



Daniel Luna <daniel.luna@lacity.org>

21-0934_pc_04-21-23

1 message

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

Mon, Apr 24, 2023 at 8:03 AM

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

From: Office of the City Clerk <cityclerk@lacity.org>
 To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>
 Cc:
 Bcc:
 Date: Fri, 21 Apr 2023 13:36:33 -0700
 Subject: Public Comments Not Uploaded Fwd: Council File 21-0934

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

From: **Brian Dyer** <bwdyer@hotmail.com>
 Date: Fri, Apr 21, 2023 at 1:31 PM
 Subject: Council File 21-0934
 To: cityclerk@lacity.org <cityclerk@lacity.org>

Please add to the file. I can not access the portal

Councilmembers

I am currently in Europe for a memorial with very spotty Internet. I return Monday night, after the planning meeting. My apologies for this haphazard response, but with a short announcement of a 'special meeting,' I am scrambling to respond before deadline typing furiously on an iPhone.

This 'special meeting' is an example of the community being intentionally shut out,

You, the PLUM committee, are paid to be at the meeting

developers reps are paid to be at the meeting,

Hollywood chamber officials are paid to be at the meeting,

Lawyers and lobbyists are paid to be at the meeting

but residents, the most immediately affected by their representatives' decisions, have to take time off from their jobs if allowed, find child care, and lose money. Delay the vote and be ethical in your treatment of your constituents.

The plan is not transparent about the Hollywood Cap Park being a private venture, which is favoring economically land owners around the planned park at the expense of current affordable housing.

Planning also stated that the transportation plan did not need to take into account the Hollywood Bowl season or street closures, that the study done off season, during weekdays and not taking into account even weekends was adequate. There are more problems with the plan that have been submitted but not documented. I spent eight hours at City Hall and had to resubmit Neighborhood Council submissions that planning couldn't locate. There is still uncertainty that Planning has out them into the record.

The CPIO gives authoritarian rule to the Planning Director, dooming our historic resources.

Once again, the 24 hour special meeting is not needed. A proper meeting, with disclosed agenda is ethical and only fair to your constituents.

Respectfully submitted

Brian Dyer

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

From: "'Danielle Wilson' via Clerk-PLUM-Committee" <clerk.plumcommittee@lacity.org>

To:

Cc: "candy.rosales@lacity.org" <candy.rosales@lacity.org>, clerk.plumcommittee@lacity.org, councilmember.yaroslavsky@lacity.org, councilmember.harris-dawson@lacity.org, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, cd10@lacity.org, councilmember.soto-martinez@lacity.org, cd4.issues@lacity.org, councilmember.rodriguez@lacity.org, councilmember.lee@lacity.org, emma.howard@lacity.org

Bcc:

Date: Fri, 21 Apr 2023 14:58:20 -0700

Subject: Public Comments Not Uploaded Re: Comments on Hollywood Community Plan (CF 21-0934)

Good afternoon Honorable PLUM Committee Chair and Councilmembers,

Please see the attached letter on behalf of UNITE HERE Local 11 and the Coalition for Economic Survival (CES) which restates our two central recommendations outlined in previous correspondence from Local 11 and the Just Hollywood Coalition (of which Local 11 and CES are members): **(1)** a hotel conditional use permit (CUP) appealable to council across the *Hollywood CPIO plan area*, not just the regional center subareas, and **(2)** no automatic increases in base zoning rights.

On Tue, Apr 4, 2023 at 4:34 PM Charlie Carnow <ccarnow@unitehere11.org> wrote:

Honorable PLUM Committee Chair and Councilmembers,

Please find our comments on the Hollywood Community Plan attached.

In sum, we urge you to require all hotel projects in the CPIO area obtain a hotel conditional use permit appealable to City Council with rigorous findings as attached.

We also urge the City to **maintain** the current Base FAR in the Regional Center, so that applicants seek bonuses that trigger housing affordability requirements, rather than luxury commercial projects or entirely market rate housing projects.

Regards,
Charlie Carnow

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Charlie Carnow, Research Analyst
UNITE HERE Local 11
Phone: [\(818\) 635-3034](tel:(818)635-3034)
Email: ccarnow@unitehere11.org

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Danielle Wilson
UNITE HERE Local 11
464 S Lucas Ave
Los Angeles, CA 90017
Cell: 818-534-7999

7 attachments



Public Comments Not Uploaded Fwd: Council File 21-0934.eml

20K



UNITE HERE Local 11 HCP 4-21.pdf
284K



Just Hollywood Mar 21 (1).pdf
625K



Just Hollywood Feb 21 (1).pdf
520K



Just Hollywood Apr 23 (2).pdf
159K



Exhibit E (1).pdf
3468K



Public Comments Not Uploaded Re: Comments on Hollywood Community Plan (CF 21-0934).eml
6935K

FROM: Richard Lee Abrams, AbramsRL@Gmail.com
TO: City of Los Angeles, CityClerk@lacity.org, Linda.lou@lacity.org
RE: Update to Hollywood Community Plan
DATE: Friday, April 21, 2023

Need to Study a DownZoning - DownSizing Alternative (DZ-DS)

As Judge Allan Goodman noted in January 2014 with respect to the June 19, 2012 Update to the Hollywood Community Plan, the city used fatally flawed data in refusing to study all proper alternatives including the DownZoning - DownSizing Alternative (DZ-DS). The data showed the need to study the DZ-DS Alternative and CEQA requires the city to formally study it. The claims that Hollywood will only increase in population is again based on intentionally false data. Judge Goodman ruled the city's intentionally relying on false data from SCAG violates CEQA.

