

From: Becca Ramirez <becca20rami@gmail.com>
Sent: Friday, July 21, 2023 1:15 PM
To: DRP Metro Area Plan <MetroAreaPlan@planning.lacounty.gov>
Subject: Comments-Athens area

CAUTION: External Email. Proceed Responsibly.

Good day,

I was reviewing some of the documents. Attached is a snap shot and an overview of the zoning from the documents that I would like to address.

First, thank you for the efforts of trying to do something for this area but I hope the efforts include the following area as well. There is a hatched grey area that's along 117th that is South of the railroad tracks/105 freeway. Can't tell what is proposed for this area. Currently and for a while, this linear area has had many issues...yet the people in the community still try to walk through it to get to the metro, walk their dogs or ride horses(yes, some horses...but it's been a while). This strip of land is a dumping area(from litter to appliances to construction debris) year round and huge tumbleweeds. The local trash company tries to clean up, but can't keep up. Lately, homeless tents have been seen too.

Maybe this strip can be a combination of a safe path with drought tolerant plants. In addition to lighting, aligned with bollards(to prevent cars coming in), and some fencing or wall adjacent to tracks. Goal, something that looks/feels safe, clean, and low maintenance so the people(the young to the elder)of West Athens, pets, and the environment can all win. Not sure what the solution is, but something is better than nothing.

Thank you for your time

Ms Rebecca

PS: I circled the area with pink in the first attachment

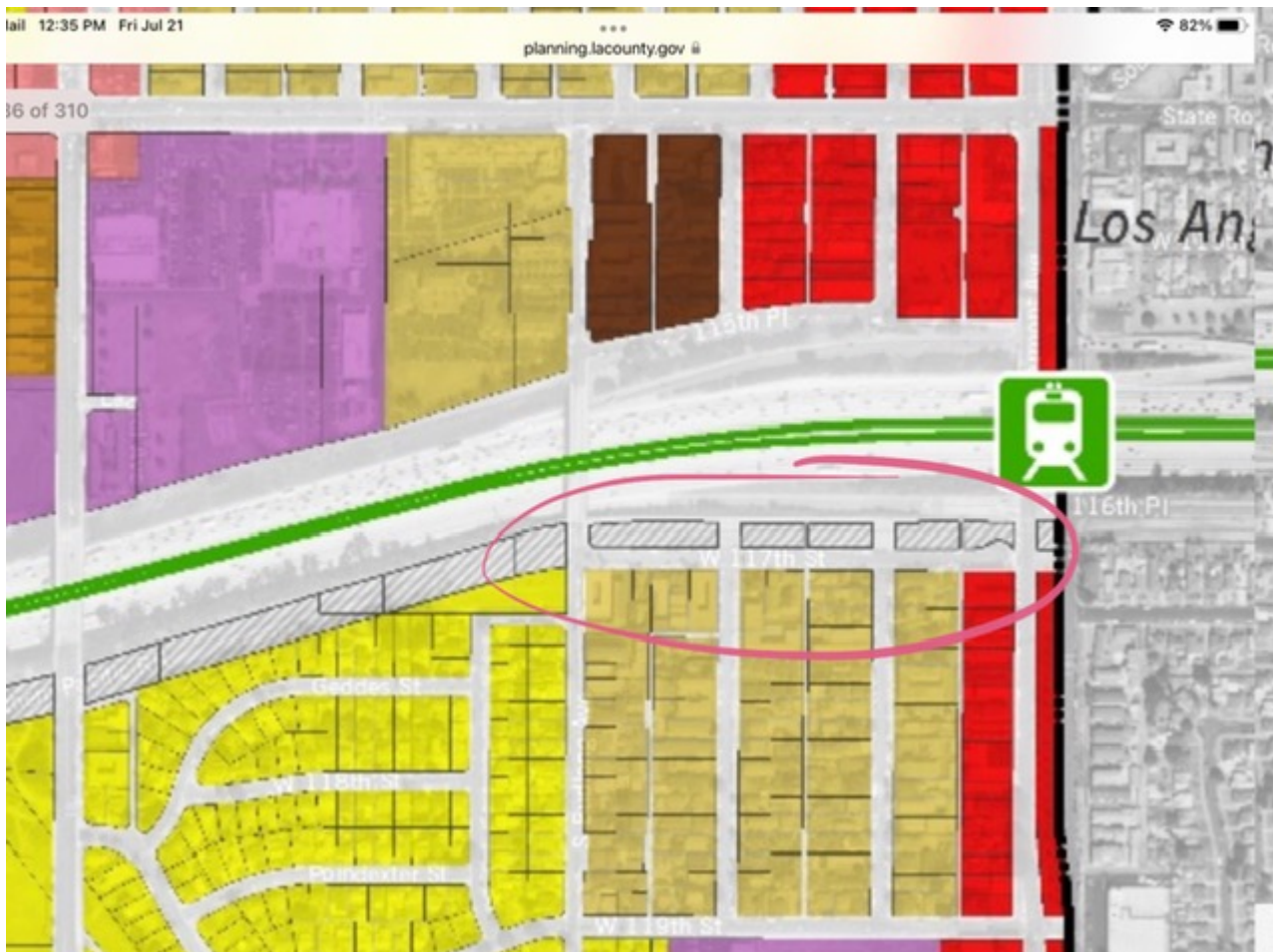
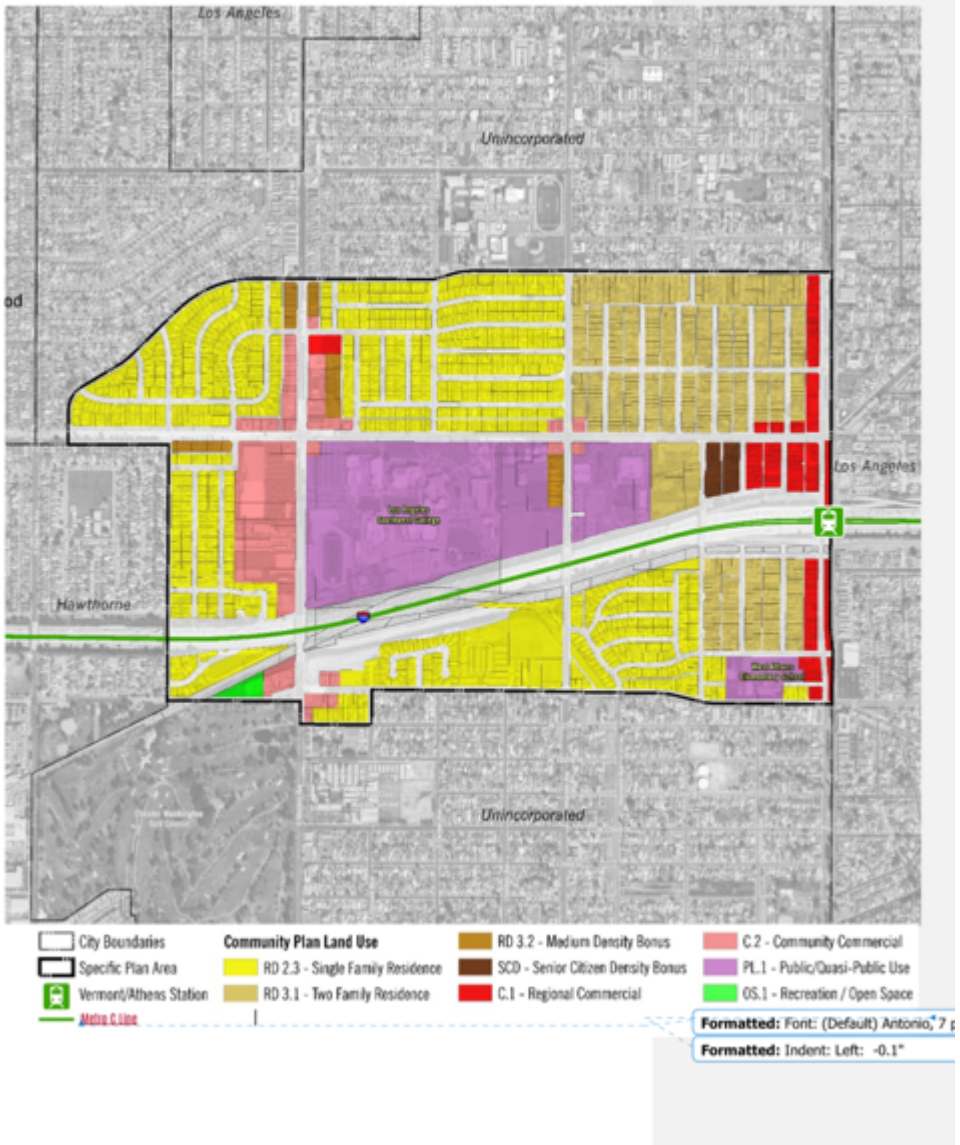


