



DAVID E. RYU
COUNCILMEMBER, FOURTH DISTRICT

February 2, 2017

Dear Neighbor,

The proposed Miracle Mile Historic Preservation Overlay Zone has been a process two plus years in the making. This process included numerous community meetings and mailings by both the Planning Department and private residential associations. Your involvement in this community is remarkable.

Please know that both proponents and opponents have been engaged and heard over the past few months in order to address neighborhood concerns. Based on these community meetings, substantial changes were made to make the HPOZ flexible and included a complete redrafting of the Preservation Plan. This Plan was adopted at the Cultural Heritage Commission.

Extensive neighborhood outreach elicited positive feedback from both sides concerning the HPOZ's ability to preserve neighborhood context, character, and architecture. An HPOZ is an available tool that affords this kind of protection. In March of 2015, when the Interim Control Ordinance for the area was implemented, thoughts were given to the appropriate tool to protect neighborhood character in the long term. The ICO was established to, "prevent the further alteration, demolition and redevelopment of properties in this unique neighborhood," while the HPOZ was being formed for long term protections.

Implementing one of Re:Code LA's 16 newly created single family zones as an alternative solution to neighborhood protection has been discussed. This solution would only be applicable to single family zones, not multi-family, and only relates to mass and scale, not architectural styles. The ICO is set to expire in March 2017 and cannot be extended. The Re:Code zones have not been adopted by City Council and if this route is chosen there will be a gap between the expiration of the ICO and any new protections.

While the new zones offer protections for the mass and scale of single family homes, an HPOZ affords additional protections for architectural cohesiveness as well as protections to the affordable and rent stabilized multi-family units (all pre 1978 multi-family units in the City of Los Angeles are Rent Stabilized).

It is incredibly important that both sides are heard and the utmost has been done to try and provide an active dialogue. It is not easy to get 100% agreement on everything, but the goal has always been to reach a high level of consensus. In that regard the City has sent this mailer to all residents and owners in the proposed HPOZ. Please send your feedback, on whether you support or oppose the HPOZ for your community. **Please email Senior Planning Deputy, Julia Duncan at julia.duncan@lacity.org or call 213-473-2346 by February 20.** Please know that your continued input and participation in the dialogue is welcomed and encouraged.