

Communication from Public

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Date Submitted: 11/14/2024 02:51 PM

Council File No: 24-1399

Comments for Public Posting: i am opposed to this ordinance as written. It should include CM zoned properties. I live in Elysian Valley and dozens of properties were upzoned CM in 2012, and yet they are not required to meet existing landscape standards or the RIO overlay zone. This ordinance ignores CM zoning, which is mixed use, for housing in older parts of Northeast LA and along the River and major corridors which allow multi-family housing on commercial streets, apparently without requiring any off site improvements, landscape design or site planning. Expand this ordinance to cover the CM zones.

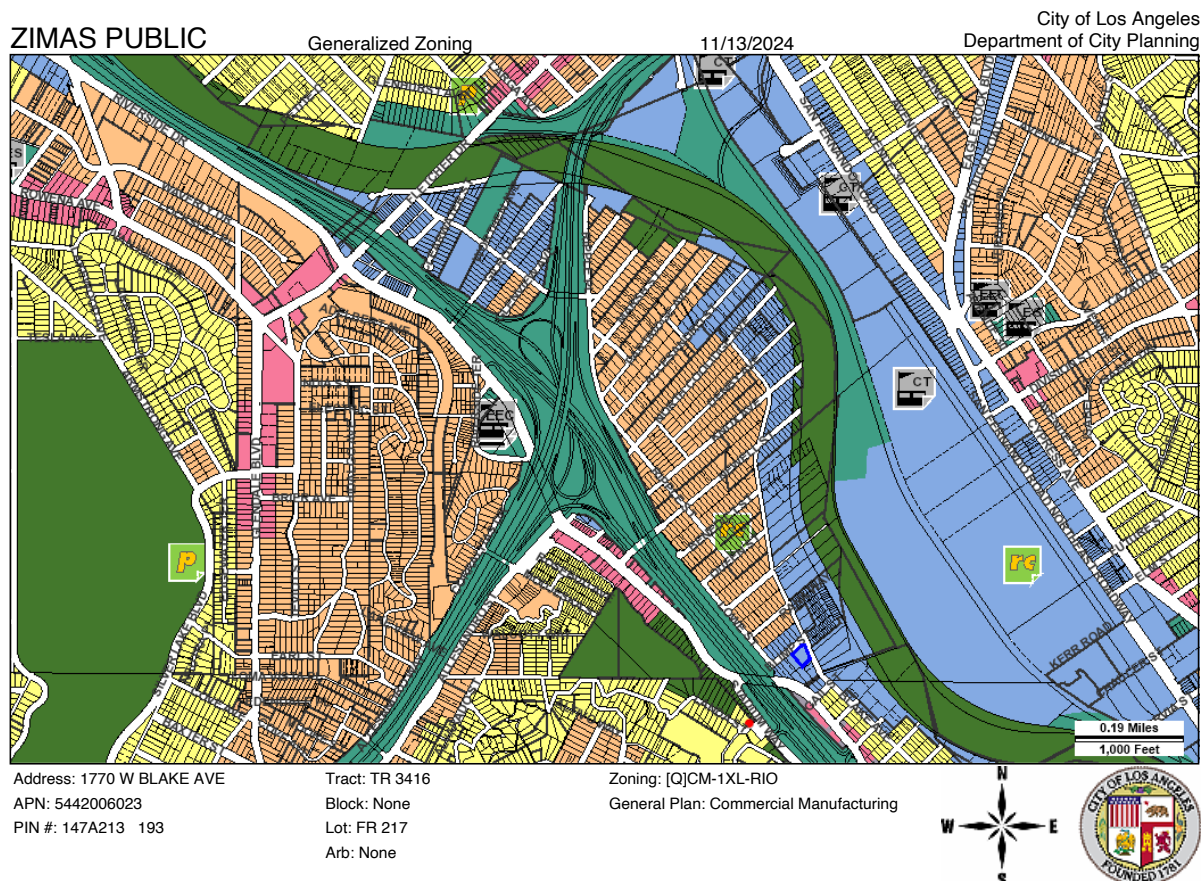
Dr. Carrie Sutkin
2438 Gatewood Street
Elysian Valley, Los Angeles, CA 90031

Dear City Planning Design Studio:

Thank you for the opportunity to submit comments on the draft landscape and site plan ordinance, recently approved by the City Planning Commission. The City Planning Department Community Plan narrative and map of generalized land uses, fails to include the 2012 a Community plan update that rezoned the riverfront in Elysian Valley, from Fletcher to Altman.