Because the state, city, and Hollywood are all losing population (per the 2010, 2020 Census and American Community Survey updates), there is zero need to construct a single more housing unit, but there is a CEQA requirement that the City Study what actions it should take to implement a DZ-DS Alternative. The fact that the trend of people leaving increased during the pandemic does not mean Covid caused people to move away and now that the pandemic has become only an epidemic, people will stop leaving or will return. Rather the pandemic merely created the conditions where people could more easily move and/or move sooner. As more construction increases housing prices, more people will leave, especially Millennials and Gen Zers.

The city has the duty to study how to de-densify Hollywood so that it becomes liveable. After the city ignored this Alternative for the 2012 Update, it gave us the Homeless Crisis which is still the number one problem as far as most people are concerned. The data prove that densification increases housing prices. The destruction of low income housing plus densification increases homelessness. As housing prices rise, employers and the middle class leave LA for more affordable parts of the nation.

Sincerely,

Richard Lee Abrams

Richard Lee Abrams

electronically signed

for myself and Hollywoodians Encouraging Logical Planning (HELP)

FROM: Richard Lee Abrams, AbramsRL@Gmail.com
TO: City of Los Angeles, CityClerk@lacity.org, Linda.lou@lacity.org
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Sincerely,

Richard Lee Abrams

Richard Lee Abrams

electronically signed

for myself and Hollywoodians Encouraging Logical Planning (HELP)

April 21, 2023

Dear Members of the PLUM Committee:

Please read our letters.

The Hollywood Community Plan Update ("HCPU") recommended by City Planning must have revisions. Particularly, to repair the gaping hole where historic preservation used to live.

Please recall when the city first created the Cultural Heritage Board in 1962 and when our then Mayor stepped in to ensure the city's historic heritage were protected (see Attachment 1).

By 1963 the Ordinance was referred to as: *"a city law with teeth in it"* (see Attachment 2) and by 1980:

*"There is a popular fascination with local culture. Preservation groups like Keep Old Los Angeles, the Hollywood Heritage Society and the Los Angeles Conservancy are sprouting up, picketing the demolition of buildings ignored for decades. **Los Angeles has discovered its roots**" (Rinard, 1982) (see Attachment 3).*

In 1982 **more than 200 volunteer residents combed the streets of the city, block by block (Hollywood included)**, to earmark historical sites (Kaplan, 1982). The efforts made by citizens alone, should be acknowledged and protected by the city as having historical significance (see Attachment 4).

*"New **national awareness also is occurring** because the preservationist movement itself is changing from one concerned with saving distinctive buildings as museum pieces to **restoring neighborhoods with a sense of history as places where people live and work**. "It has taken some time for preservationists in the national movement to recognize that the West has a rich architectural and cultural heritage, but it's happening and we are pleased," (Kaplan, 1982).*

When the city council writes its motions, many of them begin with context referencing historical background. We reference historical background because it's what we use to build on. It is what got us where we are, in every sense. Authorities within this city have made historic preservation a blood, sweat and tears battle, that has created and intensified a great divide between developers and the city on one hand, and regular residents having no financial interest in their efforts on the other. Never has this segregation been so apparent as it is today. The version of the HCPU before you is demonstrative of the same. Not only is the update void of what the communities have been shouting from the rooftops in terms of what is needed, it brazenly implies the planning department's top hit song of 'no impact' applies, which claims none of these changes impose impacts on our quality of life or the general

welfare of the public - says the planning department; the self-appointed body delegating themselves as qualified to measure the amount of “quality” each of us gets.

Recall when Councilmember Zev Yaroslavsky proclaimed how “LA’s planning problems made the U.S.S.R.’s problems look simple” (Davis, 1991).

“Yet Los Angeles should be equally concerned about the skeletons rattling around in the closets of the Department of Planning. Indeed, to use a noir metaphor, the venalities of planning (Davis, 1991) (see Attachment 5).

Los Angeles IS concerned. The large elephant that lives in City Hall remains the fact that current Los Angeles City Planners **choose to NOT execute effective planning strategies that seamlessly co-exist with historic resources**. The PLUM Committee voting in lock-step, green-lighting more of the planning department’s “recommendations”, including the current version of the Hollywood Community Plan Update before you, will let all of us know what the rest of your term as our alleged representatives is going to look like.

The city has been advertising “housing crisis” since 1945, and nearly every decade since (see Attachment 6). Through all those years, **your predecessors worked with their communities to STRENGTHEN HISTORIC PRESERVATION to ensure our cultural and historic resources would be immune from destruction**. While this is a much broader topic than what is currently before you, the takeaway is always going to be the same - PLANNING’S “RECOMMENDATIONS” are infused with problems.

