City Planning Directors Memo](#).

⁵ Option 17 with modifications, page 13 of the [April 18th City Planning Directors Memo](#).

part-time or seasonal nature of work at the hotel or transient occupancy residential structure project and of project employees' expected compensation;

- That the applicant will take measures to employ residents of neighborhoods adjoining the hotel or transient occupancy residential structure project in order to minimize increased demand for regional transportation and to reduce demand for vehicle trips and vehicle miles traveled;
 - whether the applicant will take measures to encourage hotel workers and guests to use public transportation, cycling and other non-automotive means of transportation.
 - whether the hotel or transient occupancy residential structure project will displace or negatively impact small businesses in the immediate vicinity and whether the applicant will adopt any measures to increase demand for local goods and services.
 - Whether the project will negatively affect the availability of affordable and rent-stabilized housing within the plan area. The project shall not demolish any building in which rent stabilized or restricted affordable housing existed in the last ten years or convert in whole or in part a building in which rent stabilized or restricted affordable housing existed in the last ten years to a hotel or transient occupancy residential structure.
- **Increased Affordability Levels in the Regional Center:** The Regional Center of Hollywood is a jobs rich, transit rich portion of Los Angeles, and it must at the very least incentivize affordability ranges that correspond with that of the higher Transit Oriented Communities Incentives already available in areas with fixed rail stations. I support alignment of TOC Tier 4 affordability levels in the CPIO.⁶
 - **Adjust Base FARS in the Regional Center Subareas.** To promote affordable housing production incentive the analysis provided by H&A Advisors indicates that de facto increases to the RC subarea base FARs will reduce the feasibility of overall production of onsite affordable housing even to below the current TOC requirement levels today. Therefore I request that base FARs in the Regional Center Subareas not be increased as recommended by the City Planning Commission. While I believe that the core of Hollywood would benefit from increased bonus density and I make this recommendation reluctantly, I cannot support FAR increases that would undercut the amount of onsite affordable housing possible for market rate projects until such time as incentive based affordable housing programs are replaced by mandatory inclusionary programs.⁷
 - **Reinforce Non-residential Public Benefit Incentives.** I support the recommendations to increase the required benefits offered by non residential projects, among them increased linkage fees, and increased publicly accessible open space.⁸

⁶ Option 12, page 10 of the [April 18th City Planning Directors Memo](#).

⁷ Option 3 & 11 page 6 & 10 of the [April 18th City Planning Directors Memo](#)

⁸ Option 6 & 7 page 8 & 9 of the [April 18th City Planning Directors Memo](#).

- **Amend the CPIO Historic Eligibility.** amend the CPIO to include survey eligible parcels with the California Historical Resources Status Code of 5S3 to the list of historic resources.⁹
- **Include Enhanced Demolition Review Procedures for National Register District.**¹⁰

Requested Additional Council District 13 Planning Tasks for Hollywood and East Hollywood Beyond the Hollywood Community Plan Update:

The work of planning is not a static work product, but an ongoing effort which can never be finished. The urgency to finish all 35 Community Plan Updates is related to the fact that land use policies need regular updates. Many of our plans are decades older than they should be. The Hollywood Community Plan Update does improve on the 1988 Plan, but it does not finish the essential work I believe is required for Hollywood and East Hollywood. Additional work needs to be done to accelerate the production of higher densities of housing, particularly affordable housing, prevent displacement and gentrification, and increase sustainability. Further, this work must be done collaboratively with the diverse communities of CD13.

Critically, this Hollywood Community Plan Update made no fundamental changes in East Hollywood- the area of the Hollywood Community Plan which has the lowest income populations. Within the HCPU there are expanded zoning protections in the CPIO for tenants particularly if PLUM makes the changes recommended in our Council letters, yet East Hollywood renters have no access to those protections as they are not included in the CPIO areas. Without any additional protections in East Hollywood, displacement will continue to occur.