FIGURE 1.5: WEST ATHENS-WESTMONT COMMUNITY PLAN LAND USE POLICY (1990)



Sent from my iPad

From: ben 71624 <ben71624@yahoo.com>

Sent: Tuesday, July 25, 2023 4:06 PM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No.RPPL2021011925 Zone Change No. RPPL2021011985

CAUTION: External Email. Proceed Responsibly.
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Hello

Re. Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No.RPPL2021011925
Zone Change No. RPPL2021011985

I am a business owner and property owner in Florence Firestone and do not agree with Appendix G in the Metro Area Plan. The proposed zoning changes will hurt property values and destroy business that provide higher paying wages and skilled labor. The allowed uses in the new proposed zoning are going to make it that no new property buyers or businesses will want to or can do business in this area. Jobs will be lost and property values will decrease in an already under served area of Los Angeles. Every resident and property owner and business owner that I have spoken to agree this is a bad plan. I am asking that this be removed entirely from the Metro Area Plan.

Regards

Ben Klein

c. 310-877-9485

e mail: ben71624@yahoo.com

July 25, 2023

Benjamin S. Miller | MNK Law
ben@mnklawyers.com
562.362.6437

VIA ELECTRONIC AND CERTIFIED MAIL

Board of Supervisors:

Janice Hahn (FourthDistrict@bos.lacounty.gov)
Hilda Solis (FirstDistrict@bos.lacounty.gov)
Holly Mitchell (HollyJMitchell@bos.lacounty.gov)
Lindsey Horvath (ThirdDistrict@bos.lacounty.gov)
Kathryn Barger (Kathryn@bos.lacounty.gov)
500 West Temple Street
Los Angeles, CA 90012

Regional Planning Commissioners (ELuna@planning.lacounty.gov)
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Metro Area Planners: (metroareaplan@planning.lacounty.gov)
Pat Hachiya (phachiya@planning.lacounty.gov)

Los Angeles Chief Executive Officer:
Feisa Davenport (info@lacounty.gov)
500 West Temple Street, Room 713
Los Angeles, CA 90012

RE: Opposition to Rezoning Industrial Areas in Los Angeles County's Metro Area Plan

Dear Sir or Madam:

I am writing on behalf of an impacted property and business owner in opposition to the proposed industrial area downzoning in Los Angeles County's Metro Area Plan ("MAP") and the upcoming MAP vote in September 2023. The current zoning of my client's property is M-1.5-IP: Restricted Heavy Manufacturing, and you have proposed to rezone it to M-0.5-GZ: Artisan Production and Custom Manufacturing under the MAP.

Although the County has informed businesses that rezoning is currently on pause, Chapter 5 of the newly released Public Hearing Draft MAP clearly states that the rezoning will take place within five years. Additionally, the newly-created and unusable M-0.5-GZ and Life Science Park Zone will destroy current business if passed in the September MAP vote.



The transition from Restricted Heavy Manufacturing to Artisan Production and Custom Manufacturing will have a significantly adverse impact on my client's property and family-owned business, which has successfully operated on the property for the last 50-plus years. During this time, my client and its business have employed numerous community members and contributed significantly via tax payments to the state. The newly-created M-0.5-GZ does not accommodate my client's existing industrial business. If forced to shut down due to the downzoning, over 75 employees employed by my client would lose their jobs and livelihoods. The downzoning would also decimate a family-owned business that has been a pillar of support to the community.

The MAP will further lead to a decrease in property values and diminished economic opportunities for my client and other impacted property owners. The new zoning designation focuses on artisanal and custom manufacturing, which is not as economically viable and does not create as many job opportunities as traditional manufacturing industries. The MAP does not adequately take into account the following public policy considerations which support the benefits of maintaining current industrial uses and development standards:

1. Industrial uses and developments are significant sources of employment and economic growth. They create a diverse range of job opportunities, including high-paying skilled jobs that support the local economy. Rezoning to Artisan Production and Custom Manufacturing would not provide the same level of job creation and economic growth as traditional industrial uses, limiting the community's potential for prosperity.
2. Industrial development often leads to improvements in local infrastructure and public services, as businesses require access to efficient transportation networks, utility systems, and public amenities. By downzoning, the County will likely inadvertently reduce the incentives for infrastructure investment, negatively impacting the entire community.
3. Industrial properties typically generate higher tax revenues than artisanal and custom manufacturing businesses, which can help fund essential public services such as education, public safety, and healthcare. Downzoning will likely result in reduced tax revenues, placing a greater financial burden on the community and local government.
4. A diverse mix of industries, including traditional industrial uses, is essential for a resilient and robust local economy. By downzoning to Artisan Production and Custom Manufacturing, the County risks limiting business diversity and potentially destabilizing the local economy in times of economic downturns.

In addition, the County has failed to adequately consider the negative impact of the MAP downzoning on the community. First, the proposed rezoning does not provide adequate support for businesses transitioning to Artisan Production and Custom Manufacturing. In fact, the proposed downzoning does not appear to consider the impact on existing businesses operating under the current industrial zones. These businesses will face significant challenges, including forced relocation or closure, as many do not even have the option to adapt to the new zoning requirements. This lack of support would necessarily lead to financial burdens and business closures, resulting in job losses and negatively affecting the local economy.

Second, the MAP would displace the skilled workforce currently employed by industrial businesses in the impacted areas. Traditional industrial businesses often require a skilled workforce with specific technical knowledge and experience. The proposed M-0.5 zone will not provide the necessary opportunities for these workers, limiting access to meaningful job opportunities and constraining competition for skilled labor. This

displacement could exacerbate unemployment rates and increase the need for public assistance, placing an additional burden on the community and local government.

Finally, the current industrial zoning allows for synergy between various industrial businesses in our communities, fostering collaboration and encouraging innovation. The proposed M-0.5 zone would disrupt this synergy and result in a fragmented business environment that stifles growth and innovation. The change could also disrupt interconnected supply chains among industrial businesses, leading to increased operating costs, reduced efficiency, and potential business failure. These far-reaching impacts must be given due consideration in the decision-making process.

Moreover, the Green Zones Ordinance (“GZ Ordinance”) has already created substantial regulatory burdens and restrictions on many property owners, including my client. Specifically, it caused the potential sale of my client’s property to be cancelled due to the buyer’s concern with the restrictions under the GZ Ordinance, in the process causing my client millions in damages. Besides adversely affecting property values, the GZ Ordinance has also had the effect of limiting potential tenants and future development. Already, investors and business owners are understandably hesitant to conduct any transactions involving the impacted properties. This impact would only be made worse if the MAP is approved, as my client would be prevented from 1) operating its business on its property; and 2) recouping fair market value in any sale.

For each of the foregoing reasons, I request that the Regional Planning Commission reconsider the proposed downzoning in the MAP and seek alternative solutions to achieve its goals without adversely affecting property owners, the local economy, local employees, and community wellbeing. I further request that you keep me informed of any updates, changes, or additional information regarding this matter. **Please add me to all pertinent contact groups or distribution lists.**

Thank you for your attention to this important issue.

Best regards,



Benjamin S. Miller

Comments on proposed changes to the zoning for the property located at 15600 Avalon Blvd,
Unincorporated LA County 90221

To Whom It May Concern:

I am the owner of certain real property commonly known as 15600 Avalon Blvd ("Property") in unincorporated Los Angeles County. I have read over the proposed changes to the zoning to M-.5 for my Property and have a number of concerns and suggested revisions to these proposed changes.

My primary concern is that I believe my Property will lose all economic viability with this proposed downzone and or the implementation process. My Property was downzoned from M-2 to M-1, has had a Green Zone overlay applied to it, and now I am facing a further proposed downzone to M-.5. It does not appear that my current tenant will be able to continue his use of the Property under this proposed downzone.

I also find the proposed downzone to be inconsistent with the Industrial Preservation Zone designation. My Property is designated an Industrial Preservation Zone ("IP"). The IP is "intended to **preserve** industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses." (Los Angeles County Code § 22.60.010 (emphasis added).)