Please also note, the current version of the HCPU suggests Griffith Park and the Santa Monica Mountains *are* the city’s “open space”, insinuating there is no need for “open space” in Hollywood, or a need for views, or light, or more than an arms length in between buildings. Complaints are made when coyotes or raccoons appear on streets, not recognizing the planning department has designed our co-inhabitants out of their habitat, by neglecting to consider the impacts on them in each and every project approval - which adds up (also known as “cumulative”). Our local wildlife and open space exists in Hollywood’s backyards and the remaining hillside areas, and in our local flora which is what defines our local ecosystems. Reducing setbacks even further compromises this biodiversity (Please see *“increasing amounts of Los Angeles residents seek refuge from the surrounding city” The effects of future urban development on habitat fragmentation in the Santa Monica Mountains, Swenson et al., 2000*). There are no protections for existing mature trees, parks, wildlife or the minuscule areas of open space in Hollywood that remain. Removing historical resources, removing our open space thereby removing wildlife, removes residents from the city as seen again, in the latest census data showing Los Angeles had the LARGEST POPULATION DECLINE two years in a row since 2021 (USCB, 2023) (see Attachment 7). The HCPU describes unreasonable “plans” that have not considered our changing climate, and the feedback loops produced by the proposed changes it outlines (Please see *The Urban Heat Island_Implications for Health in a Changing Environment, Heaviside et al., 2017*)

Finally, for the new Councilmembers on the PLUM committee, please note that although we did elect a new Mayor, she has failed to appoint a new planning director. She has failed to appoint new planning commissioners. The city's Office of Historic Resources is run by the planning department! Please recall and reflect on the conversations you had with constituents, ***prior*** to being elected, wherein you were informed how **the Department of City Planning is the root of all problems in this city**. You were given names, you were given case numbers, you were given "substantial evidence" demonstrating why this department is well beyond an overhaul and will hopefully be the next city department shaken down by the FBI. It is our elected representatives we choose to vote into office to "represent" us; we do not vote for city planners who wind up pulling the strings of the councilmembers.

Historic resources and potential historic resources need protection and must be off limits. Period. I lend my support to Hollywood Heritage as well as to other individuals who are urging you to reject this shameless HCPU.

Thank you.

J.G.

WORK CITED:

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City Acts to Save Historic Monuments

Council Creates 5-Member Board on Cultural Heritage

BY RAY HEBERT

Times Urban Plans Editor

The City Council decided Monday to do something about preserving buildings and sites that have historic or cultural significance.

It ordered the drafting of an ordinance creating the Cultural Heritage Board, a five-member advisory group that would catalogue the city's historic buildings, monuments and other cultural features.

The proposed ordinance would allow the board time to rally the support of individuals and private societies interested in saving structures earmarked for demolition.

Destruction Cited

"Not a day passes but some form of development in the city causes destruction," said William Woollett, chairman of the Preservation of Historic Buildings Committee of the American Institute of Architects' Southern California.

"This destruction often includes things which in the past have identified Los Angeles culture not only through her buildings . . . but through her great trees and her many historic sites. These things have helped to shape the color, character and culture of our city, and they should continue to do so."

He pointed out that a "thriving and happy city does not live and grow 'by bread alone,' meaning highways, shopping centers, manufacturing plants and just places to live and work."

Already, he told the council, the AIA has recorded about 25 Los Angeles buildings for their historic value "but no protection whatever is afforded them."

Protect Landmarks

"This ordinance is designed to preserve the valuable landmarks of the past and those things which might very well become landmarks of the future from careless and thoughtless destruction," said Eddy S. Feldman, vice president of the Board of Municipal Art Commissioners.

Working under the commission, the board would make an inventory of buildings, monuments, trees and other sites of historical importance.

Should a permit be sought for the demolition of a specific structure or site, the board would have 15 days to object, if it is interested in its preservation. This action would suspend the issuance of a permit for not more than six months.

The board may seek an additional six months moratorium if it believes it needs that long to save the structure.

First steps to set up the Cultural Heritage Board were taken in mid-1958 when representatives of the AIA and other civic and business groups met to formulate a legislative program.

ATTACHMENT 1

PRESERVATION OF HISTORIC STRUCTURES BACKED BY LAW

(This is the second of two articles on the preservation of historical buildings in this area.)

Los Angeles has taken a giant step forward with the establishment by ordinance of a Cultural Heritage Board, which has the job of preserving and protecting the landmarks of the past.

For the first time, there is a city law with teeth in it that can prevent a property owner from destroying an historic building—up to a maximum of 360 days.

"This means we can preserve our valuable historic assets and still protect the rights of the property owner," says William Woollett, Los Angeles architect who heads the board.

For example, the board has already declared several sites to be historical structures, and the owners are specifically enjoined from destroying or altering them without permission of the Cultural Heritage Board.

Tujunga Structure

The historic Bolton Hall at Commerce Ave. and Valmont St., Tujunga, is one of the structures.

In its official action stamping Bolton Hall as a historic site, the board has put itself squarely in the controversy over whether to rehabilitate or demolish the structure, which recreation and park department reports have labeled "an obsolete building."

The hall, built in 1913, has stood empty and deserted for years on a weed-choked lot. Vandals have left their mark on the historic landmark many times.

