

Communication from Public

Name:

Date Submitted: 11/17/2024 03:50 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Alex Garay

Date Submitted: 11/17/2024 03:50 PM

Council File No: 21-1230-S5

Comments for Public Posting: As a life long resident of the San Fernando Valley, specifically Encino, I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Pete Nicholas

Date Submitted: 11/17/2024 01:37 PM

Council File No: 21-1230-S5

Comments for Public Posting: LACity DESPERATELY needs MORE and more-AFFORDABLE housing. More-dense properly-constructed housing is NOT by-definition inferior in any way (with neighborhood green park spaces available). NO group of property owners NOT within private gated communities should have any power to legally veto over new construction having reasonable set-backs and separations that DO pass extant LACity Building Code and commercial/residential Zoning requirements, and reviews. I concede that some new more-dense housing could be conditioned on expanded on-site off-street parking with electrical chargers -- but PUBLIC TRANSIT and NOT POVs should be the paramount public interest for new residential construction. IF certain current neighbors to a property don't want a potential new construction, let those neighbors acquire the property in question via open market economic forces to preserve it for their collective purposes. But otherwise, ENOUGH of homeowner state-sanctioned NIMBYism from precious self-important first-come neighbors. Feudalish should be and should remain forever DEAD.

Communication from Public

Name: Kathleen Whooley

Date Submitted: 11/17/2024 01:38 PM

Council File No: 21-1230-S5

Comments for Public Posting: WRITE NOW: I am writing to you in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the up-zoning options presented in Exhibit D. I also Oppose Exhibit D. Support CHIP Draft # 3. I have live and paid taxes in Los Angeles for over 38 years!

Communication from Public

Name: Nicholas Todd

Date Submitted: 11/17/2024 03:08 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods! When we bought our homes, we paid a huge premium to be in a single-family neighborhood. Homelessness can be addresses without punishing existing homeowners.

Communication from Public

Name: Robert Glushon
Date Submitted: 11/17/2024 03:25 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft #3 of the CHIP Ordinance without Exceptions! No High Density Apartments in Single-Family Neighborhoods!

Communication from Public

Name: Scott Gorelick

Date Submitted: 11/17/2024 03:29 PM

Council File No: 21-1230-S5

Comments for Public Posting: To whom it may concern: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods! Respectfully, SG

Communication from Public

Name: Aaron Feinstein
Date Submitted: 11/17/2024 03:31 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods.

Communication from Public

Name: Kelly Bayett

Date Submitted: 11/17/2024 03:32 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Justin Bayett

Date Submitted: 11/17/2024 03:34 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Suzanne Michels

Date Submitted: 11/17/2024 03:35 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Andrea Kaufman
Date Submitted: 11/17/2024 03:36 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Layne R

Date Submitted: 11/17/2024 03:37 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance WITHOUT options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Mel Broder
Date Submitted: 11/17/2024 03:41 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Sandra

Date Submitted: 11/17/2024 03:41 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name:

Date Submitted: 11/17/2024 03:42 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. I need to Protect our single-family neighborhoods!"
Peace is important in our quite, do not destroy our peace

Communication from Public

Name: Michael

Date Submitted: 11/17/2024 03:44 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Carol Kapp

Date Submitted: 11/17/2024 11:57 AM

Council File No: 21-1230-S5

Comments for Public Posting: Good morning I have lived in the area for 40 years for special. I oppose changing building incentives into R-1. Developers are taking advantage by asking for special ways of building that will ruin R-1 areas . Please do not allow changes to R-1 building in LA. Leave it the way it is. Sincerely Carol Kapp

Communication from Public

Name: Jay Jacoby

Date Submitted: 11/17/2024 01:45 PM

Council File No: 21-1230-S5

Comments for Public Posting: WRITE NOW: I am in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D. Also I Oppose Exhibit D and I Support CHIP Draft # 3.