My Property has a 10-foot buffer zone to the residential use to the east. There is a six foot sold wall that separates my Property from the residential uses. In the last 24 months, three large warehouse buildings have been constructed to the north, south and west of my Property.

My Property is currently used as contractors' office and warehouse. My tenant has a Conditional Use Permit ("CUP") for limited repair work on their machinery. This Property has been used for manufacturing, storage and related uses for over 70 years. The area surrounding the Property on all sides with the exception of the east is industrial.

We have never had a complaint from any neighbor in the last 25 years. We are the lightest use on the block. In addition, the homeless encampments on Avalon Blvd have now become so prevalent as to make access and use of the Property extremely challenging. We recently had difficulty acquiring insurance for the Property because of the three murders on the street in the last 18 months.

I am very concerned with the proposed Artisan Production and Custom Manufacturing overlay because it severely limits the potential permitted uses for the Property either by outright prohibition or by the introduction of requirement for a site plan review ("SPR") or a CUP authorization for activities that have been allowed on my Property for the last 70 years. The SPR and CUP processes are extremely burdensome to the business operating on the Property. I recognize that the SPR process is intended to be ministerial but the requirements can be extremely burdensome and expensive. The changes as currently contained in the proposed draft would make it almost impossible to continue renting my Property. In sum, I am concerned that the new proposed overlay will effectively eliminate all economic viability to my Property.

In addition, the changes proposed are very contradictory on a number of points and the Description of Artisanal uses as written is very vague. Importantly, the uses that are permitted are not realistic for the area and are inconsistent with the IP designation.

The proposed ordinance as written eliminates almost 80% of the currently permitted uses, even when considering the Green Zone overlay which in itself is highly restrictive.

Based upon my understanding of the proposed changes, following is a list that would be allowed under the proposed M-.5 zoning, all of which are inconsistent with the IP designation. Because these uses are prohibited under Los Angeles County Code § 22.60.30 or not within the type of use preserved under the IP designation, it is my understanding that they are not permitted on my Property:

- Community gardens;
- Parks, playgrounds, beaches, including accessory facilities;
- Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts, as a principal use;
- Art galleries;
- Art supply stores;
- Barber shops;
- Beauty shops;
- Bicycle shops;
- Bookstores;
- Drugstores;
- Farmers' markets;
- Florist shops;
- Fruit and vegetable markets;
- Health food stores;
- Hobby supply stores;
- Music stores;
- Ice cream shops;
- Ice sales, retail (the use is Ice sales, excluding ice plants so some use may be allowed);
- Retail stores;
- Secondhand stores;
- Yarn and yardage stores;
- Barber shops;
- Beauty shops;
- Blueprint shops;
- Interior decorating studios;
- Pet grooming services;
- Pet supply stores;
- Photographic equipment and supply stores;
- Plant nurseries, including propagation of nursery stock and retail;
- Interior decorating;
- Photography studios.

The remaining uses below are the only uses that are arguably compatible with the industrial neighborhood and the IP designation. It should be noted that these uses, which require permit processing, are a reduction of 80% of the permitted uses under existing M1 zoning. It is my understanding that the new M-.5 zoning will allow the following uses and no others for my Property. I have made comments with respect to several of the uses regarding reducing the amount of time and or reducing the cost to small business for the County Review Process.

- Animal hospitals;
- Book binderies;
- Humane societies;
- Clinics. This term is not defined and is not defined in Los Angeles County Code, Chapter 22.14 – Definitions;
- Hospitals and veterinary consulting offices;
- Agricultural products;
- Cosmetics and dry good products. This is noted as SPR4, which is an undefined review process for this use;
- Precious and semi-precious metal products;
- Cloth and textile products, including apparel and upholstery, but excluding leatherwork and tanning;
- Craft products;
- Electric, electronical, and mechanical products and parts, including appliances, computers, equipment, and instruments;
- Glass products and parts;
- Plastic products, including molding and grinding within an interior room;
- Paper products;
- Wood products-including furniture;
- Film laboratories. On the Use Tables, Film Laboratories use is designated for review by SPR, but on page 111, the same Film Laboratories use is identified as requirement for a CUP. This needs to be resolved;
- Candy confectioneries;
- Recording studios. This use may not be consistent with the IP designation;
- Microbreweries. Is this not a food product? Isn't this a conflicting use?;
- Laboratories for testing experimental motion picture film;
- Laboratories, research and testing;
- Artisan production and custom manufacturing. This use needs to be defined;
- Cabinet making;
- Carpenter shops;
- Engraving, machine metal engraving. Conflicts with Green Zone overlay and is not allowed.
- Fabricating and prototype fabrication;
- Glass, the production by hand of crystal glass art novelties within a closed building of fire resistant construction;

- Production of experimental technology products such as technology chips and microchips. This is very vague and ambiguous. What is considered “experimental” under this definition? Who decides whether a technology product is experimental?
- Motion picture processing, reconstruction, and synchronizing of film with sound tracks;
- Motion picture studios and indoor sets;
- Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, administrative and other related activities, and facilities in conjunction therewith;
- Building materials. This should be a SPR not CUP. A CUP is too expensive, particularly for interior storage;
- Furniture and household goods, transfer and storage;
- Warehouses, including storage warehouses. This requires a CUP. This will limit such uses to the largest of companies due to time and cost.
- Bakery shops. This appears to be conflicting as it is my understanding that food production is not allowed in M-.5;
- Catering services. It is my understanding that food production is not allowed. Accordingly, it seems like this use is in conflict as I don’t understand how a catering service survives without a kitchen and food production.
- Childcare centers. This proposed used is not compatible with the surrounding uses;
- Emergency shelters;
- Studios;
- Pet grooming services;
- Photography studios;
- Printers or publishers;
- Repair shops, household;
- Restaurants and other eating establishments, including food take-out. Food production is not allowed in M-.5 so this seems inconsistent.

There are a number of uses that appear to be allowed only for governmental agencies, public utilities and similar that are much more intensive or “heavier” uses. It appears that the private sector is being held to a much different standard. Not sure why that is the case.

As previously discussed, the current draft as written now is riddled with inconsistencies and references to footnotes with no corresponding connection to the use tables provided. There are terms that are undefined under the existing Los Angeles County. I have only had time to address a few of the many inconsistencies because the proposed ordinance is so voluminous. Other items are simply missing. For example, there are a number of Notes that are referenced in the text which are designated by numbers. These Notes are not consistent and are not referenced at all on the use pages.

The general thrust seems to be a push for consumer-oriented uses and services in an industrial zone. This is clearly a conflict as my Property and many others are specifically designated with the IP designation. I recommend that the Planning Department evaluate what is necessary and appropriate. At this time, it seems that the Planning Department is ignoring the IP designation, which is specifically intended to preserve industrial uses.

I appreciate the difficulty of managing growth and promoting compatible uses. However, for historic industrial areas and in particular areas with the IP designation, I believe the goal should be to support businesses that support the community. The goals are to keep jobs local, to provide superior paying jobs in our community, and to keep the properties occupied and productive for everyone.

With respect to my Property, over 80% of the uses currently permitted in the existing zoning designation M1 will not be allowed to continue, even though my Property's current use is the lightest use in the neighborhood. Ultimately, the proposed M-.5 designation will produce a large number of legal non-conforming uses which will have to be discontinued within four (4) years of the ordinance implementation. Of course, industrial uses often have much longer leases than four (4) years.

To avoid this, I propose several changes to the draft and for easy reference I have provided a spread sheet showing the effects of the ordinance in reducing the number of uses permitted, see attached. I would suggest that the number of uses that are permitted in this new zone be broadened to add those listed below as "P" permitted:

- Three-dimensional printing.;
- Satellite construction- this would be produce very high-tech manufacturing and could be related to Space-X and companies supporting them.
- Small Business in the construction trades supporting the local housing construction in the immediate area as well as supporting the needs of residences in the area. This provides a lot of jobs in this area. Examples including, but are not necessarily limited to, HVAC repair businesses; plumbing contractors; plaster contractors; painting contractors; and maintenance companies servicing the local residential community. Storage of equipment and materials could be limited to interior storage.
- Warehousing should be reviewed by SPR or a MCUP rather than CUP for warehousing under 50,000 feet. It is too expensive and time consuming not to mention staff intensive to do a CUP for a micro company that is just getting started. A CUP in the county now costs close to \$200,000 dollars and can take 2 years to accomplish. This is impossible for the small business owner.
- EV buses and trucks should be permitted in all M zone properties with a 25 foot buffer from sensitive uses. This would be a huge incentive for transition to EV uses in the industrial zones. This should also include auto rental for EVs, motorcycle repair for EV, auto related uses allowed for EV equipment, and truck repair and equipment storage for EV support and logistics.
- Medical device manufacturing and related uses.
- Trades support to MTA and local mass transit. This would include storage of supplies, staging areas for equipment in infrequent use, and staffing centers for these trades and staff.
- Airport related support companies. Give support to the local communities that work at the airport by keeping the jobs close to home. This would include, but not be limited to associated warehouse, delivery, and refrigerated food storage.
- Food production should be allowed particularly for small bakery and other related uses. The proposed uses seem to permit confectionery; you should use the same wording for all food related business. The prohibition of food production is contrary to many uses, restaurants, bakeries, community kitchens etc. being considered under this new zone. This needs to be

resolved. It is also certainly can be considered an artisan operation in many cases and is a business that supplies lots of local jobs to lower skilled work force.