The parks department recently earmarked an undisclosed amount from bond sales to acquire land adjacent to the building for a park. The department also spent several hundred dollars repairing the vandalism when it took over the structure last May.

Citizens Committee

A 10-member citizens committee, led by Ray W. Brooks of Tujunga has been formed to preserve Bolton Hall. They are endeavoring to stir up community interest in saving the building. Frank E. Mosher of Glendale, who is on the committee for the preservation of historic buildings in the Southern California chapter of the American Institute of Architects, is assisting the group in an advisory capacity.

The cost of rehabilitating the structure is estimated by city officials at \$40,000. A parks department spokesman points out that funds are not available for such a project.

Bolton Hall's fate stands in abeyance. However, any move to tear down the old structure will run into a

series of hurdles set up by the Cultural Heritage Board.

Under the city's new ordinance, all applications for demolition, major alteration or removal must be checked against the list of historic buildings issued by the board.

If the owner of a building on the list applies for a permit, the application is automatically referred to the heritage board, which has 15 days to file an objection. An objection blocks issuance of a permit for at least 30 days.

Before the end of that time, the property owner can ask the city Art Commission to cancel the objection of its subsidiary board, and if the objection is cancelled, then the alteration, removal or demolition can go ahead.

Time Factor

However, if the Art Commission refuses to cancel the objection, then granting of the permit can be postponed for up to 360 days, giving the Cultural Heritage Board and other interested groups time to gather community financial and moral support for saving the historic building.

Wollett, a Glendale resident, points out that the decision to put the "historic" label on a structure follows careful guidelines. The code definition is as follows:

"... Any site (including significant trees or other

plant life located thereon), building or structure of particular history or cultural significance to the city of Los Angeles."

Historic sites are those in which "the broad cultural, political, economic or social history of the nation, state or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, state or local history, or which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age."

Other Board Members

The board includes Woollett, past chairman of the preservation of historical landmarks committee of the Southern California chapter, American Institute of Architects; Carl Dentzel, director of the Southwest Museum in Highland Park; Mrs. Bonnie Riedel, city commission member; Mrs. Edith Gibbs, amateur historian, and Mrs. Francis Sullivan, state chairman of California history and landmarks committee, Native Daughters of the Golden West.

ATTACHMENT 2

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See full page image or
microfilm.

LANDMARK NOMINEE--El Greco apartments on Tiverton Avenue in Westwood has been

voted for designation as a historical monument by the city's Cultural Heritage Board.

Photo for The Times by Ann Summa

FORMED IN '62

Heritage Board Guards Legacy

By PEGGY RINARD

From adobe ranchos to Victorian clapboards, from the California bungalow to hot dog stands that look like hot dogs, from art deco movie palaces to the uncluttered designs of Frank Lloyd Wright and the angular International Style--out of a cultural confusion unequaled anywhere a heritage somehow takes shape.

Acting as guardian of this architectural legacy is the Cultural Heritage Board, a body of five, in existence only since 1962. Until the last few years, the board worked relatively unnoticed. Its concerns were esoteric. After all, Los Angeles was the city without a history. What was there to preserve? Most Californians, being migrants, had histories elsewhere and were unconcerned with the definition of a cultural heritage for Los Angeles.

Now, however, indifference has been replaced by passionate interest. There is a popular fascination with local culture. Preservation groups like Keep Old Los Angeles, the Hollywood Heritage Society and the Los Angeles Conservancy are sprouting up, picketing the demolition of buildings ignored for decades. Los Angeles has discovered its roots.

"Well, it's taken them long enough," Ileana Welch, CHB coordinator, says somewhat dryly. "I've been talking to so many people lately my head is in a muddle. The last board meeting was absolutely packed.

At that meeting the board voted to designate three historical monuments: the Laurelwood apartments, the Janes house and the El Greco apartments. All designations are subject to the approval of the City Council.

The Laurelwood, located on Laurelwood Drive in Studio City, was designed by R.M. Schindler, an associate of Frank Lloyd Wright, and built in 1948.

The Janes house in Hollywood is a Queen Anne Victorian with elements of Dutch Colonial Revival. It was designed by Oliver Dennis and Lyman Farrell and purchased by the Janes Family in 1903. From 1911 to 1926, the Janes sisters, Carrie Belle, Mabel and Grace, operated the Misses Janes School in the home. The student body included children of early movie industry figures like Cecil B. DeMille, Jesse Lasky, Thomas Ince, Carl Laemmle, Noah Berry and Richard Arlen. The house is still owned by Carrie Janes Collier. Denied monument status in 1972 for architectural significance, it was favored this time for its historic interest.

The El Greco apartments, a Spanish Mediterranean-style building, was built in 1929-30 and modeled after the home of the artist El Greco in Toledo, Spain. The building is on Tiverton Avenue in Westwood.

At the request of Councilwoman Peggy Stevenson, the board deferred action on Peyton Hall until its March 5 meeting, then voted to take under consideration for possible future declaration the Jack London house on La Vista Court in Hollywood.

