

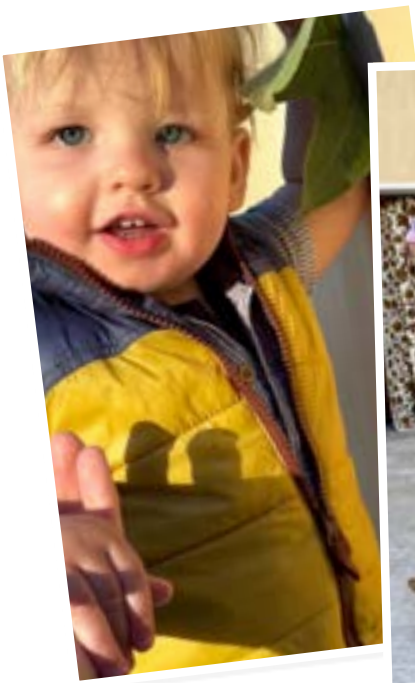
# COMSTOCK HILLS

HOMEOWNERS ASSOCIATION

2024 NEWSLETTER



## Welcome to the Newbies



## PRESIDENT'S MESSAGE



### DENSITY VS. EXISTING NEIGHBORHOODS

We named and incorporated Comstock Hills in 2007, but many of its homes were built in the late 1920's and 30's when architecture was inspired by history. English Tudor and Spanish Revival were the most popular styles. Then came classic Traditional and some of the most noted Mid-Century designs. What never changed were the winding streets lined with Sycamores and the inviting topography of its hills.

We are now threatened by a drive for density because new laws from Sacramento say there is a housing shortage. Yes, there is a shortage of affordable housing, but the voices being heard say it's time to rezone single-family homes to make way for density and apartments that are affordable.

Our cherished neighborhood has never been threatened before, and I hope you will join me in the fight to keep it that way.

—Jan Reichmann, President

### JUDE CURBED

The stroller crowd has been begging the City to make curbs compliant for strollers the same way they are for handicap access. Parents pushing their way from Comstock to Holmby Park must first navigate high curbs at Strathmore and finally to the Park. No expense was spared for creating this wonderful playground. But getting there by stroller can be seriously hazardous for little kids.



The adventures of a 16-month-old

### THE STROLLER TAKEOVER!

(on the cover)

There appears to be a baby boom in Comstock Hills as at least a dozen tots were born within a year of each other. Once parents met up with other stroller-pushers, they organized a Comstock Hills Baby Parents Group. A pre-Halloween block party was their first event and residents of the 1400 block of Warnall lent their driveways for crafts, games, homemade food and drinks. As always, Annie of Clementine served up snacks and heavenly cupcakes! Once word got out, we saw other neighbors join in and it felt like a street party for all! Let's hope it becomes an annual event!

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The greater our membership, the louder our voice.



## SERVICE ROAD OR OPPORTUNITY CORRIDOR

Imagine this entry to our neighborhood being transformed into a street lined with 7-story apartment buildings! Since the Planning Department has designated this little road an Opportunity Corridor, it has been upzoned for density to meet the demands of affordable housing. The barber shop, the cleaners, the medical building for natal care, Clementine and Johnny's NY Pizza could all be sold to developers based on the bonus of building tall, dense and no parking required! **These arguments were submitted to the Planning Department.**

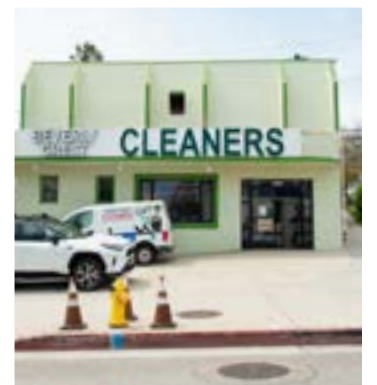
Do they care?

- Seven story buildings would abut a small alley that transitions directly into single family dwellings.
- This narrow one way road is mapped an earthquake fault line. It is also in the Alquist Priolo Earthquake zone.
- The neighborhood supports the local barber shop, decades old dry cleaners, a medical building providing post natal care, the popular Clementine Cafe and Johnny's NY Pizza. Seniors get balance therapy at the facility at the corner of Comstock. These small businesses will be wiped out if developers use the bonuses offered in an Opportunity Corridor.
- There are currently over 40 rent controlled apartments. Eliminating them could contribute to further homelessness and displacement.
- There is no provisions for infrastructure such as aging sewer breakdowns. Only one small public elementary school exists. Emergency services and refuse collection will be chaotic. Commuters continue to cut through the neighborhood to access Beverly Glen Canyon to the Valley.



What Comstock HOA has done: With City approval and oversight, our HOA funded a 19,000 sq. ft. drought tolerant landscape project bordering the service road. The HOA pays for its maintenance and ongoing replacement of plants. The previous landscaping done by the City as it created the SM Blvd Transit Parkway project died when the City ordered drought restrictions.

Comstock Hills strongly supports real affordable housing in commercial corridors where there is ample room to establish family housing with space for playgrounds, gyms, meeting rooms. TOC developments have only a small number of affordable units and does not solve the big issue. Those renting market rate units will not be using public transit. We recommended commercial corridors where development abut multi-family units. These nearby commercial corridors are underused and transit is already there. Focusing on unhoused families is the most urgent need.





**Crew from Precision Grinding take on sidewalk safety measures**

Beverly Hills. A luxury hotel, operated by Aman Group plus 8.5 acres of botanical gardens will be part of the project. Site preparation has begun with haul routes on both Wilshire and Santa Monica Boulevard. The development, between the Beverly Hills Hilton and Waldorf Astoria, is scheduled for completion in 5 years.

## CUT IT OUT

Your Comstock Hills Board voted to fund a safety measure to remove trip hazards from the neighborhood sidewalks. When grinding was just not “cutting it,” we hired Precision Cutting to create a smoother repair. The much larger project of remove and replace is costly, but the City is now offering a 50-50 cost sharing program to neighbors with major tree root intrusion.

## OUR NEW NEIGHBOR: ONE BEVERLY HILLS

What was once Robinson’s-May Department Store will be a \$2 billion project on 17.5 acres. A pair of 31- and 28-story condo towers will be the tallest structures in



## SUNRISE OF WILSHIRE BOULEVARD GOES TO CITY PLANNING

Sunrise Senior Living is a proposed 18-story tower located at 10354 Wilshire Blvd. It abuts a 3-story apartment project on Ashton with 28 affordable units designed to blend with the charming neighborhood of duplex and triplexes developed in the ‘40s.



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