- Electrician shops.
- Dental Laboratories. This is excluded in only M .5 – This should be treated the same as all of the other zones.
- Medical clinics. M.5 is the only zone that excludes the medical clinic use, unless such use is included under the generic and undefined “Clinics” use.
- Mortuaries.
- Packaging business.
- Photocopying and reproduction.
- Photo engravers and lithographers.
- Costume rentals.
- Furniture and appliance rental.
- Party equipment.
- Tool rentals.
- Silkscreen shops.
- Communication equipment buildings
- Administrative offices, engineering and design related to infrastructure projects and contractors. There is going to a huge need for this with the infrastructure bill recently based by the Biden administration.
- Construction material yards supplying material to jobsites in the local community. This would include garden supplies, tile storage, decorative arts.
- Churches.
- Green houses should be allowed and the ban conflicts with a number of permitted uses.
- Composting related to local green waste, perhaps limited in size.
- Produce stands.
- Specialty machine shops, under 10,000 feet with a 50-foot buffer from sensitive uses
- Genetics companies and similar uses such as farmed food.

The Planning Department should consider other factors as well.

1: Cabinet shops have been largely phased out by the South Coast Air Quality Management District (“SCAQMD”) because of the dust collection systems as well as spray paint booths. Unless the Planning Department is working with the SCAQMD, it does not seem that such uses will be able to operate in these areas.

2: It is my understanding that the Department of Toxic Substances Control (“DTSC”) or the Regional Water Quality Control Board (“RWQCB”) have placed various deed restrictions on several properties in the area which prohibit or limit many of the proposed uses. Moreover, allowing some of the uses which include more sensitive receptors, such as childcare centers, may impact the remedial goals for those properties. For example, a property may be undertaking a remediation based upon a deed-restricted industrial use and using cleanup standards based only on industrial uses. Such industrial uses may be prohibited under the proposed zoning. Such properties may have to change or implement new remedial goals to make the properties economically viable.

3: The proposed zone change, if fully implemented, will require over 500 business to move or shut down. The current vacancy rate in the area is around 1% which means there are almost no buildings available to move these operations to. This is going to be a major hardship for these business owners and will certainly result in extensive litigation.

4: Many of these properties are too large to be used by artisanal uses. The buildings surrounding my Property are respectively 90,000, 180,000, and 120,000 square feet in size. These existing buildings are vastly difference in scale compared to the proposed uses.

5: The proposed zone change will significantly reduce the tax base. A 50 million dollar warehouse is worth a lot more to the county than a small cabinet shop.

In conclusion, this proposed M-.5 zone change reflects a fundamental misunderstanding of the business community in this area. I have no doubt that there is a justifiable reason for the residential community to want to see this area change from what it has been over the last 70 years. I am also sure there are several businesses that should not be allowed to operate in this area due to the impacts on the residential community in the area. Nevertheless, the proposed zone change overreaches to achieve those goals.

Empty buildings invite vandalism. Buildings are stripped of any and all copper. Then they are occupied by squatters, ultimately resulting in a host of other undesirable and even criminal activities. I have seen this process play out countless times in other areas where vacancies are high and empty buildings exist. Currently the business community serves as a buffer to residential community for the 500 plus RVs and homeless encampments. Crime in this area has increased dramatically. Drug dealing, prostitution, illegal fires and illegal dumping has become commonplace. I think that is important for the Planning Department to understand that you need a business community to keep and maintain the area and withstand the actual neighborhood conditions.

We must balance the wants of the neighborhood with what can be realistically accomplished in relation to the area's other issues.

I urge the Planning Department to please carefully consider these comments. I urge the Planning Department to broaden the uses that will be permitted and carefully align the uses with the IP designation.

These are suggested changes and do not limit Spotted Dog LLC's current owner of 15600 Avalon from further legal action dependent on the outcome of this proposed legislation.

Thanking you in advance for your attention to this matter.

Sincerely

Mark Granger
Spotted Dog LLC
15600 Avalon Blvd, West Rancho Dominguez 90221

FW: PROPOSED MAP AMENDMENTS

DRP Public Comment <comment@planning.lacounty.gov>

Mon 7/31/2023 7:11 AM

To: Leon Freeman <lfreeman@planning.lacounty.gov>

Cc: Tina Fung <tfung@planning.lacounty.gov>

From: Di Gray <digray49@aol.com>**Sent:** Friday, July 28, 2023 7:21 PM**To:** DRP Public Comment <comment@planning.lacounty.gov>**Cc:** Gary Blau <gary@garyblaucre.com>**Subject:** Fw: PROPOSED MAP AMENDMENTS**CAUTION:** External Email. Proceed Responsibly.

To: Los Angeles County Commissioners

BY EMAIL: COMMENT@PLANNING.LACOUNTY.GOV

Michael R. Hastings

Pam O'Connor

Yolanda Duarte-White

David W. Louie

Elvin Moon

Re: Meeting August 2, 2023

**Subject: Project No. PRJ2021-004165 Metro Area Plan General Plan
Amendment No. RPPL2021011925 Zone Change No. RPPL2021011985**

Dear Commissioners:

As an owner of the property at 14105 Avalon Blvd, Los Angeles, 90061, I want to put on record my comment and firm opposition to the above proposal:

- 1. Chapter 5 and Appendix G must be removed**
- 2. 1-5 years is a long period of business uncertainty**
- 3. Businesses cannot make financial decisions on green zone improvements when there is a downzoning possibility in the next few years.**

*Additionally, this virtually constitutes the taking of private property by the County, without just compensation based on current market value. Our properties will become virtually worthless; we will not be able to sell/lease the property as a practical matter as the proposed uses under a 0.5 zoning do not exist in this area.

*Restricts ability to re-lease property even to an identical user

*These local businesses currently employ and support residents and families of the local area and small community businesses. Passage will negatively impact the economics, employment, income, and general social, family, and business fabric of the areas affected by this change in terms of loss of income, closure of small businesses, and increasing unemployment and probably homelessness.

Thank you.

Cordially

Diane Sonderling Gray

Owner of above designated property

215 Oceano Drive
Los Angeles, CA 90049

Tel: 310-490-4914

Email: Diane Gray digray49@aol.com

FW: PROPOSED MAP AMENDMENTS

DRP Public Comment <comment@planning.lacounty.gov>

Mon 7/31/2023 7:10 AM

To: Leon Freeman <lfreeman@planning.lacounty.gov>

Cc: Tina Fung <tfung@planning.lacounty.gov>

From: donsonderling@gmail.com <donsonderling@gmail.com>**Sent:** Friday, July 28, 2023 4:57 PM**To:** DRP Public Comment <comment@planning.lacounty.gov>**Cc:** 'Gary Blau' <gary@garyblaucre.com>**Subject:** PROPOSED MAP AMENDMENTS**CAUTION:** External Email. Proceed Responsibly.

To: Los Angeles County Commissioners

BY EMAIL: COMMENT@PLANNING.LACOUNTY.GOV

Michael R. Hastings

Pam O'Connor

Yolanda Duarte-White

David W. Louie

Elvin Moon

Re: Meeting August 2, 2023

Subject: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL2021011985

Dear Commissioners:

As an owner of the property at 14105 Avalon Blvd, Los Angeles, 90061, I want to put on record my comment and firm opposition to the above proposal:

1. **Chapter 5 and Appendix G must be removed**
2. **1-5 years is a long period of business uncertainty**
3. **Businesses cannot make financial decisions on green zone improvements when there is a downzoning possibility in the next few years.**

*Additionally, this virtually constitutes the taking of private property by the County, without just compensation based on current market value. Our properties will become virtually worthless; we will not be able to sell/lease the property as a practical matter as the proposed uses under a 0.5 zoning do not exist in this area.