The board has designated a total of 229 cultural and historical monuments in its 18 years of existence. The oldest

Please Turn to Page 21, Col. 1

ATTACHMENT 3

HERITAGE BOARD

Continued from 16th Page

structure on the CHB list is the Rocha Adobe on Shenandoah Street in West Los Angeles, which was built in 1865 and is owned by a 7th generation Californian. The Avila Adobe is officially the oldest structure in Los Angeles, but located in the city-owned El Pueblo district, it is out of the jurisdiction of the board.

Among the newest structures listed are the Laurelwood apartments and the Pan Pacific Auditorium, both built in the 1940s. Buildings must usually be at least 40 years old to merit consideration by the board.

The designation process begins with a suggestion from a group or individual directly to the board or through a councilmanic office.

Lately, the suggestions have been pouring in, causing a considerable strain on the board which must examine each case.

The trend of converting apartment buildings to condominiums has brought in numerous requests from apartment dwellers hoping that designation of their building as a monument would prevent the conversion.

"Not so," Welch says emphatically.

Essentially, designation delays demolition, removal or any change that would require a building permit. As conversion of an apartment building to a condominium doesn't usually entail a major alteration, designation would not prevent the conversion.

According to Section 3 of the ordinance that established the Cultural Heritage Board in 1962, a historical or cultural monument is "any site, building or structure of particular historic or cultural significance to the city of Los Angeles, such as historic structures or sites in which the broad cultural, political, economic or social history of the nation, state or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, state or local history, or which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age."

When a building is designated as a monument, notification is sent to the Department of Building and Safety and the address of the site is flagged. If the Department receives an application for a permit to demolish, remove or alter the building at that address, the CHB is contacted. The board has the power to delay the permit for a maximum of one year. The board cannot acquire property for itself or on behalf of the city of Los Angeles, but attempts to find a buyer interested in the preservation of the endangered building during the grace period allowed by delay of the permit.

There are no financial advantages such as tax exempt status for monuments. The disadvantage is for the owner who would like to raze the designated structure to build something more profitable.

In the case of monuments meeting building and safety codes, there is a tendency toward leniency in favor of preservation of the building. Whenever a building presents a hazard to personal safety, however, historical significance would not be a consideration. Usually a compromise is sought.

The main concern now of the board and preservation groups (but not developers) is that old buildings are being torn down faster than they can be identified and evaluated by the board.

A solution to this would be to increase the staff and functions of the Cultural Heritage Board, but more effective would be a block-by-block survey of Los Angeles to identify structures for possible preservation. A plan is in the works for just such a survey, but if approved by the City Council it would take about 10 years to accomplish, according to Welch.

Meanwhile, the conflict between preservationists and developers is likely to continue.

Block by Block

Searching for L.A.'s Preservable Past

By SAM HALL KAPLAN, *Times* Urban Affairs Critic

House by house, block by block and neighborhood by neighborhood, Los Angeles is taking stock of the remnants of its history.

About 200 volunteers are methodically combing selected areas in a public and private effort that over the next five years is scheduled to evaluate an estimated 1.5 million structures and sites spread across the city's 468 square miles.

Cadre of Volunteers

The ambitious survey initiated by the city's Cultural Heritage Board is being conducted under the direction of the city's Bureau of Engineering. Assisting is the Los Angeles Conservancy, a nonprofit preservationist group, and a growing cadre of volunteers.

The purpose of the survey is to identify buildings, places and neighborhoods that might qualify for protection as so-called monuments under the city's cultural heritage ordinance, or as landmarks and districts on the National Register of Historic Places, or both.

The survey also will provide the

city with a data bank on buildings and neighborhoods it often needs and seldom has. The data would be used for its own reviews, environmental impact statements and applications for federal funds.

A less tangible benefit—but vital in the neighborhood conservation effort the city now says it is committed to—is the raising of citizen consciousness to the historic treasures surrounding them.

The enthusiasm for discovery certainly seems to be there. In addition to the 200 volunteers who have gone through a training session of four lectures and a field trip to prepare them to take part in the survey, another 200 are waiting in the wings for the next session.

"What we are training is an army of a different type of streetwalkers, alert to the neighborhoods they are surveying and to the charm and value of their own neighborhoods," says Ruthann Lehrer of the Los Angeles Conservancy.

The large turnout has enabled the city to expand its initial survey

Please see L.A. PAST, Page 11

ATTACHMENT 4

L.A. PAST: Looking Block by Block

Continued from 2nd Page

areas this year to include Boyle Heights, Sun Valley, **Hollywood** and sections of South-Central. Most of San Pedro, Echo Park, Venice and the Westlake District already have been surveyed in the effort that began last year.

Working in teams of three and four, the volunteers, representing an array of ages and occupations, examine selected streets following an inventory form. They are aided by a detailed guide featuring an illustrated dictionary of sorts of architectural features. This was prepared by the engineering bureau of the city's Department of Public Works.

Structures of particular interest noted by the teams are then researched in various local archives for such history as when they were designed and built and by whom. The information is compiled and photographs taken, and the material eventually will be presented to a committee of consultant architectural historians,

among others.

After a review and culling, the committee sends its recommendations to the heritage board. A few from there might eventually be forwarded to the Park Service of the federal Department of the Interior for consideration as national landmarks or historic districts.