I also believe that the overall density in the Hollywood Regional Center is too low. The HCPU caps available bonus Floor Area Ratios around 6.75:1. I strongly support increasing both the base and bonus FAR for Hollywood- when additional provisions for onsite affordable housing requirements can be made. Hollywood is a jobs and transit rich area, one which is globally famous. We must do more to promote economic growth and ensure through our land use and zoning that it is a thriving and just area for residents, workers and visitors.

I am prepared to vote in support of this plan only with the public assurance that the Planning Department will allocate resources for a targeted zoning and land use update within CD13 in the Hollywood and East Hollywood areas directly following the adoption of the HCPU. The residents of my district cannot wait another 40 years for this work.

I thank Mayor Karen Bass for her strong support as demonstrated by Exhibit H of the Mayor's Proposed 2023-2024 Budget.¹¹ I am seeking that same support at the Planning and Land Use Management Committee hearing and a public verbal affirmation from Director Bertoni that he will put his most experienced available community planners, hopefully including staff who have

⁹ Option 4, page 7 of the [April 18th City Planning Directors Memo](#).

¹⁰ Option 5, page 7 of the [April 18th City Planning Directors Memo](#).

¹¹ Exhibit H, #6, PDF page 53 of the [Mayor's Proposed 2023-2024 Budget](#)

worked on high density recent plan areas to work as soon as the Hollywood Community Plan Update passes City Council.

My working vision for the required scope of the changes is as follows:

Affordable Housing Production:

- Increase the housing and jobs growth objectives and densities for the core of Hollywood and East Hollywood, including using any and all tools developed under the Re:code program.
- Add a mandatory onsite affordable housing program to all housing projects in the update area, while providing by right cost offsets such as waiver of linkage fees, reduction in parking requirements and increased project streamlining for both CEQA and discretionary approvals to support the production of housing.
- Re-define the land use for publicly owned land so that public sites are free to develop housing by-right at the highest densities available in the City to spur faster production of affordable housing at City owned properties.
- Add a rolling date Adaptive Reuse Ordinance to Hollywood which will allow for the conversion of underutilized office and commercial space to housing, a program which was immensely successful in preserving historic buildings and adding new residents to Downtown.

Anti Displacement Focus:

- Focus on the Vermont/Western Station Neighborhood Area Plan (SNAP) to add targeted anti displacement provisions which match or supersede those offered in the CPIO to prevent the loss of existing affordable housing.
- Define and promote the use of alternative housing models in the plan- such as social housing, land trusts, co-op housing and limited equity cooperatives.
- Expand targeted demolition controls to prevent the loss of tenants and historic resources before projects are approved.

Community Engagement and Benefits:

- Fully analyze the effects of the SNAP with community leaders, revise or adapt the SNAP where it's not working as intended.
- Develop a robust Community Benefits program to increase value capture on non-residential projects and support investment in community priorities when new development is generated under the updated land uses.

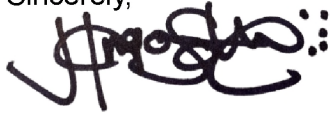
Sustainability & Safety:

- Reduce and disincentivize future car-centric uses.
- Incorporate transit measures for workers in new large scale employment uses.
- Waive street widenings administratively, and automate for affordable housing projects.
- Study the earthquake resilience in Hollywood, and consider setting more restrictive requirements on new buildings within the area to ensure they do not fail in major earthquakes.

- Require additional sustainability measures in large projects.
- Undertake additional environmental justice measures.

I thank the staff at the Department of City Planning for their work in preparing this and all our Community Plans and General Plan Framework Elements and look forward to working with them and this committee on furthering our shared goals for Hollywood.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Hugo Soto-Martinez', with a stylized flourish at the end.

