



October 20, 2020

Governor's Office of Planning & Research

**Oct 21 2020**

**FROM:** Park Mesa Heights Community Council  
3321 West 54th St.  
Los Angeles, Ca 90043

**STATE CLEARINGHOUSE**

**TO:** Councilmember Marqueece Harris Dawson [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)  
City of Los Angeles  
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**CASE #:** DIR-2019-2731-TOC-SPR / SCH 2019110501 / PARCEL #  
005-005-001, 4005-005-002, [ceqanet.opr.ca.gov/2019110501/2](http://ceqanet.opr.ca.gov/2019110501/2)

**RE:** Park Mesa Heights Community Council's Opposition to the Demolition and Displacement of Dorset Village Garden Families, 3100 W. Slauson Avenue, Los Angeles, CA 90043

Dear Councilmember Marqueece Harris-Dawson and Alan Como,

Park Mesa Heights Community Council representing the stakeholders of Hyde Park, Angeles Mesa and View Heights are in opposition to Mr Jeff Greene's demolition of Dorset Village Gardens and the displacement of its Residents as proposed in his 'Hyde Park Multi Family Project'.

Our voices are not alone in this outcry --- we are aware that you have received communications from Baldwin, Leimert, Crenshaw Local and the South Central Local of The Los Angeles Tenants Association. We appreciate the leadership this organization has taken in informing and organizing The Dorset Village Tenants Association.

The issues outlined by The LATU, in their letters to you, of December 27, 2019 and July 15, 2020 in most instances do not differ from our Council's determined opposition to the Hyde Park Multi Family Project for



reasons presented in this letter as follows:

- The project calls for the demolition of a historic and cultural community of Black and Brown families that were built as a model garden development in the 1940's as a family based green space. **(1)(2)**
- It has been home for working-class low-income families for over 60 years. **(3)**
- Dorset Village is an example of the diversity of our community which houses Seniors, disabled persons and Black and Brown families with children, of extremely low to middle income. **(4)**
- Dorset Village's diverse, extremely low to middle income class families would be displaced from affordable rent control housing which are increasingly difficult to find. This approval would have a negative impact, should this project be approved. **(5)**
- Jeff Greene's proposed project is in violation of SB 330.

**Protection of RSO Units and enforcement of City Law:**

- **Resolved:** In the matter of Council file #19-1246, passed January 28, 2020 and in effect for all of CD 11, that the City of LA shall enforce the provisions of 12.95.2(f)(6) g(6). This LAMC code section requires a moratorium for conversion or construction of condos or small lot subdivisions when the vacancy rate is 5% or lower in the local planning area. CD 11 vacancy rate is 4.17 % and that the provision in 12.95.2(f)(6) g(6) regarding of tenancy of RSO units shall be extended on the case of redevelopment until 6 months prior to commencement of construction be enforced
- **Resolved:** That NC/CC requests CM Koretz to extend the provisions of 12.95.2(f)(6) g(6). This LAMC code section requires a moratorium for conversion or construction of condos when the vacancy rate is 5% or lower in the local planning area.
- **Resolved:** Pursuant to **SB 330 "Protected Units"** known as **RSO units** in the City of Los Angeles, **must be replaced on a 1:1 basis**. Further, the NC/CC proposes that the **1:1 replacement be calculated BEFORE any affordable unit requirement is met pursuant to 12.22 density bonuses**.
- Jeff Greene's proposed development of luxury housing (a country club-like setting) would be unaffordable to Families such as those who reside at Dorset Village or the existing Community at large
  - <https://la.streetsblog.org/2019/05/09/billionaire-jeff-greenes-plans-to-raze-dorset-village-are-about-as-awful-as-you-might-imagine/>
- This project is a product of speculation and estimations by people who do not live in this community or respect it's established cultural base. This project would be a detriment to the lifestyle of the existing neighborhood. Our community is a close-knit family-oriented community with schools, libraries and parks all designed to promote our quality of life.
- Our community would be gentrified into a metropolis that totally disrupts our culture, character and changes our vision for our community.
- Jeff Greene's proposal for buildings, of 3 and 7 stories, equalling 782 units is not in conformity with the characteristics of our communities. The design is impractical and does not meet the housing needs of our community.