Communication from Public

Name: Ross Herman

Date Submitted: 11/17/2024 02:30 PM

Council File No: 21-1230-S5

Comments for Public Posting: Any infringement up on R1 zoning by the city is a direct act in opposition of the best interest of the greater LA community. R1 zoning allows opportunities for investment by individuals and families within our city. It helps them to grow roots and make a commitment to a future here. As the plight of aesthetic abominations of apartments buildings turn LA into a dystopian landscape, we should take a moment to remember what this city once was. LA had charm and beauty, envied by the world, while growing into a thriving metropolis. It was one of the prides of this country, with visitors from around the world. It was a place where dreams were pursued. Continuing down this current path will NEVER restore that. Please support Draft #3 of the Housing Element CHIP program that preserves R1 communities, and OPPOSE Exhibit D options to upzone R1 neighborhoods

Communication from Public

Name: Ava Evans

Date Submitted: 11/17/2024 02:45 PM

Council File No: 21-1230-S5

Comments for Public Posting: We OPPOSE the “Exhibit D” option of “Draft #3” because it is not needed to meet the city’s required housing goals.

Communication from Public

Name: Fran Chodosh

Date Submitted: 11/17/2024 09:59 AM

Council File No: 21-1230-S5

Comments for Public Posting: I oppose expanding building incentives into R-1 Concentrating density along our corridors allows economies of scale by developers that will hopefully translate to more affordability of the resulting units

Communication from Public

Name: JT Ervin

Date Submitted: 11/17/2024 12:14 PM

Council File No: 21-1230-S5

Comments for Public Posting: Protect our single-family neighborhoods! There is plenty of land along the commercail corridors to build housing. There is no need to destroy any single family neighborhoods. Also build housing on top of all LAUSD schools and buildings and allow these to be for teachers and staff. Also utilize every empty vacant lot in LA Couny (20,000 as of 2019.) Also use all city, county and state builidngs to be redesigned to add upper floors for housing. Design all school campuses with a massive tree canopy and vegetable gardens. I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Thank you JT Ervin

Communication from Public

Name: Deborah Willis

Date Submitted: 11/17/2024 11:40 AM

Council File No: 21-1230-S5

Comments for Public Posting: I am writing to protect single-family neighborhoods throughout Los Angeles and in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance without the included the Exhibit D "options" (Council File 21-1230-S5) that would open up single-family neighborhoods to needless development. The Planning Department, in its report, clearly states that they have identified enough opportunities throughout our city to rezone to meet the State's mandate for housing without the need to rezone our single-family areas. Here are some facts to consider. 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary to achieve the housing goals CHIP set out to reach. 2. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. 3. An "unholy alliance" of housing-at-any-and-all-costs-any-time-anywhere ideologues using an inflammatory narrative and greedy investor / developers seeking to increase the value of their R1 real estate holdings by deregulating single-family neighborhoods to allow more density are collaborating to re-zone R1. Allowing apartments in single-family neighborhoods will not right the wrongs that in the past prevented people from buying homes. Instead, it keeps more people as renters. People need the opportunity to buy affordable homes so they can build generational wealth. Ending single-family zones will take away upward economic mobility from current and future generations of Angelenos. 4. Draft # 3 without Exhibit D options already includes a comprehensive plan for adding housing in all our high resource areas on our commercial corridors. If planned correctly new, vibrant neighborhoods can be created in each of our communities that include new affordable single-family homes for sale along corridors that abut existing single-family neighborhoods. We must help families, who have lost hope of owning their own home, achieve that goal. You are deciding on an existential issue affecting hundreds of thousands of Angelenos. I ask you to respect the diversity of housing which makes Los Angeles the remarkable city that it is. Please vote to Approve Draft #3 without the options contained In Exhibit D. Respectfully, Deborah Willis 90004