"The process is really very exciting," says Ara Kasparian of the city's engineering bureau. "We get these little fragments of the past and slowly build a mosaic of the city's history."

Coordinating the survey in the bureau with Kasparian are Alma Carlisle and Daniel Scott. "This is a new role for the bureau, though actually you can consider the preservation of historic structures part of the built environment and therefore a concern of public works," says Scott.

All had particular praise for the volunteers and the training session organized by the conservancy under a modest contract. The survey is being supported in part

by state and federal grants.

The first 100 recommendations by the volunteer effort are now wending their way out of the review committee in the engineering bureau on City Hall's 8th floor to the heritage board on the 15th floor.

Looking forward to their arrival with some trepidation is Illeana Welch, the board's director. "We are very pleased about the survey, but it is going to keep us very, very busy for a long time," she says. "And these recommendations are just the first."

Welch and a secretary are the only full-time employees of the board, which, with an annual total budget of \$41,000, is part of the city's Cultural Affairs Department. The board itself has five members who are each paid \$10 for attending a meeting about every other week.

Since the board was established under the city's cultural heritage ordinance in 1962, 248 structures and sites have been designated monuments. They range from the Charles Lummis residence in Highland Park and the west facade of the Pan Pacific Auditorium to the Moreton Bay Fig Tree at 1100 National Blvd.

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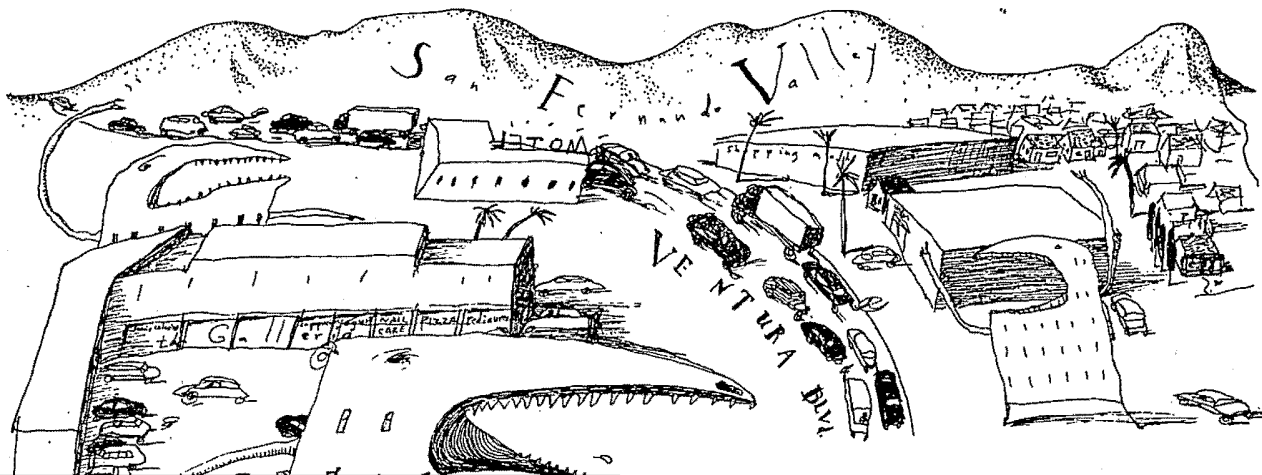
THE DARK SIDE OF DEVELOPMENT

Davis, Mike

Los Angeles Times (1923-Current File); Sep 29, 1991;

ProQuest Historical Newspapers: Los Angeles Times

pg. M1



THE DARK SIDE OF

*Without real planning,
L.A. borders on chaos*

DEVELOPMENT

By Mike Davis

In the dark attic of Los Angeles' past, amid the relics of long-ago water conspiracies, real-estate swindles and the Open Shop, are two particularly troubling and persistent shadows. The first, of course, is the frustrated struggle, dating back to the labor wars of the early 20th Century, to make our police and sheriffs heed the Constitution and its guarantees of freedom of speech and equal protection under law. Here, the Rodney G. King case, Los Angeles' latter-day counterpart to the *L'affaire Dreyfus*, has forced a reluctant city to acknowledge aspects of a guilty history.

Yet Los Angeles should be equally concerned about the skeletons rattling around in the closets of the Department of Planning. Indeed, to use a *noir* metaphor, the venalities of planning have tended to play the "Two Jakes" to police abuse's "Chinatown." Consider the sobering examples of the city's two major historical attempts to impose a coherent design on runaway urbanization.

The first was in 1945, just a month before Hiroshima. Planners foresaw that V-J Day would bring a huge land rush of developers and house-hunting ex-GIs to the still-agricultural San Fernando Valley. The president of the city planning commission, respected architect and public-housing advocate Robert E. Alexander, believed it was urgent to prevent suburbanization from completely destroying the Valley's rural character.

The comprehensive zoning ordinance adopted in July, 1945—and ratified by the City Council in early 1946—therefore proposed to concentrate postwar growth in compact master-planned "garden cities," separated by agricultural greenbelts that preserved farms and orchards. If implemented as intended, Alexander's idyllic plan would have allowed the Valley—with a land area equal to Chica-

go's—to absorb several hundred thousand new families while ensuring that their children—and, indeed, their children's children—could still smell alfalfa in the fields and play hide and seek in orange groves.

