



Daniel Luna <daniel.luna@lacity.org>

Public Comments Not Uploaded Fwd: CF 23-0623-S1 Comment on Mayor's ED 1

1 message

clerk.plumcommittee@lacity.org <clerk.plumcommittee@lacity.org>

Tue, Mar 19, 2024 at 10:16 AM

Reply-To: clerk.plumcommittee@lacity.org

To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

----- Forwarded message -----

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

Date: Mon, Mar 18, 2024 at 2:24 PM

Subject: Fwd: CF 23-0623-S1 Comment on Mayor's ED 1

----- Forwarded message -----

From: **Audrey Arlington** <aarlington@sbcglobal.net>

Date: Mon, Mar 18, 2024 at 1:27 PM

Subject: CF 23-0623-S1 Comment on Mayor's ED 1

To: clerk.cps@lacity.org <clerk.cps@lacity.org>

Cc: Councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, Heather.Hutt@lacity.org <heather.hutt@lacity.org>, Councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, Councilmember.Padilla@lacity.org <councilmember.padilla@lacity.org>, Councilmember.Lee@lacity.org <councilmember.lee@lacity.org>

Please include this email in public comments received for CF 23-0623-S1.

I urge the PLUM Committee and City Council to support the ED1 Ordinance CF 23-0623-S1 **ONLY IF AMENDED** with the following changes:

Projects in National Register of Historic Places Districts or CA Register of Historic Places Districts should be ineligible, particularly since developments affecting U.S. National Register Districts and properties are subject to federal impact review requirements.

Projects in Los Angeles HPOZs, CPIOs, NSOs, active CRA projects areas, and any kind of specific plan/overlay should be ineligible under the new Ordinance.

Projects 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 should not supersede HPOZs, CPIOs, NSOs, Specific Plans nor active CRA project areas.

Waiver requests and off-menu incentives should 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 should be 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)

These suggested changes are all about building healthy homes for their residents and for our neighborhoods. Good projects should go through the fast track process, but problematic projects should go through discretionary review.

Thank you,
Audrey Arlington
2077 W. 31st Street
Los Angeles, CA 90018
Resident of CD 10, Jefferson Park HPOZ and United Neighbors Neighborhood Council

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