

March 6, 2018

Attn: Councilmembers & Mayor:

Re: LUE Place types – equestrian zoning

I have been on record opposing the LUE place type concept since 6/30/16, there are too many un-mitigated impacts and it is not a plan in favor of the residents and property owners. My neighbors & colleagues and I have stated and re-stated all those many concerns at every possible opportunity. Due to the fact that the majority is eloquently covering all the many citywide arguments against the LUE I am able to once again speak about - you guessed it – the threatened and ignored horse community.

The equestrian zones are still not on the maps and the responses are incomplete and inaccurate.

The City has turned the horse community into a minority through methodical planning decisions. Obviously we are not being dealt with in an honest or transparent manner; a perception shared citywide, not limited to the equestrian/horse community as evident by the on-going & overwhelming numbers of stakeholders who have spoken out against the LUE that is proposed.

I do not want to think our Mayor and Council have a code of conduct that includes dishonesty and lack of transparency as standard operating procedure or is staff inept and not doing their homework regarding this lower density zoning that is still not included' but we are now at the point of ridiculous given the fact that I have pointed out this error since 6/30/16.

If I am tired of fighting for the survival of my horses, and the well-being of them and my community. If I was not met with an absolute lack of representation, maybe I would not be forced to present this issue over and over again. I will continue to do so until this is resolved to my satisfaction and we are not there yet so you will continue to hear from me until the zones are protected in their entirety that includes the LUE and all related projects that threaten our existence.

In the [LUE District Roundtable Meeting at district #7](#) the Mayor was asked for specific questions:

Question? Are horse properties protected in Founding & Contemporary Neighborhoods? Does the LUE ensure horse properties may continue? (That was not the exact question, but the response was):

Horse property is recognized and regulated through the Zoning Code, which contains a Horse-Property Overlay District that permits horse-keeping and equestrian uses within specifically designated areas of the City where there has been a history of equestrian use. The LUE contains a policy to protect and maintain the existing property areas and that the horse overlay zones will continue to be allowed for ongoing equestrian uses.

Where is that policy? I have scoured every page of the LUE and find nothing that supports this claim.

The horse overlay zoning designation is not in the LUE Table -6 Place Types and Zoning Districts Consistency Matrix, nor listed in any of the maps and reference to horses is omitted as a recognized

user group throughout the entire LUE, finding many errors & omissions where bikes & pedestrians only are listed when referencing areas such as the LA River, greenbelts, etc.

? Why do future park sites show as Founding and Contemporary Neighborhoods and not as Park Space as in the OOI site? (Again that is not quite what was asked) & the response was:

Private properties designated as a use other than Open Space or Parks are valued at the current General Plan designation and zoning. For properties that the City does not own, it is considered a taking of their property or property value to reduce the future development potential without providing compensation to the property owner. Therefore the map shows the privately-owned OOI site as Founding and Contemporary Neighborhood, rather than Open space, even though there has been significant community interest in purchasing the site to be converted to future open space.

Actually what asked was that the OOI be changed from yellow to an added zoning designation for horse overlay that has a lower density than founding & contemporary; and that if it could not be acquired for a green zone from the private owners, to become a regional serving park adjacent to and in conjunction with the LLARRP & decades old planning documents identifying that location for open space (1996 & 2006 LA River Master Plan, 2003/2010 Riverlinks plan, Wrigley Heights Greenbelt plan...that it at least be reflected as an equestrian lower density zone if it is to be development into housing units with required larger lots with setbacks and access to the river lands & regional trail network as was the intent when zoned as such in 1977 in order to support the equestrian lifestyle and for purposes of preservation of that at that time methodically threatened community.

The only reference to equestrian is as follows:

In the ISSUES/NEEDS section of the LUE it states.....Oil extraction/processing sites and horse boarding properties should be redeveloped to more residentially-compatible uses.

That is not preservation as the Mayor's roundtable response claimed.

STRATEGY No. 9: Protect and enhance established neighborhoods. » LU Policy 9-1: Protect neighborhoods from the encroachment of incompatible activities or land uses that may have negative impacts on residential living environments. ***The horse zones were established to protect that historic lifestyle AND intrusions such as more density, other user groups that include trails or projects through the equestrian zones and much more will add to the cumulative negative impacts toward this already besieged community.***

Buried within the LUE was the only other equestrian reference in all 196 pages:

11. Respect and maintain the equestrian uses within Wrigley Heights and promote shared use and maintenance of the area trail system.

Where exactly is that outlined? The City is working with the County to further decimate the Wrigley Equestrian zone at the end of Spring, and the promotion of shared use in the equestrian zones will have devastating impact and indicates a degree of ignorance regarding the needs of these animals that are our neighbors, friends and the reason for existence for many us. Since 1922 both blocks in Wrigley on San Francisco, have tripled in density. The right of way land that has supported Wrigley's horses for hundreds of years is scheduled for project developed without regard to the needs of the adjoining stakeholders and in the name of "infill of gaps" the OOI zone was allowed to remove the Mounted guard and horse boarding facilities, develop high density housing in that same zone across from the OOI and other 1977 "protective horse overlay zones" are still not represented in any manner whatsoever.

Respectfully,

Renee Lawler

Wrigley Equestrian

Attachments.