- This proposed project would overburden our infrastructure, streets, sewerage and electrical demands already in an aged old fragile state.
- This proposed project is a prime example of systemic racism, which has plagued our neighborhood, opening the door to gentrification and displacement of our established Black and Brown communities.
- This high-end luxury type development does not benefit this community in any shape, form or fashion. However, it would greatly benefit Jeff Greene, **a known slumlord as documented through his actions with Dorset Village and other properties nationwide.**(7) Like most gentrifiers often do, there is no thought of consideration or respect for the needs of the existing communities they gentrify.
- Rolling Curtis Gardens is a prime example of the displacement that would occur if this project is approved. Jeff Greene evicted all of the existing Tenants in order to build luxury apartments. The tenants fought back by linking up with Liberty Hills Foundation and Community Land Trust, Trust South L.A. The Tenants were able to fight for ownership of the property and won. The property is no longer owned by Jeff Greene, it is now in a land trust where the Tenants own Rolling Curtis Gardens.
- Jeff Greene is not vested in improving the quality of life within our community. He has owned this property for approximately 20 years and has not maintained the upkeep. It has been reported by the Tenants Rights advocates that he has completed minimal repairs during that time and present tenants are currently living under inhumane conditions with rodents, pest issues, mold, etc. Housing Community Investment Department of Los Angeles (HCIDLA) recently found several hundreds of violations at Dorset Village.(8)

We respectfully ask that you deny permit and/or approval of Jeff Greene's proposed development with the intent to raze and displace the extremely low income / Section 8 families who currently reside at the Dorset Village Gardens as outlined above.

The Park Mesa Heights Community Council proposes that rather than allowing the displacement of the Dorset Village Residents, that the City of Los Angeles take the responsibility for the rehabilitation of the Dorset Village Apartments. This City action would restore Dorset Village Garden Apartments to the City's original intent of allocating housing for low and middle income families in a green space. The City of Los Angeles has declared its intent to mandate Racial Equity. Alan Como/City Planning in cooperation with Councilmember Marqueece Harris Dawson/CD 8 have the power to maintain Dorset Village as Rent Controlled Housing for the benefit of Our Black and Latino Community.

Kindly take into consideration the distressing times we are currently experiencing during the Covid-19 pandemic, the negative impact on the lack of affordable housing and the homeless crisis. We formally request that the issues surrounding Dorset Village Gardens be brought to the attention of the L A City Council.

Our Council looks forward to collaborating with you in achieving racial equity for the preservation of our



existing cultures and community.

Respectfully,

Park Mesa Heights Community Council

CC:

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#### FOOTNOTES:

- (1) <https://www.laconservancy.org/sites/default/files/files/documents/Garden%20Apartment%20Context%20Statement.pdf>
- (2) <https://dailybruin.com/2019/04/09/ucla-study-suggests-spending-time-in-green-spaces-may-improve-mental-health>
- (3) <https://la.streetsblog.org/2019/05/09/billionaire-jeff-greene-plans-to-raze-dorset-village-are-about-as-awful-as-you-might-imagine/>
- (4) <https://la.curbed.com/2019/12/17/21021269/dorset-village-rent-control-affordable-redevelopment>
- (5) <https://centerx.gseis.ucla.edu/housing-inequality-case-study-redevelopment-displacement-in-dorset-village/>
- (6) <https://m.youtube.com/watch?v=ywquqz5Rdhc>
- (7) <https://medium.com/@LATenantsUnion/the-tenant-issue-7-57777473a91>  
<https://www.google.com/amp/s/itsgoingdown.org/north-hollywood-tenants-on-rent-strike-pay-visit-to-landlord/mp/>  
[https://www.apartmentratings.com/ca/los-angeles/dorset-village\\_323293598890043/](https://www.apartmentratings.com/ca/los-angeles/dorset-village_323293598890043/)  
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[https://www.apartmentratings.com/ca/los-angeles/5816-waring-apartments\\_323806455690038/](https://www.apartmentratings.com/ca/los-angeles/5816-waring-apartments_323806455690038/)
- (8) <https://www.google.com/amp/s/therealdeal.com/miami/2020/05/14/billionaire-jeff-greene-battles-with-wpb-may-or-over-unfinished-office-building/amp/>