Hugo Soto-Martinez
Los Angeles City Councilmember, 13th District

CC: Vince Bertoni, Director, Los Angeles City Planning Department
Craig Weber, Principal City Planner, Los Angeles City Planning Department
Priya Mehendale, Senior City Planner, Los Angeles City Planning Department
Honorable Councilmember Raman, Los Angeles City Council, 4th District
Honorable Councilmember Yaroslavsky, Los Angeles City Council, 5th District

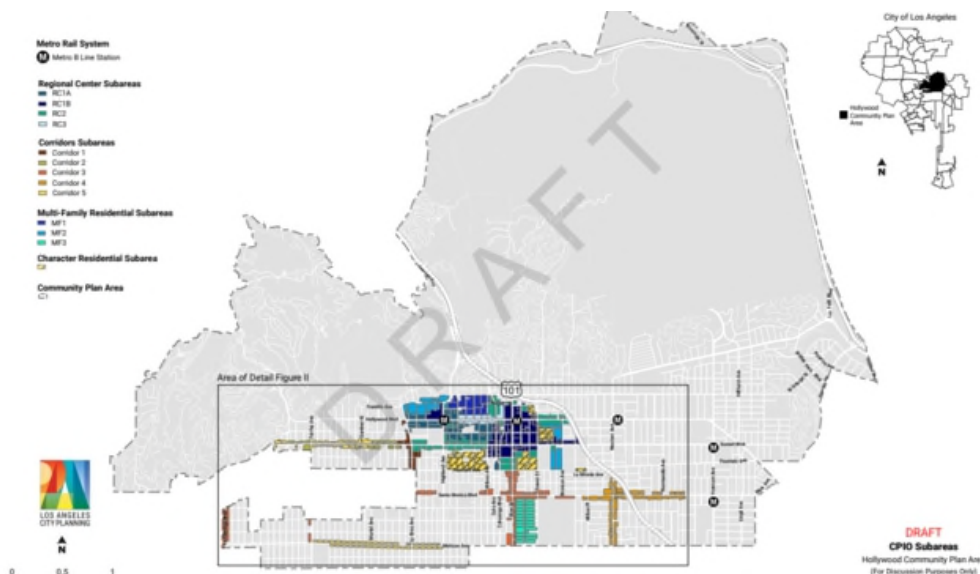


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> [Updating Hollywood's zoning for the first time in 35 years](#)

Updating Hollywood's zoning for the first time in 35 years

Posted on 04/29/2023



ONE BIG THING: THE HOLLYWOOD COMMUNITY PLAN

What is the Hollywood Community Plan?

The Hollywood Community Plan helps determine how the city approaches growth in Hollywood and the surrounding areas.

That means defining policies about:

- The process of building housing

- What protections renters have
- Zoning policies – what type of housing we're allowed to build, and where we can build it.
- Sustainability
- And more

Why it matters

The Hollywood Community Plan **hasn't been updated since 1988, 35 years ago.**

So much has changed in Hollywood since 1988, so it's absolutely critical that we update our policies around housing, zoning, and renter protections so that we aren't stuck in the past.

A problem with the proposed plan

East Hollywood, a predominantly working class community of color, wasn't included **at all** in the current plan. That's why we want to expand tenant protections, anti-displacement measures, and affordable housing to East Hollywood and the communities east of the 101. Because people can pay lip service to equity all they want. But this is how we achieve it.

What are we doing now?

Along with Councilmembers Raman and Yaroslavsky, we successfully added the following amendments to the plan as it was being considered by the Planning Committee:

- Additional tenant protections, including relocation assistance for renters forced out of their homes and a provision requiring no net loss of affordable housing units for new developments.
- The lifespan of affordable housing extended from 55 years to 99 years – the legal maximum.
- Additional affordability requirements in some areas to promote equity and consistency across the plan's jurisdiction.

What comes next?

In addition to incorporating East Hollywood into the plan, we made it clear that our support for approving it is contingent on the ability to make the following changes after its adoption:

- Increased affordable housing **and** density.
 - Add more affordable housing requirements for new developments.
 - Rezone to build housing more easily on public land.
 - Add adaptive reuse provisions so we can convert underutilized office and commercial buildings into housing.
- Anti-displacement measures
 - Expand anti-displacement provisions to all areas of the plan instead of only certain neighborhoods.
 - Define and promote social housing models.
 - Prevent building demolitions before replacement projects are approved.
- Sustainability and safety
 - Reduce the car-centric uses in the plan.
 - Reform parking requirements.
 - Remove street-widening requirements.
 - Study earthquake resilience to improve retrofitting.
 - Additional sustainability measures, including an environmental justice program.