*Restricts ability to re-lease property even to an identical user

*These local businesses currently employ and support residents and families of the local area and small community businesses. Passage will negatively impact the economics, employment, income, and general social, family, and business fabric of the areas affected by this change in terms of loss of income, closure of small businesses, and increasing unemployment and probably homelessness.

Thank you.

Sincerely

Donald Sonderling

Owner of above designated property

6141 Kentland Ave

7/31/23, 9:04 AM

Mail - Tina Fung - Outlook

Woodland Hills, Ca 91367

Tel: (818) 321-1554

Email: Don Sonderling@gmail.com

From: [Sofia Quinones](#)
To: [DRP Metro Area Plan](#)
Subject: Extension Request For METRO AREA PLAN
Date: Friday, July 28, 2023 4:17:11 PM

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Department of Regional Planning

The Public Hearing draft of the MAP Zoning Ordinance and Zoning Map was made available on July 17, 2023. For your information most of our neighbors were unaware of this notice.

Furthermore, this notice was released in the summer when many families travel. In addition, the lack of time does not allow for groups that meet on a monthly basis to meet or review all the documents and consult with our experts. Therefore, we are requesting an extension to the public comment period.

Sincerely

Sofia G. Quinones
East Los Angeles Boyle Heights Coalition
(323)494-6005

From: [Gary Blau](#)
To: [DRP Metro Area Plan](#)
Subject: FW: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL20211985- Item 5 (a).
Date: Friday, July 28, 2023 3:45:49 PM
Attachments: [image001.png](#)

CAUTION: External Email. Proceed Responsibly.

Ms. Christina Tran:

Please see my email below.

Best Regards,

Gary Blau, SIOR
Partner Industrial & Logistics



Commercial Property Group
10020 National Blvd. Suite B
Los Angeles, CA 90034
(310) 390-7722 Ext. 120
gary@garyblaucre.com
www.cpgla.com



From: Gary Blau
Sent: Friday, July 28, 2023 3:34 PM
To: COMMENT@PLANNING.LACITY.GOV
Subject: FW: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL20211985- Item 5 (a).

Dear Commissioners and Leon Freeman:

As an industrial real estate broker in the area, I want to put on record that the proposed plan is a virtual taking of private property in violation of the 5th amendment of the U.S. Constitution and the Due Process clause of the 14th amendment. "Social Justice" means Marxism which is the redistribution of private property. The real property within this zoning will become virtually worthless; owners will not be able to sell/lease their property as a practical matter as the proposed uses under a 0.5 zoning do not exist in this area. The County will have to pay billions of dollars in compensation to those property owners within the downzone. 1-5 years is a long period of business uncertainty and business cannot make financial decisions when there

is a downzoning possibility in the next few years.

Passage will negatively affect the economics, employment, income and the general social, family and business fabric of the areas affected by this change in terms of loss of income, closure of small businesses and increasing unemployment and probably homelessness.

I have a better idea: Do something about the campers lining the streets of L.A. County Gardena.

Therefore, Chapter and Appendix G must be removed.

Best Regards,

Gary Blau, SIOR
Partner Industrial & Logistics



Commercial Property Group
10020 National Blvd. Suite B
Los Angeles, CA 90034
(310) 390-7722 Ext. 120
gary@garyblaucre.com
www.cpgla.com

What is  **SIOR**

From: [Felix Robles](#)
To: [DRP Metro Area Plan](#)
Cc: [Adolfo Gonzalez](#); [Reyna Macias](#); [David Padilla](#); [Sandra Parra](#); [Ariana Rodriguez](#); [Sonia Roman](#); [Carina Sanchez](#)
Subject: MAP Comments
Date: Friday, July 28, 2023 3:56:52 PM
Attachments: [486be089.png](#)

CAUTION: External Email. Proceed Responsibly.

To Christina Tran

Regarding MAP rezoning. I do not agree with how this project has been approached it does not in any way help residences and residents directly impacted in industrial areas. I can not have my home rezoned as a bio science or an industrial office. All that will do is put my home under the USC umbrella for them come in implement immanent domain on my property. I do not and will not participate in any such situation. The industrial side of City Terrace has been used and abused for decades by businesses that do not care about the toxic damage they have been and are continuing to cause. City Terrace is in a food desert, we need more green spaces not laboratories or industrial offices.

The community outreach for the MAP project was horrible. I kept stressing the fact a lot of the City Terrace residents are low income and don't do social media. Sending a letter telling them to go to the library to read something, that was not the right approach. We need proper outreach done by actually doing some door knocking. That needs to be done by Regional Planning and people in charge of the MAP project. You can not rely on community groups to do your jobs for you. We can get the conversation started for you in the community but ultimately it is your responsibility to properly inform the communities the MAP project is impacting and as it stands you have failed miserably.

--


VISION
CITY TERRACE

Felix Robles
(323)833-1589
IG: vision_city_terrace
twitter: vct_de_eastla
www.visioncityterrace.org

From: [R.L](#)
To: [DRP Metro Area Plan](#)
Subject: MAP disapproval
Date: Thursday, July 27, 2023 7:48:03 AM

CAUTION: External Email. Proceed Responsibly.

We want to voice our opposition to the upcoming MAP vote in September, 2023. We are a business in unincorporated Los Angeles that has been notified of the downzoning of our current industrial zone. The County has informed businesses involved in the rezoning that it is “on pause” at the moment. Reading chapter 5 in the newly released draft of MAP clearly states that the rezoning will take place within 1-5 years with additional research. It is also clear the two new, unusable zones of M 0.5 and Life Sciences will be passed in chapter 5. Legacy businesses like ours exist on a 5 acre area in the metro area and a 5000 limitation restriction goes against the spirit of retention of small legacy businesses. In other words - there will be two new zones created that destroys our current business in the upcoming MAP vote. Removing businesses and investment from our communities will exacerbate the problems of poverty and lack of affordable housing and encourage more encroachment of homeless encampments. The language in the MAP seems intentionally misleading. The other important point I don't think the County realizes is the Green Zone Policy will soon be implemented. The County of Los Angeles is expecting all parcels involved to make large financial decisions in this plan. I think it is important to understand that the perception of value in our marketplace now is very poor, after 2200 parcels received notice in February 2023. Several Real Estate Brokers can confirm what the Rezoning (MAP) has done to unincorporated Los Angeles. Potential leases, sales, expansions all want to flee. County needs to work with us and find a solution to change this negative perception of our property values. There can be several solutions. Please respond to this letter and address how you can help us continue to do business in Los Angeles County. We all have an interest in serving and enhancing the community.

Sincerely,

Reid

From: mona@williamssoftware.com
To: HollyJMitchell@bos.lacounty.gov; FourthDistrict@bos.lacounty.gov; FirstDistrict@bos.lacounty.gov; ThirdDistrict@bos.lacounty.gov; [Barger, Kathryn](#)
Cc: [DRP Metro Area Plan](#); [Info LA County](#); [Patricia Hachiya](#)
Subject: MAP upcoming hearings and voting
Date: Thursday, July 27, 2023 2:15:38 PM

CAUTION: External Email. Proceed Responsibly.

Mona Howerton
Williams Recycling
2225 E 92nd
Los Angeles, CA 90002

RE: MAP hearing and Sept.13 Vote – Please Remove Chapter 5- Implementation and appendices G

This letter is being written in **OPPOSITION** to the upcoming MAP vote in September, 2023. We are a business in unincorporated Los Angeles that has been notified of the downzoning of our current industrial zone. The County has informed businesses involved in the rezoning that it is “on pause” at the moment. Reading chapter 5 in the newly released draft of MAP clearly states that the rezoning will take place within 1-5 years with additional research. It is also clear the two new, unusable zones of M 0.5 and Life Sciences will be passed in chapter 5. In other words - there will be two new zones created that destroys our current business in the upcoming MAP vote.

The other important point I don't think the County realizes is the Green Zone Policy will soon be implemented. The County of Los Angeles is expecting all parcels involved to make large financial decisions in this plan. Not one business will make a financial commitment to the Green Zone if the downzoning of M1 and M2 will be occurring now or in the near future. Simply - No one will make any commitments to any financial decisions while waiting to be downzoned.

