

Communication from Public

Name: Lena F.

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Council File No: 23-0623-S1

Comments for Public Posting: Case number for the draft ordinance is CF 23-0623-S1. We urge you to only support ED1 Ordinance CF 23-0623-S1 with the following changes: Projects in HPOZs, CPIOs, NSOs, active CRA projects areas, and any kind of specific plan/overlay should be ineligible under the new Ordinance. Projects in National Register or CA Register Districts, or listed in official, adopted surveys (e.g., SurveyLA, CRA, Bureau of Engineering) should also be ineligible for the ED1 streamlining, since historic resources should be subject to CEQA review. Language should be added that for infill developments, massing, scale, volume, and setbacks shall adhere to the specific design standards that City Council has previously adopted for these districts and overlays. The new Ordinance CF 23-0623-S1 rules shall not supersede HPOZs, CPIOs, NSOs, Specific Plans nor active CRA project areas. Waiver requests and off-menu incentives shall not be unlimited; the Planning Commission's recommendations to limit waivers and incentives to six also seems excessive, since any of these projects can still be approved with review through existing land use processes. Only one waiver allowed if it is an environmental category (such as reduction of open space or reduced number of trees). Require rear 15-foot setbacks to allow for trees to grow and storm water to be captured. Front setbacks should align with building lines and/or adjoining sites' prevailing setbacks Prevent post-development conversion of nonresidential spaces to market rate units (recently some developers are showing "rec rooms" with kitchens, baths and closets on their plans that clearly resemble future studio apartments)