Developers, however, immediately recognized that the plan could be subverted to their enormous profit. Buying up the cheapest agriculture-zoned property, they exploited the hysteria of the housing crisis to get it rezoned as more valuable residential land. As Alexander recalled in a memoir, the developers would appear at City Hall "accompanied by a veteran wearing an American Legion hat," ready to denounce opponents of rezoning as "communists."

Although Alexander stood firm—"I did not become president to preside over the dissolution of the Valley"—the rest of the planning commission capitulated to "patriotic pressure." Like a colony of termites devouring a log, the developers used exemptions as sharp teeth to whittle away the zoning ordinance. By 1960, as a result, the proposed greenbelts had become dense housing tracts and the rural Valley was lost forever.

The second and more recent case is, of course, Proposition U. Five years ago this November, Angelenos voted overwhelmingly to cut developable commercial density in most of the city by half. Outraged by skyscrapers in their front yards and torrents of commuter traffic on their streets, neighborhoods from Westchester to Lincoln Heights rose in revolt. Despite warnings that Prop. U ("Initiative for Reasonable Limits") would kill the boom and further polarize the city between haves and have-nots, a 70% majority, including most Chicano and black homeowners, approved slamming the breaks on commercial overdevelopment.

What has been the result?

As Councilman Zev Yaroslavy—the initiative's original co-sponsor—argued in a recent interview, it is probably true that Prop. U has helped tame high-rise strip development and forestalled the destruction of the boutique renaissance

Please see PLANNING, M6

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BLAIR THORNLEY / for The Times

ATTACHMENT 5

Planning

Continued from M1

on Melrose and La Brea boulevards. It also mobilized the grass-roots pressure that forced reluctant city officials to approve new controls on minimalls, a landmark parking-conformity ordinance and a growth-moderating "specific plan" for Ventura Boulevard.

On the other hand, Prop. U—like Alexander's Valley greenbelt plan before it—has become so much Swiss cheese, as its restrictions are nibbled away by exemptive maneuvers. Not surprisingly, this is fine with most council members, who relish their power to broker the dilution of Prop. U—justified, predictably, as "negotiating amenities" for the community.

Moreover, Prop. U applies only to existing commercial zoning outside the biggest high-rise centers. It provides no relief against the blobs currently invading Hollywood and the Miracle Mile. Nor does it provide any mechanism to translate commercial downzoning into encouragement for affordable, medium-density residences that the city so desperately needs.

Prop. U has also failed as a catalyst of political realignment. Councilwoman Ruth Galanter, who used Prop. U to topple the mighty Pat Russell, has disappointed expectations that she would become the citywide tribune of growth control. At the same time, the neighborhood ground swell behind Prop. U has largely subsided into the selfish parochialism of homeowner associations, insensitive to the housing crisis in the rest of the city.

At City Hall, meanwhile, faith in comprehensive planning seems near collapse. Explaining why Galanter has abdicated a larger leadership role, one of her chief

deputies argued, "Los Angeles is simply not amenable to citywide policies or solutions." The mayor's planning deputy, Jane Blumenfeld, warned that the city had fallen 10 years behind in land-use planning for its new Metro Rail system, and even further in the provision of new affordable housing.

For his part, Yaroslavsky was predictably colorful: "Los Angeles makes the U.S.S.R.'s problems look simple. Like the Soviets' dying empire, we also have secessionist republics, a collapsing center and vacillating leadership. We need an overhaul every bit as sweeping as Russia's."

But what kind of overhaul? Surprisingly, both Yaroslavsky and his occasional antagonist, Deputy Mayor Mark Fabiani, express last-ditch hope in the appointment of a superplanner—a "gutsy, butt-kicking" (Yaroslavsky), "fearless and independent" (Fabiani) director of planning to rescue that agency from total demoralization. Yaroslavsky insists the current search for a successor to Kenneth C. Topping "is every bit as important as finding a replacement for Chief Daryl Gates. Landscaping may not seem as significant as chokeholds, but a mediocre police chief is not as dangerous to the city as another mediocre planning director."

Be that as it may, it is still difficult to imagine that the Moldovians in Eagle Rock and the Uzebeckis in Tarzana—not to mention the developers and their lobbyists in City Hall—won't eat alive any planning director ever made. The implacable history lesson that Prop. U seems to reinforce is that the micropolitics of planning—that is to say, the incessant erosion of general principles by special-interest pressures—is antipathetic to both vision and democracy. As Jake Gittes learned the hard way, that's simply how it has always been in "Chinatown." □

PLEASE SEE:

- 2016, Apr 2 LA Times: Tearing down to drive up prices; **More rent-controlled buildings are being demolished in favor of costlier housing...**
"More than 1,000 rent-controlled apartments were taken off the market last year (i.e., demolished) -- a nearly threefold increase since 2013. Evictions from such units have doubled over the same time. More than 20,000 rent-controlled units have been taken off the market since 2001."
- 1998, Oct 25 LA Times: "A Public-Housing Policy That Says Fewer Units Is More"
- 1990, May 1 LA Times: Panel Urges Run-Down Housing Be Renovated "Operation Rebuild". "It's much cheaper to rehabilitate a house than to tear it down and start all over.. **The goal is to not deplete the available stock of affordable housing in Los Angeles.**"

