

Communication from Public

Name: Susan Ossanna Wong

Date Submitted: 11/06/2024 06:38 PM

Council File No: 21-1230-S5

Comments for Public Posting: “I support the Draft #3 of the Housing Element/CHIP Ordinance, as presented by the Planning Department, without regard to the Exhibit D “options” that would open up single-family neighborhoods. The Planning Department in its report clearly states that they have found enough zoning in other areas to meet the State’s mandate for housing without the need to rezone our single-family areas.”

Communication from Public

Name: Franklin Corridor Communities
Date Submitted: 11/06/2024 10:51 PM
Council File No: 21-1230-S5
Comments for Public Posting: Please read the attached letter from Franklin Corridor Communities in support of the Housing Element/CHIP Ordinance, Draft 3, with NO OPTIONS. Thank you, Susan Winsberg, President Franklin Corridor Communities

FRANKLIN CORRIDOR COMMUNITIES

Reinstating the Local Voice in Development Decision Making

November 3, 2024

Members of the LA City Council
200 North Spring Street
Los Angeles, CA 90012

Re: Support Housing Element/CHIP Ordinance, Draft 3, NO OPTIONS

Dear Councilmember,

Franklin Corridor Communities is a group of residents living in the various neighborhoods along and around Franklin Avenue in Los Angeles. We're writing to you in the hope that you'll support Draft #3 of the Housing Element/CHIP Ordinance that rezones LA, WITHOUT adopting any of the "options" in Exhibit D that would allow higher density in neighborhoods zoned for single-family housing. Rezoning R1 neighborhoods is NOT necessary to meet housing goals mandated by the State of California, and this was clearly stated in the report from the Department of City Planning related to this ordinance.

Dense new development should be directed to commercial corridors. This is where businesses, services, transit and other infrastructure are already located. Generally speaking, R1 neighborhoods do not have the infrastructure to support large-scale development, and they have limited access to transit.

Upzoning R1 neighborhoods will result in loss of trees and green space. The vast majority of the City of LA's urban forest is located on private property in R1 zones. Allowing higher density development in these areas will result in the large-scale removal of trees and further paving over of green space/permeable surfaces. Both of these actions would contradict the city's sustainability policies, which encourage the expansion of the urban forest and the use of permeable surfaces for groundwater recharge. Climate change is already making LA hotter and drier. Upzoning R1 zones will mean fewer trees and more concrete. This will only exacerbate urban warming.

Upzoning R1 neighborhoods will not lead to lower housing costs. Because the value of land in cities is determined by how much can be built on a parcel, upzoning R1 neighborhoods will actually increase the value/cost of the parcels. Increasing the value/cost of land will increase the cost of housing. This is why real estate investors are pushing to upzone single-family neighborhoods. The stand to profit from upzoning, while the average renter or home-buyer will be paying higher prices for housing.

We hope you'll stand against proposals to upzone residential neighborhoods, since this will only benefit corporate real estate investors drive speculation. We ask that you join us in supporting Draft 3 of the Housing Element/CHIP Ordinance, WITHOUT adopting any of the options in Exhibit D.

Please send a response to let us know where you stand on this issue. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Susan Winsberg', written in a cursive style.

Susan Winsberg, President
Franklin Corridor Communities