Communication from Public

Name: Debbie & Howard Nussbaum

Date Submitted: 11/17/2024 12:47 PM

Council File No: 21-1230-S5

Comments for Public Posting: Council file 21-1230-S5 "Council File 21-1230-S5 - Housing Element/CHIP Program, Draft #3 We SUPPORT Draft #3 of the Housing Element CHIP program that preserves R1 communities, and OPPOSE Exhibit D options to upzone R1 neighborhoods. We urge PLUM to support DRAFT VERSION #3 of the Housing Element / CHIP Ordinance which preserves R1 SINGLE FAMILY ZONING – without adoption of the Exhibit D option included in the Planning Dept. report. Exhibit D presents different OPTIONS to upzone R1 neighborhoods citywide at increasing levels of density. We request and suggest that Exhibit D NOT be considered for adoption by PLUM or the City Council. There are many reasons why it is inappropriate and bad public policy to upzone R1 properties via the Housing Element. Draft #3 targets underutilized commercial corridors throughout communities including high-resource areas and protects vulnerable existing residential areas from needless densification. It adds significant housing on our commercial corridors and provides enough zoning capacity to meet the RHNA mandate and the requirement of Affirmatively Furthering Fair Housing for all our communities. This Draft #3 of the Housing Element/CHIP program also included several "options" in a 65 page Exhibit D that would not only open up and upzone single-family neighborhoods but these “options” were not publicly vetted and are not necessary to meeting the goals the City has set. We OPPOSE including Exhibit D. The approach suggested in the Single-Family Consideration options presented in Exhibit D represents the abandonment by the City of its responsibility to do planning. It is the City’s duty to create a framework that balances all interests and does not abandon its responsibility to current and future residents to ensure that livable communities are the end result of the Housing Element program – not the production of housing alone. Rezoning land does nothing to ensure affordability. And the trickle-down theory of economics applied to the housing market has not been proven to produce affordable housing in any city studied. We urge PLUM TO SUPPORT DRAFT #3 of the Housing Element/CHIP program as presented, WITHOUT THE “OPTIONS” that were added at the last minute without any public discussion taking place.

Communication from Public

Name: Marsha
Date Submitted: 11/17/2024 04:23 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Linda Kokelaar

Date Submitted: 11/17/2024 06:54 PM

Council File No: 21-1230-S5

Comments for Public Posting: Dear PLUM Committee Members: I support Draft #3 of the Housing Element CHIP that preserves R1 communities, and OPPOSE the Exhibit D options, which would upzone R1 neighborhoods. Please, do not ELIMINATE single family neighborhoods citywide under the Housing Element. The CHIP program as approved by the City Planning Commission would hopefully preserve R1 SINGLE FAMILY zoning. I support adoption of the City Planning Commission's action which did NOT include the Exhibit D option. Please do not consider Exhibit D adoption by PLUM or the City Council. Upzoning R1 neighborhood citywide at increasing levels of density is inappropriate and inferior public policy.

Communication from Public

Name: Michelle

Date Submitted: 11/17/2024 07:01 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D.

Communication from Public

Name:

Date Submitted: 11/17/2024 05:52 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Arash
Date Submitted: 11/17/2024 05:55 PM
Council File No: 21-1230-S5
Comments for Public Posting: No multifamily housing in single family neighborhoods!

Communication from Public

Name: arlene Joyce slater

Date Submitted: 11/17/2024 05:55 PM

Council File No: 21-1230-S5

Comments for Public Posting: I SUPPORT Draft #3 of the Housing Element WITHOUT Appendix D options. Density should be placed on our commercial corridors where new vibrant neighborhoods can be created in each high-resource community, while protecting existing single-family neighborhoods, RSO multifamily neighborhoods, HPOZs that are the historic heart of our city, and our vulnerable communities in high fire and coastal zones. There is plenty of capacity in L.A. to meet our housing needs and at the same time preserve a wide range of housing options. All of us will be part of the solution to create affordable housing in L.A.

Communication from Public

Name: Robert Newman
Date Submitted: 11/17/2024 06:02 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Ruth Doxsee

Date Submitted: 11/17/2024 06:03 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D.

Communication from Public

Name: Ellie Cohen

Date Submitted: 11/17/2024 06:05 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Jim Esterle

Date Submitted: 11/17/2024 06:14 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 without option exhibit D

Communication from Public

Name:

Date Submitted: 11/17/2024 06:18 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods.