Check out our [infographics](#) and [video](#) explaining the plan!

Two More Quick Hits!

Check out our weekly recap video on [Twitter](#), [Instagram](#), and [Facebook](#)!

1. Solidarity with Armenians in Artsakh on Armenian Genocide Remembrance Day

This past Monday on Armenian Genocide Remembrance Day, our entire office joined community leaders in Little Armenia to remember the 1.5 million Armenians killed during the genocide, and to show solidarity with the 120,000 Armenians in Artsakh, including 30,000 children and 20,000 elderly, continue to live under a blockade that has gone on for over four months now.

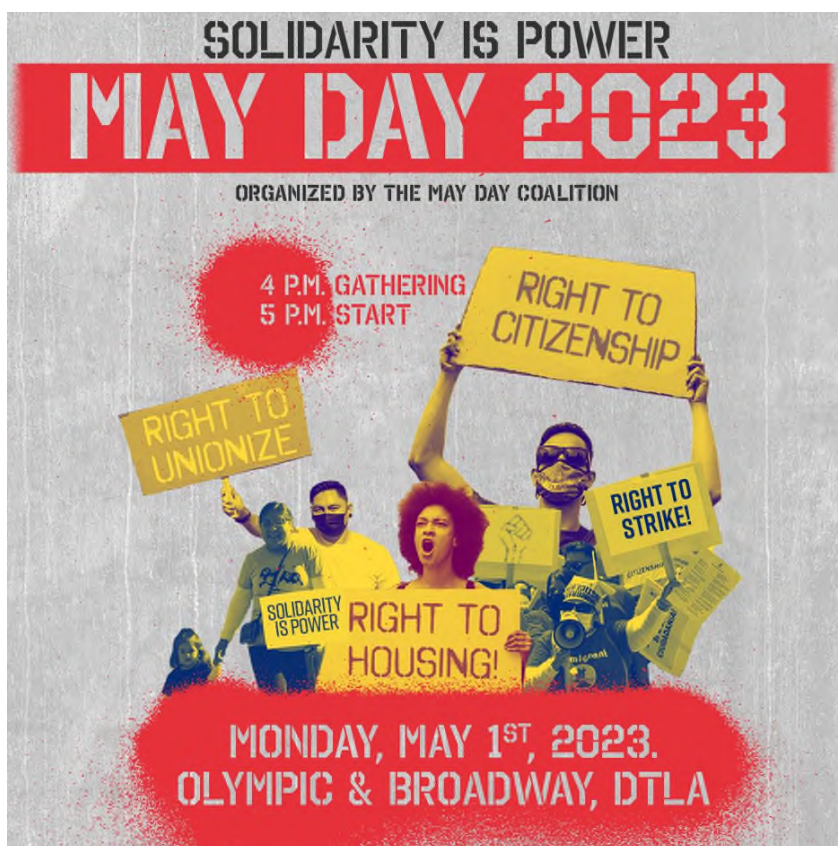
We must make it clear that these inhumane actions and ethnic cleansing campaigns have no place in our world.

2. Join us Monday at 4pm for the May Day March!

May Day is coming up on Monday, May 1st, and we want as many folks as possible to join us in this year's march at Broadway & Olympic in DTLA to stand up for:

- ✊ The Right to Unionize
- ✊ The Right to Strike
- ✊ The Right to Housing
- ✊ The Right to Citizenship

[RSVP Here!](#)



CD13 In The News

[LA DAILY NEWS – LA City Council seeks ‘a more inclusive, sustainable Hollywood’ in community plan](#) – “The uneven growth and increasing inequality across Hollywood in the 35 years since the last Hollywood Community Plan update has shown the desperate need for more equitable density,” Soto-Martínez said. “We have the opportunity here to set the roadmap for a more inclusive,

sustainable Hollywood with the affordable housing that we need.”