I think it is important to understand that the perception of value in our market place now is very poor, after 2200 parcels received notice in February 2023. Several Real Estate Brokers can confirm what the Rezoning (MAP) has done to unincorporated Los Angeles. Potential leases, sales, expansions all want to flee. County needs to work with us and find a solution to change this negative perception of our property values. There can be several solutions. Please respond to this letter and address how you can help us continue to do business in Los Angeles County. We all have interests in serving and enhancing the community. I am available to talk and meet as well.

Mona Howerton
Williams Recycling
714.269.2519

From: natalie.williamssoftware.com
To: fourthdistrict@bos.lacounty.gov; firstdistrict@bos.lacounty.gov; hollyjmittchell@bos.lacounty.gov; thirddistrict@bos.lacounty.gov; [Barger, Kathryn](#); [Elida Luna](#); [Patricia Hachiya](#); [Info LA County](#); [DRP Metro Area Plan](#)
Subject: Metro Area Plan: Take out Chapter 5 Appendix G
Date: Wednesday, July 26, 2023 2:03:51 PM

CAUTION: External Email. Proceed Responsibly.

The businesses and property owners within the Metro Area Plan are facing significant concerns and challenges related to Chapter 5 and appendix G of the program. They strongly advocate for the removal of these sections entirely due to the following reasons:

1. ****Timeframe****: Waiting for 1-5 years for the county to decide how and what changes they will implement is causing serious financial hardships. The extended decision-making process is hindering their ability to make essential financial decisions to improve or expand their businesses.
2. ****Property Values****: The potential downzoning is negatively impacting property values. As a result, property owners are experiencing a decrease in the market value of their assets, leading to financial losses, if they are able to sell at all.
3. ****Business Stagnation****: The uncertainty and delays are causing businesses to stagnate. Unable to make necessary changes or investments, they might be struggling to remain competitive and maintain their current operations. They are also putting a complete stop to any investment in improving/updating.
4. ****Vacant Properties****: As a result of the negative impact on businesses and property values, there's a risk of an increase in vacant properties. This can contribute to the area's blight and further worsen the existing issue, particularly if there's already a problem related to the motorhome situation.

It is important and detrimental to the property owners, businesses and community for chapter 5 and appendix G to be taken out of the Metro Area Plan before it is voted on September 13, 2023.

Thanks,
Natalie Allen

2225 E. 92nd St.
Los Angeles CA 90002
Work: 323-564-9969
Cell: 949-648-8189

FW: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL20211985- Item 5 (a).

DRP Public Comment <comment@planning.lacounty.gov>

Mon 7/31/2023 7:11 AM

To: Leon Freeman <lfreeman@planning.lacounty.gov>

Cc: Tina Fung <tfung@planning.lacounty.gov>

From: Gary Blau <gary@garyblaucre.com>

Sent: Saturday, July 29, 2023 10:02 PM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: FW: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL20211985- Item 5 (a).

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners and Leon Freeman:

As an industrial real estate broker in the area, I want to put on record that the proposed plan is a virtual taking of private property in violation of the 5th amendment of the U.S. Constitution and the Due Process clause of the 14th amendment. "Social Justice" means Marxism which is the redistribution of private property. The real property within this zoning will become virtually worthless; owners will not be able to sell/lease their property as a practical matter as the proposed uses under a 0.5 zoning do not exist in this area. The County will have to pay billions of dollars in compensation to those property owners within the downzone. 1-5 years is a long period of business uncertainty and business cannot make financial decisions when there is a downzoning possibility in the next few years.

Passage will negatively affect the economics, employment, income and the general social, family and business fabric of the areas affected by this change in terms of loss of income, closure of small businesses and increasing unemployment and probably homelessness.

I have a better idea: Do something about the campers lining the streets of L.A. County Gardena.

Therefore, Chapter 5 and Appendix G must be removed.

Best Regards,

Gary Blau, SIOR

Partner Industrial & Logistics



CommercialPropertyGroup
INDUSTRIAL AND COMMERCIAL REAL ESTATE

Commercial Property Group
10020 National Blvd. Suite B
Los Angeles, CA 90034
(310) 390-7722 Ext. 120
gary@garyblaucre.com
www.cpgla.com



From: [Gary Blau](#)
To: hollyjimmitchell@bos.lacounty.gov; thirddistrict@bos.lacounty.gov; [DRP Metro Area Plan](#)
Subject: FW: Project No. PRJ2021-004165 Metro Area Plan General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL20211985- Item 5 (a).
Date: Monday, August 7, 2023 3:13:47 PM
Attachments: [image001.png](#)

CAUTION: External Email. Proceed Responsibly.

Dear Supervisors and Leon Freeman:

As an industrial real estate broker in the area, I want to put on record that the proposed plan is a virtual taking of private property in violation of the 5th amendment of the U.S. Constitution and the Due Process clause of the 14th amendment. "Social Justice" means Marxism which is the redistribution of private property. The real property within this zoning will become virtually worthless; owners will not be able to sell/lease their property as a practical matter as the proposed uses under a 0.5 zoning do not exist in this area. The County will have to pay billions of dollars in compensation to those property owners within the downzone. 1-5 years is a long period of business uncertainty and business cannot make financial decisions when there is a downzoning possibility in the next few years.

Passage will negatively affect the economics, employment, income and the general social, family and business fabric of the areas affected by this change in terms of loss of income, closure of small businesses and increasing unemployment and probably homelessness.

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Therefore, Chapter 5 and Appendix G must be removed.

Best Regards,

Gary Blau, SIOR
Partner Industrial & Logistics



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10020 National Blvd. Suite B
Los Angeles, CA 90034
(310) 390-7722 Ext. 120
gary@garyblaucre.com
www.cpgla.com

What is  **SIOR**

From: [Meleana Chun-Moy](#)
To: [DRP Metro Area Plan](#)
Cc: [Jennifer Ganata](#)
Subject: Metro Area Plan Director's Report 8/23 Meeting
Date: Monday, August 28, 2023 12:20:11 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I hope you are doing well. I am working on the Metro Area Plan with Communities for a Better Environment (CBE). We were unable to attend the meeting on 8/23 where a presentation was given to the Regional Planning Commission. Was any action taken? How can I get access to the recording and obtain information about the meeting? There is not much info on Legistar yet.

Thank you!

Warmly,
Meleana Chun-Moy

Meleana "Mei Mei" Chun-Moy (she/her)
Legal Extern
Communities for a Better Environment
www.cbecal.org

From: [Sandie City Terrace](#)
To: [Monica Allen](#)
Cc: [Barger, Kathryn](#); [Deondria Barajas](#); [Elena Miller](#); [First District](#); [FourthDistrict@bos.lacounty.gov](#); [Stanley Redins](#); [TTC-STRental](#); [Vahagn Karapetyan](#); [DRP Metro Area Plan](#); [EDL-DRP BU-D Advance Planning Public Contact Email](#); [Tony DeMarco](#); [East LA Coalition](#); [Eddie Torres](#)
Subject: Re: PPT Presentation STR Ordinance Recommendation to LA County Board.
Date: Saturday, August 26, 2023 2:52:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[Screenshot 2023-08-26 at 2.47.17 PM.png](#)

CAUTION: External Email. Proceed Responsibly.

Good afternoon Monica,

Thank you for all your help. Many construction and county offices are proposing ordinances; therefore, I appreciate all your help and replies.