Figure 1 Shows the slightly darker blue areas that were rezoned Commercial Manufacturing, with a Q condition for work live housing at 1200 square feet per unit. Rio Improvement Overlay Zone was a companion landscape and design standards/requirements, that have not been implemented or enforces to date. Sadly, neither has the LA River Master Plan, adopted in 2007.

Figure 1.



The new zoning in Elysian Valley is: [Q]-CM-XL-RIO. The City facilitated this for certain property owners to support R-3 housing, without requiring off-site improvements, park fees, etc....

Attachment 1 is the CM zone language. It was intended for emergency housing shelters and work-live. But because Elysian Valley is not the district, or skid row, because it's within a historical blue collar residential neighborhood, that was 60% Latino. CM housing has been allowed to be expensive to buy, but built cheaply. The Q condition also needs to be revised, so that we have more equity in housing options. It's an inconsistent policy to required 1200 square feet per unit in an CDBG eligible and State enterprise zone. My neighbors live in homes built in the 1920's that are 750 square feet.

- a. We need preservation strategies for existing lo- income housing. The CM zone is creating multi-family rental housing, small lot subdivisions, townhouses, and condos and mixed-use projects on "industrial areas" I've heard developer's say they can develop by-right.
- b. These properties should be covered in the new landscape design and site planning ordinance; but they are not.
- c. We deserve off-site improvements, site planning, urban design, director's review, and public input just like other neighborhoods want throughout the city.
- d. Developers should be responsible for paying to create community here, Attachment 2. shows photographs from Fall of 2004, of the final product of over 500 units of housing. On street with no infrastructure. The LA River path and streets have not benefited from CM.
- e. The Community Planning narrative and the General land use plan for Elysian Valley on your website are wrong. The general plan posted here is wrong too; See ZIMAS map where you can see all of the parcels were rezoned to (Q) CM (XL) RIO in 2012.
- f. Please amend the Draft landscape design and site planning ordinance to include CM RIO designation.
- g. Ease impacts of gentrification by encouraging construction of new affordable housing on brownfields and meeting health and safety standards for our residents.
- h. We are a CDBG eligible area made up of various zoning from CM, to R1 to C1;
- i. We in the R1, paid for street lights.
- j. Charge the developers the cost of building off-site improvements, and providing lighting, irrigation, landscaping, new fencing and new landscape gates at the cul de sacs and along the river path. In this, early Los Angeles River community, developers have never been asked to pay for sidewalks, trailheads, lighting, curbs, gutters or street trees. It's time to charge them the true cost of building luxury housing.

Sincerely,

Carrie Sutkin, DPPD

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Attachment 1: 2.17.1. Commercial Manufacturing Ordinance

Attachment 2. Photographs of Allesandro, Gilroy, Birkdale and Altman Streets in Elysian Valley.

cc: Honorable Hugo Soto-Martinez, Councilmember, Council District 13
Honorable City Planning commission Maria Cabildo

Attachment 1

2.17.1 Commercial Manufacturing Use from City Code.

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and, when a “Supplemental Use District” is created by the provisions of [Article 3](#) of this chapter for such uses as may be permitted therein:

1. Any use permitted in the C2 Zone, provided that these uses are conducted in full compliance with all of the regulations of the zone, except that these uses may be conducted as wholesale businesses without limitation on the floor area used for storage. Provided further that residential uses shall be permitted but shall be limited to shelters for the homeless, joint living and work quarters, and those uses permitted in the R3 Multiple Residential Zone, which R3 uses shall be in compliance with all the regulations of the R3 Zone, except that front yard setbacks are not required. (Amended by Ord. No. 181,133, Eff. 5/11/10.) Provided further that the following uses are prohibited in the CM Zone:

- (a) churches;
- (b) child care facilities or nursery schools unless permitted by Section [12.22](#) A.3. or approved pursuant to the provisions of Section [12.24](#);
- (c) fraternity or sorority houses or dormitories;
- (d) hospitals or sanitariums unless approved pursuant to the provisions of Section [12.24](#);
- (e) museums or libraries;
- (f) schools or educational institutions unless approved pursuant to the provisions of Section [12.24](#);
- (g) indoor swap meets, unless approved pursuant to the provisions of Section [12.24](#).