PLEASE SEE THESE ARTICLES:

- 1945, Nov 7, LA Times: Supervisors Act on **Crisis in Housing**
- 1946, Feb 23, LA Times: The **Housing Crisis**
- 1946, Mar 26, LA Times: **Housing Crisis** Delays Hollywood Freeway
- 1952, Mar 17, LA Times: **Housing Crisis** Still On, Mayor Tells Veterans
- 1967, Jul 30, LA Times: '68 **Housing Shortage** Seen in Area
- 1969, Jun 7, LA Times: Cooperation Urged to Meet **Housing Needs...**
- 1970, Jan 12, LA Times: Suffering its **worst housing shortage**
- 1972, Jan 13, LA Times: **Housing Shortage**
- 1973, Mar 29, LA Times: Group to Study L.A. **Housing Crisis**
- 1974, Aug 18, LA Times: ..**severe housing shortage** in next few months
- 1974, Oct 4, LA Times: ..need for more low and moderate income housing

- 1976, Sep 16, LA Times: We are facing a **housing crisis**
- 1977, Oct 22, LA Times: **Housing Crisis** in County Seen by '87
- 1978, Apr 4, LA Times: Saying the city has a **housing crisis**...
- 1979, Oct 28, LA Times: ...long-term solutions to the **housing shortage**
- 1979, Oct 28, LA Times: **Housing Shortage**: The Ultimate Myth?
- 1979, Nov 11, LA Times: ... proposed project will contribute significantly to a rental **housing shortage**...
- 1979, Nov 30, LA Times: Meeting on **Housing Shortage**
- 1979, Nov 30, LA Times: LA area is currently facing a **housing crisis**
- 1979, Dec 27, LA Times: Worsening **housing shortage**
- 1980, Feb 18, LA Times: ...the city's worst **housing crisis** ever...
- 1980, Apr 6, LA Times: Added Density Studied to Ease **Housing Crisis**
- 1980, Jun 19, LA Times: ...because of the local **housing crisis**
- 1982, Apr 4, LA Times: the acute **housing shortage** existed years...
- 1985, Jan 27, LA Times: "in the light of the **housing crisis** in the city,"
- 1985, Feb 28, LA Times: ...the **housing crisis**
- 1987, Oct 4, LA Times: Los Angeles faces a severe **housing crisis**
- 1988, Nov 27, LA Times: ..builders are alarmed by the **housing crisis**
- 1989, Apr 20, LA Times: Correcting a **Housing Crisis**
- 1990, Jul 10, LA Times: Vacancies Amid an **Apartment Shortage**
- 1990, Jul 27, LA Times: Los Angeles destroying usable dwellings amid a severe **housing shortage**
- 1990, Oct 7, LA Times: ...**wiped out low-income housing** and contributed to homelessness.

- 1991, Oct 13, LA Times: ...resolve the **housing shortage**
- 1992, Feb 13, LA Times: ...relieve a horrific **housing shortage** in LA
- 2000, Apr 25, LA Times: New Development Trend an Answer to **Housing Crisis**
- 2006, May 21, LA Times: LA has a **severe shortage** of affordable housing
- 2007, Sep 28, LA Times: ...wound up with a **housing shortage**
- 2020, Mar 6, LA Times: Los Angeles facing a **housing crisis**

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Hillsborough) also were among the largest gaining in 2022, collectively adding 92,848 residents.

Largest Declining

Los Angeles County, California, had the largest population decline in 2022, decreasing by 90,704, continuing a downward trend as the state lost roughly twice that amount (180,394) in 2021. Population declines lessened for some other urban counties that had seen considerable net domestic outmigration and population decline in 2021. New York County, New York, which had a population decline of 98,505 in 2021 due largely to net domestic outmigration, had population growth of 17,472 this past year. Collectively, this year's 10 counties with the largest population declines lost 378,177 people, down significantly when compared to last year's collective drop of 709,775 for that year's 10 counties with the largest population declines.

Table 4: Top 10 Counties in Numeric Decline (Annual)

Top 10 Counties in Numeric Decline, 2021 to 2022

Rank	State	County	April 1, 2020 (Estimates Base)	July 1, 2021	July 1, 2022	Numeric Decline
1	California	Los Angeles County	10,014,042	9,811,842	9,721,138	-90,704
2	Illinois	Cook County	5,275,522	5,177,606	5,109,292	-68,314
3	New York	Queens County	2,405,464	2,328,141	2,278,029	-50,112
4	New York	Kings County	2,736,075	2,637,486	2,590,516	-46,970
5	New York	Bronx County	1,472,656	1,421,089	1,379,946	-41,143
6	Pennsylvania	Philadelphia County	1,603,799	1,589,480	1,567,258	-22,222
7	Michigan	Wayne County	1,793,549	1,773,073	1,757,043	-16,030

SOURCE:

<https://www.census.gov/newsroom/press-releases/2023/population-estimates-counties.html>