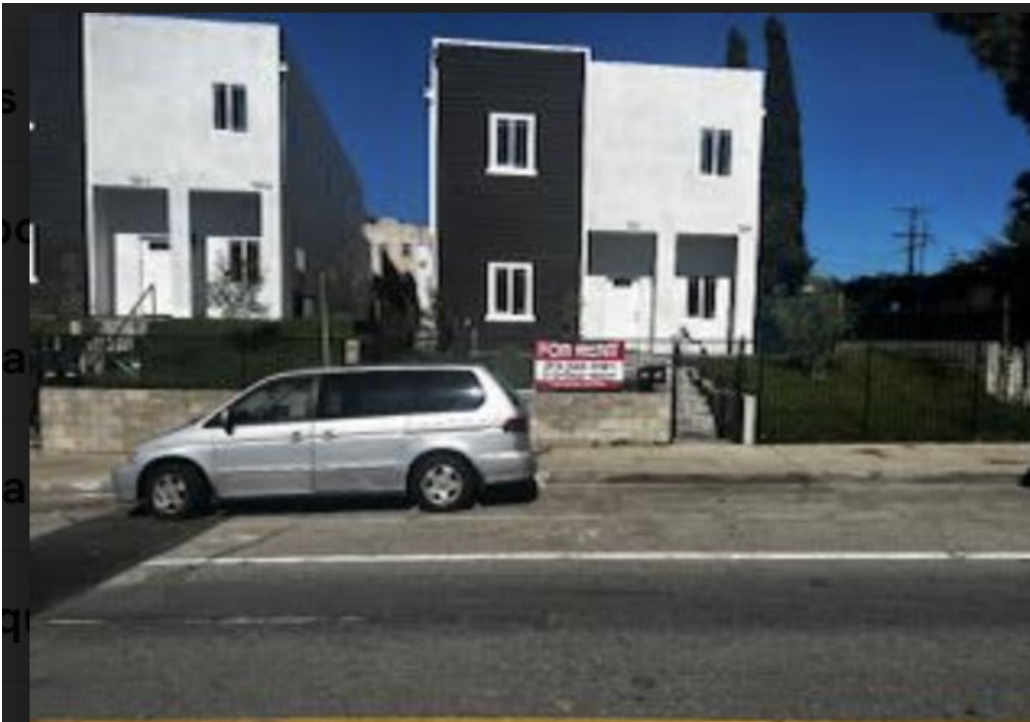
I called on this property (pic attached), and this is a 4-unit that was recently completed and is renting. Each unit has five bedrooms and five bathrooms at 4500 per unit. The four units = 20 bedrooms, equal to 20-40 community members. These units on Herbert/Whiteside are not affordable housing and bringing more residents in an area that lacks resources. These types of units serve student housing for USC and Calstate, and STR. I've cc'd the metro plan, which proposes bringing in thousands of people and multiple-story buildings in communities with dense populations. I attended a meeting on August 24 to discuss the metro plan, and the community members had plenty of questions. The county employees needed help to answer resident concerns. One of my concerns is the construction plan for these multi-units and whether multi-unit units will consist of multiple rooms as the units on Herbert/Whiteside, making them eligible for STR.

Question:

If an individual rents one of these 5-bedroom units, will the individual who resides for 12 months be able to rent out the rest under STR?

Also, after viewing the STR presentation, I recommend that the plan does not need to mirror the Los Angeles city ordinance. For instance, each county or city is given the flexibility to create or not create a STR plan; therefore, there needs to be an ordinance that portrays what is currently built based on Assembly Bills passed to change the zoning in California with the most significant impact in dense populations in Los Angeles County. Also, I would recommend any housing as in the pic; implents only an allowance to enter into a STR for five years of residence and pay a higher license fee because of the unit's numerous rooms. This allows the owner to contribute to the upkeep of the neighborhood and an additional tax for developers that have not resided for over 5 years to be placed in the ELA community for additional greenspace and maintenance of the upkeeping, for instance, street lights, trees and street maintenance, deputies, sewer cleanings, and trashcans/bins. This allows the residents that reside in the area to provide input to the Tax Collector's office of upkeeping of the neighborhood before making the Units a STR. Similar to when a business wants to bring alcohol and a hearing is set for impacted communities that reside within 100-500 feet of the area Furthermore, no multi-unit apartments with no parking or with parking should be permitted to STR because ELA residents and businesses are challenging the proposed zoning that pushes individuals and companies vulnerable to eminent domain and gives control to county residents and commercial property under the working of affordable housing.

I have no problem with a family doing an STR that lives in the house because homeowners have invested interest in the community upkeep and safety. However, I have an issue with developers coming into densely populated areas and not contributing to the maintenance and circulating monies back into the community.



Sincerely and many blessings.
Sandie
Sandie

On Sat, Aug 26, 2023 at 1:39 PM Sandie City Terrace <sparra93@gmail.com> wrote:

On Fri, Aug 4, 2023 at 4:28 PM Monica Allen <mallen@ttc.lacounty.gov> wrote:

Good Afternoon Sandie,

I cannot comment on whether the 50 units in your example would fall under Rent Restricted Housing. I can only share what the proposed Short-Term Rentals (STR) ordinance states on the matter. Per the ordinance, if a Host's primary residence is neither subject to a rental cap increase under the County's Rent Stabilization Ordinance, nor income covenant restricted affordable housing, nor Rent Restricted Housing, it can be used as a STR. In your example, if any of the units in that building fall under these categories then they cannot be used as a STR.

STR can only be conducted at a primary residence. An STR Host cannot have more than 1 primary residence. In your example of a Host conducting an STR in one home and living in the other, the ordinance would prohibit such a situation. The Host in your example would only be able to conduct an STR in their primary residence, which is the property they would be required to live in for 9 months out of the year. For the second property they aren't living in, they cannot use it for STR. They can use it for long-term rental instead, which are stays for longer than 30 consecutive days.

Regarding the STR Registration Application, it is not available currently. If the Board of Supervisors (Board) approves the ordinance on the targeted September 19, 2023 Board Agenda, the STR registration program will go into effect 6 months after the date of Board approval. During that 6-month period, we will be working on program implementation, which would in part involve designing the STR Registration Application.

Thanks & Blessings,

Monica V. Allen

Assistant Operations Chief | Business License Section

Los Angeles County | Treasurer and Tax Collector

[225 N. Hill St., Room 109, Los Angeles, CA 90012](#)

Phone: 213.584.1118 email: mallen@ttc.lacounty.gov



From: Sandie City Terrace <sparra93@gmail.com>

Sent: Friday, August 4, 2023 7:31 AM

To: Monica Allen <mallen@ttc.lacounty.gov>

Cc: Barger, Kathryn <Kathryn@bos.lacounty.gov>; Deondria Barajas <dbarajas@ttc.lacounty.gov>; Elena Miller <emmiller@counsel.lacounty.gov>; First District <firstdistrict@bos.lacounty.gov>; FourthDistrict@bos.lacounty.gov; Stanley Redins <sredins@ttc.lacounty.gov>; TTC-STRental <STRental@ttc.lacounty.gov>; Vahagn Karapetyan <vkrapetyan@ttc.lacounty.gov>

Subject: Re: PPT Presentation STR Ordinance Recommendation to LA County Board.

CAUTION: External Email. Proceed Responsibly.

Good morning Monica,

Thank you so much for the information. For all the new housing that is going on in our community. Los Angeles County

Housing is planning (and have brought) on bringing additional multi apartments in over populated areas, which the community has issues with such planning with no parking and bringing thousand of people into an area that lacks quality of life resources. For instance 70 units only 20% is available for low income rentals will allowance of the 50 units for STR, benefiting the developer, fall under Rent Restricted Housing Prohibited for every unit in the multi unit building?

Also , there are plenty of single homes being knocked down by investors building two units (see pic) will a person be able to live on one home and conduct a STR rental on the other home all year long?

Technically the individual is living on the lot and falls under Hosted Stay. I will report these type of set ups of 2 units or more where the host lives on the lot and rents the other home all year long is a STR violation. Based on the STR PPT I don't see how 2 homes on a lot falls under Accessory Dwelling Units & Other Accessory Structure Prohibited .

This is all due to the new rezoning, which brought all these new housing. The cost of these homes are at 800,000+. This is contributing to the housing crises. .





Also, do you have the STR license form , I would like to review, and do you have an idea when the ordinance takes into affect.

Again , thank you for all your help. Enjoy your weekend and stay hydrated. Community members appreciates.

Well wishes,

Sandie

On Thu, Aug 3, 2023 at 11:44 AM Monica Allen <mallen@ttc.lacounty.gov> wrote:

Hi Sandie,

I assume you are referring to the Coastal Areas and the California Coastal Commission.

For reference, Coastal zone areas are located in portions of the unincorporated areas of the County Supervisorial Districts 2, 3, and 4. These are the County unincorporated

areas of Marina del Rey, Santa Catalina Island, and part of the Santa Monica Mountains. The coastal zone is within the jurisdiction of the California Coastal Commission pursuant to the California Coastal Act. For the County's coastal zone, the California Coastal Commission has approved Local Coastal Plans (LCPs) developed in conjunction with County, which protects coastal resources and furthers the purposes of the Coastal Act.

Before the Ordinance can take effect in the County's coastal zone, it must be approved by the California Coastal Commission and incorporated into each of the County's LCPs. Therefore, the Ordinance will be effective in all other parts of the unincorporated areas of the County if the Board adopts the Ordinance before it is effective in said coastal zones. The anticipated effective date in the County's coastal zone is no sooner than one (1) to two (2) years after the Ordinance is adopted.