Communication from Public

Name: Gabrielle

Date Submitted: 11/17/2024 06:22 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods

Communication from Public

Name:

Date Submitted: 11/17/2024 06:37 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family Neighborhoods.

Communication from Public

Name:

Date Submitted: 11/17/2024 06:42 PM

Council File No: 21-1230-S5

Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Rodney Scully
Date Submitted: 11/17/2024 04:24 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Lindsey scully
Date Submitted: 11/17/2024 04:28 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Linda Mero

Date Submitted: 11/17/2024 04:29 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 2 of the CHIP Ordinance WITHOUT options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Bernard R. Gans

Date Submitted: 11/17/2024 04:35 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single family neighborhoods.

Communication from Public

Name: Bernard R. Gans
Date Submitted: 11/17/2024 04:35 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single family neighborhoods.

Communication from Public

Name: San Fernando Valley For All

Date Submitted: 11/17/2024 04:38 PM

Council File No: 21-1230-S5

Comments for Public Posting: We, the pro-housing volunteers of Abundant Housing LA's San Fernando Valley Chapter, support more housing in single-family neighborhoods. The greater Los Angeles region is facing a severe housing shortage. By allowing for new housing in these neighborhoods, Los Angeles will help to reduce gentrification and displacement in other parts of the region. Please see our attached letter.



November 17, 2024

Chair John Lee
Vice Chair Heather Hutt
Councilmember Katy Yaroslavsky
Councilmember Imelda Padilla
Councilmember Kevin de León

Subject: Valley Says Yes to Housing in Single-Family Zones (Council File No. 21-1230-S5)

Chair Lee and Members of the Planning and Land Use Management (PLUM) Committee,

We, the pro-housing volunteers of Abundant Housing LA's San Fernando Valley Chapter, support more housing in single-family neighborhoods. The greater Los Angeles region is facing a severe housing shortage. By allowing for new housing in these neighborhoods, Los Angeles will help to reduce gentrification and displacement in other parts of the region.

Our chapter, San Fernando Valley For All, is a grassroots group of neighbors working to solve the region's housing crisis by advocating for more housing at all levels of affordability. We envision a Los Angeles where everyone can find a home they can afford, that meets their needs, in their neighborhood of choice. Our chapter recognizes the urgent need to build housing and support more housing in our backyards. Today, we call on the members of the Planning and Land Use Management committee to legalize apartments in single-family areas.

We join in solidarity with the over 60 civic organizations calling on the committee to support housing in more neighborhoods and at all income levels. To achieve this, LA's rezoning program should legalize new apartments on single-family-zoned parcels otherwise eligible for the various incentives included in the draft Citywide Housing Incentive Program (CHIP) ordinance. Making these parcels eligible for the CHIP is an essential ingredient to LA's goal to produce nearly a half-million new housing units, promote equitable housing, and stem the tide of displacement.

Los Angeles is in the midst of a historic housing crisis. Nearly half of households struggle to afford rent or mortgage payments and more than a third of renters are spending half their income on rent. And while unsheltered homelessness decreased slightly this past year, we will continue to see high rates of homelessness as long as housing remains unaffordable to half of the City's households. Additionally, the city's existing multi-family zoning and recent development are concentrated in relatively lower-income and predominantly renter neighborhoods. The CHIP creates the opportunity to rebalance this pattern and ensure that every neighborhood does its fair share. Unfortunately, the ordinance as drafted does not

significantly alter where new multi-family housing is allowed, and therefore perpetuates inequitable land use patterns. That's why we are advocating for single-family zoned parcels to be eligible for CHIP programs.

The CHIP's basic framework for focusing housing growth near transit and high-opportunity corridors is sound, and the goal of expediting most projects is welcome. However, the single-family exemption is a fatal flaw in the draft ordinance that will reduce potential sites for new housing, reinforce existing patterns of segregation, and steer development toward existing multifamily parcels with higher displacement risk. A wholesale exemption for single-family areas is indefensible policy and flies in the face of the city's obligation to affirmatively further fair housing.