LAIST – Plans Move Forward To Allow 135K New Housing Units In Downtown LA And Hollywood

– The neighborhood’s existing community plan has not been successfully updated since 1988. Committee chair Marqueece Harris-Dawson joked, “I was watching Batman at Grauman’s theater, the one with Jack Nicholson, when this plan was passed.”

LA SENTINEL – L.A. City Reparations Commission Hosts First In-Person Event

– Created by the city in 2021, the Commission will engage public input and academic and participatory research to develop a future reparations program for a group of Black Angelenos.

LARCHMONT BUZZ – Larchmont Village Neighborhood Spring Block Party This Saturday

– Residents of Larchmont Village are planning a neighborhood block party this Saturday from noon to 5 p.m. on Bronson Avenue.

One Last Thing

DWP Electrical Pole Maintenance

In 2021, two people were tragically killed by a downed power line in Los Angeles. In order to ensure this doesn’t happen again, LADWP has identified 795 poles across the city that are in need of repair over the next 3-4 weeks. This week, DWP dropped leaflets and door hangers at all affected properties notifying of planned maintenance coming soon.

LADWP identified just 24 poles in CD13 that are in need of repair, and a map of those poles is below. If you live, work or travel in any of these areas, beware of ongoing maintenance, and **remember to never touch a downed or dangling wire**. Instead, call 911 if you see one so the situation can be handled safely.

Priority 1 Pole Inspection Work Requests As of April 25, 2023





City Clerk Council and Public Services <clerk.cps@lacity.org>

Wednesday, May 3, 2023 City Council Session Item (53) Hollywood Community Plan Update

Brandi DAmore <bad_lib@yahoo.com>

Tue, May 2, 2023 at 10:57 AM

To: Richard Abrams <abramsrl@gmail.com>, Mayor Karen Bass <karen.bass@lacity.org>, Councilmember Nithya Raman <contactCD4@lacity.org>, councilmember.kevindeleon@lacity.org, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, councilmember.blumenfield@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.mcosker@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.lee@lacity.org, Council Member Krekorian <councilmember.Krekorian@lacity.org>, councilmember.hutt@lacity.org, councilmember.Price@lacity.org, councilmember.park@lacity.org, councilmember.hernandez@lacity.org, Hydee Feldstein <hydeefeldstein@yahoo.com>, Clerk.CPS@lacity.org

Should be submitted here to the CF:

<https://cityclerk.lacity.org/publiccomment/?cfnumber=21-0934>

Sent from Yahoo Mail for iPhone

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Wednesday, May 3, 2023 City Council Session Item (53) Hollywood Community Plan Update

Brandi DAmore <bad_lib@yahoo.com>

Tue, May 2, 2023 at 11:15 AM

To: Mayor Karen Bass <karen.bass@lacity.org>, Councilmember Nithya Raman <contactCD4@lacity.org>, councilmember.kevindeleon@lacity.org, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, councilmember.blumenfield@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.mcosker@lacity.org, councilmember.soto-martinez@lacity.org, councilmember.lee@lacity.org, Council Member Krekorian <councilmember.Krekorian@lacity.org>, councilmember.hutt@lacity.org, councilmember.Price@lacity.org, councilmember.park@lacity.org, councilmember.hernandez@lacity.org, Hydee Feldstein <hydeefeldstein@yahoo.com>, Clerk.CPS@lacity.org

Dear councilmembers: in addition to all of the information received about why the planning issues have direct consequences on, actually creating affordable housing, and changing the constitution of the City, please keep in mind that developmental also have a major impact on the mental health and development of our younger generations

Please see this article on how development and design, and the loss of affordability is creating a significant problem that has not been considered:

[Americas broken housing market is making millennials and Gen Z lonelier](#)



Americas broken housing market is making millennials and Gen Z lonelier

By Eliza Relman

The types of neighborhoods — walkable, dense, and green — that make it easier to connect with neighbors are often much more expensive to live in.