Unfortunately, it is unknown what the California Coastal Commission may recommend regarding the County's Ordinance. They may decide to change certain rules and this might have an effect on the fee within the Coastal zones. At this time, it's too soon to tell. We will have more information once the California Coastal Commission formally begins its review and provides its conclusions to us.

My apologies for not including the PowerPoint presentation earlier. Please see attached.

Thanks & Blessings,

Monica V. Allen

Assistant Operations Chief | Business License Section

Los Angeles County | Treasurer and Tax Collector

[225 N. Hill St., Room 109, Los Angeles, CA 90012](https://www.lacounty.gov/ttc/225-N-Hill-St.-Room-109-Los-Angeles-CA-90012)

Phone: 213.584.1118 email: mallen@ttc.lacounty.gov



From: Sandie City Terrace <sparra93@gmail.com>
Sent: Wednesday, August 2, 2023 6:29 PM
To: Monica Allen <mallen@ttc.lacounty.gov>
Cc: Barger, Kathryn <Kathryn@bos.lacounty.gov>; Deondria Barajas <dbarajas@ttc.lacounty.gov>; Elena Miller <emmiller@counsel.lacounty.gov>; First District <firstdistrict@bos.lacounty.gov>; FourthDistrict@bos.lacounty.gov; Stanley Redins <sredins@ttc.lacounty.gov>; TTC-STRental <STRental@ttc.lacounty.gov>; Vahagn Karapetyan <vkrapetyan@ttc.lacounty.gov>
Subject: Re: PPT Presentation STR Ordinance Recommendation to LA County Board.

CAUTION: External Email. Proceed Responsibly.

Thank you Monica.

I have one more concern, I noticed in the STR presentations the STR that run on the coast line or ocean will have there ordinance and fees in 2025 are the same fees and taxes going to be recommended for equitability ?

And this is no direct at your presentation and feedback. Monica you are an amazing communicator and provide fabulous details to my concerns.

Because, I deal with other issues in the community and the last thing our politicians and LA board is worried about the quality of life in East Los Angeles. Our neighborhood is being torn up for developers to built multi units and research institutions. I'm constantly with others trying to keep the quality of life by not having cannabis shops in our neighborhood and homeless encampment. We and other volunteers to clean the streets without pay. If parking was a concern for politicians for residence in East Los Angeles neighborhood there are approvals for multi units with no parking. The board cannot have it both ways .

As to respect of the address sharing on STR it is my experience the address is made available 24 hours before the arrival date to the renter. That has been my experience when I book my stays on STR. I as someone that book my stays on STR would not want everyone to know my arrival.

Thank you for the your responses.

Sandie

On Wed, Aug 2, 2023 at 3:09 PM Monica Allen <mallen@ttc.lacounty.gov> wrote:

Good afternoon Sandie,

Thank you for taking the time to submit your public comments concerning the Los Angeles County ("County") Short-Term Rentals Registration Ordinance ("Ordinance"). The draft Ordinance was prepared pursuant to the County Board of Supervisors ("Board") Motion on March 19, 2019.

The Board's Motion directed County departments to prepare the Ordinance because,

"The popularity and growth of short-term rentals pose both challenges and opportunities for the County. Many cities have adopted regulations that strike a balance between the economic benefit of short-term rentals and the potential impacts to neighborhoods and quality of life for nearby residents."

To accomplish the Board's objective to "strike a balance", the County staff reported to the Board in 2019 that more than half of the short-term rental units are characterized as entire home rentals where the host is not present during the stay. As noted in the Board's Motion,

"Un-hosted short-term rentals can negatively impact residents' quality of life, and each of the five Supervisorial Districts is home to a community on the top ten list of most short-term rentals, demonstrating that this is a county-wide problem. Complaints about loud parties, lack of adequate parking, and trash are common. In extreme very high fire severity zones short-term rentals can pose real safety concerns with guests unfamiliar with fire risks and evacuation routes."

Due to the Board's concerns for protecting neighborhoods from these types of negative impacts found to be associated with the proliferation of un-hosted short-term rentals, there will be a 24/7 Hotline for residents to call in the event of a need to report loud parties, parking concerns, or more generalized concerns such as maintenance of the property (i.e. trash clean-up). Neighbors will be notified by a letter from the County where they can call to report their concerns, both to the County directly, as well as through the 24/7 Hotline.

We understand that your comment is in reference to the privacy of the short-term rentals hosts. If the Board approves the Ordinance, the County will require that hosts register their property, and provide their registration number on every online hosting platform. The location and host's contact information is made available by the host if they list their property online for short-term rentals. We have received public

comments from neighbors who shared that they find short-term rentals listed online when they have concerns. Thus, the Ordinance does not intrude on the privacy of hosts since hosts initiate their online listings for short-term rentals, and in so doing, they are publicly providing their contact information and location.

In response to your concern for the proposed \$914.00 annual registration fee amount, and the suggestion that there be "two sets of regulations," we can offer you the following additional awareness:

- The annual short-term rentals registration fee of \$914.00 was determined by a County Auditor-Controller fee study. State law, approved by California voters through a ballot proposition, requires local governments conduct a fee study to determine the amount of fees necessary for "cost recovery" to administer a local government program.
- The annual amount of \$914.00 is to recover costs for employee salaries for six new positions, employee benefits, applicable indirect costs, and services and supplies. Based on the estimated number of 1,907 short-term rental units in the County unincorporated areas, the fee of \$914.00 per registration was determined to be revenue neutral for the purpose of cost recovery to administer the short-term rentals program, and to enforce the provisions of the Ordinance.

While the \$914.00 is an annual registration fee, your comments also referenced "taxes." For your awareness, there is presently a provision in the County Municipal Code often referred to as the "Hotel Tax," but also known as the "Transient Occupancy Tax." Presently, all short-term rental hosts are required to collect a 12% nightly tax from guests, and to remit the collected tax dollars to the County Treasurer and Tax Collector. The Ordinance does not change this provision of the current County Municipal Code.

Regards,

Monica V. Allen

Assistant Operations Chief | Business License Section

Los Angeles County | Treasurer and Tax Collector

[225 N. Hill St., Room 109, Los Angeles, CA 90012](https://www.lacounty.gov/225-N-Hill-St.-Room-109-Los-Angeles-CA-90012)

Phone: 213.584.1118 email: mallen@ttc.lacounty.gov



From: Sandie City Terrace <sparra93@gmail.com>
Sent: Tuesday, July 25, 2023 12:53 PM
To: Monica Allen <mallen@ttc.lacounty.gov>; TTC-Business License <businesslicense@ttc.lacounty.gov>
Cc: FourthDistrict@bos.lacounty.gov; First District <firstdistrict@bos.lacounty.gov>; Barger, Kathryn <Kathryn@bos.lacounty.gov>
Subject: PPT Presentation STR Ordinance Recommendation to LA County Board.

CAUTION: External Email. Proceed Responsibly.

Good afternoon Monica,

Yesterday, a colleague from your office presented on STR at a county meeting. I may have misunderstood the presenter's section, so excuse me if I'm incorrect. If I'm right, the statement is, " neighbors are notified of short-term rentals. Is this correct?

If the statement is correct, " people should expect a level of privacy," and the laws, not "ordinances," implemented under federal and state laws - people must be free from government intrusion. Notifying neighbors is concerning because some disagree and can make false claims, and an individual under the laws expect a level of privacy in their homes. There is a need for regulations and guidelines for STR of a home to prevent loud parties. It can also make the STR a victim of a crime. I recommend Event permits for STR or a party larger than 4- 6 to meet other criteria to deal with nuisance or partying.

There should be two sets of regulations—one for a room rental, in which the homeowner tries to make ends meet because of the high cost of living. For instance, a room ranges from \$40-75 a night, and STR room does not need to pay a security deposit and first and last month's rent as an individual waits for an apartment or funding to become available for rent. Individuals looking for a room to rent where the owner resides should not be required to pay the same fees as a home rental. Home rental for 150-400 a night, which benefits a developer, should pay the higher costs.

I asked this before; I would like to know where the taxes are going and the fee.

The fee is \$904 for a license; therefore, 904 X1900 (estimate of STR rentals) - 1,712,000. The presenter mentioned cost is going to personnel and the database created. Can you provide me with a breakdown? Most people have in their job description "as assigned, with no extra pay" and prefer Los Angeles County tax, license, and fee collections to utilize the revenue to clean & fix the streets and parks and replace numerous cable wires that are no longer running and are eyesores on electric poles.

Lastly, please send me the STR PowerPoint presentation.

Thank you, and much appreciated
Sandie