The Department of City Planning has offered the PLUM committee an excellent opportunity to steer LA in a new direction for housing abundance and equity. Please vote to amend the ordinance by adopting Exhibit D Option 1, which would make single-family-zoned parcels in the CHIP's existing geographies eligible for the incentives. According to City Planning, this change would open up over 40,000 parcels for mixed-income development and over 160,000 parcels to 100% affordable development. The proportion of housing opportunities in affluent, historically exclusionary communities would increase from 54% to 67%. Perhaps best of all, these newly available parcels would have very low displacement risk, as most single-family-zoned parcels are owner-occupied.

We applaud City Planning for creating a strong framework for where we should be focusing new development in Los Angeles (near transit and services), for creating new streamlined processes to deliver new housing, and for offering a high-quality option for legalizing apartments in single-family-zoned areas in the heart of our city. Now you have the opportunity to undo historic patterns of segregation and create access to opportunity by adopting Exhibit D Option 1, and opening up coastal areas. We join AHLA and its coalition partners in strongly urging you to do so.

Sincerely,

San Fernando Valley For All

A chapter of Abundant Housing LA

cc: Councilmember Paul Krekorian, District 2
Councilmember Nithya Raman, District 4

Communication from Public

Name: Ellynne Citron

Date Submitted: 11/17/2024 04:40 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Laurel Stern

Date Submitted: 11/17/2024 04:45 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Irwin Miller

Date Submitted: 11/17/2024 04:46 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighbors

Communication from Public

Name: Jon Kirchner

Date Submitted: 11/17/2024 04:53 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: marianne king

Date Submitted: 11/17/2024 04:01 PM

Council File No: 21-1230-S5

Comments for Public Posting: The CHIP ordinance is not just about making the RHNA numbers, it goes well beyond that by essentially eliminating public input by making housing developments a ministerial process with very few exceptions. No one will have a say (neighbors, Neighborhood Councils, etc.), and no one will know what is going to be developed when and where until the next door property is demolished and/or a building permit is issued. Aside from having no say, my biggest objection to CHIP is that there is no mitigation to preserve or replace significant mature trees. It is like these trees do not exist when in fact they do. The Planning Department, for at least 20 years, has required mitigation and often conditions of approval for the 1:1 replacement of significant non-protected trees. The Housing Element EIR and the CHIP EIR Addendum 2 makes no mention of this. Decision makers and the public need to know what is at stake in order to weigh in accordingly. Please require that the CHIP EIR include the environmental analysis of the potential loss of significant mature trees and that the city maintains their longstanding mitigation policy of a 1:1 replacement for the loss of a significant tree (as defined as 8 inches in trunk diameter). Also, applying CHIP to commercial and multi-family zoned properties is one thing, but applying it to single family zoned properties, especially when it is NOT NEEDED to make the RHNA numbers, is extreme. This is something that should be voted on by all Angeleno's. As young adults, many of us moved out of our parent's place and lived in studios or apartments. These were located along busy commercial corridors or in dense multi-family neighborhoods with little to no parking. Moving into a single family property is a big step, big investment, and often a sacrifice. To think that the city would dismiss this and push multi-family development into single family neighborhoods just for the sake of more housing regardless of who it affects is short sided. Having attended the CHIP Hearing before the CPC, we heard affordable housing advocates complain they don't want housing along busy commercial boulevards, that this is "unfair" because why should they be stuck with the noise and pollution? But this is exactly where most of us started. How about first things first, how about being grateful to have affordable housing period and then go from there. Let's just make the RHNA numbers this round. We can re-assess in 2028. Let's

not demonize and destroy single family neighborhoods and for heaven's sake, please require a 1:1, minimum 24-inch box replacement for the unavoidable loss of significant mature trees.

Communication from Public

Name: S Richman

Date Submitted: 11/17/2024 04:02 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance WITHOUT options in Exhibit D. Protect our single-family neighborhoods!!

Communication from Public

Name: Ronald M Bitzer

Date Submitted: 11/17/2024 04:09 PM

Council File No: 21-1230-S5

Comments for Public Posting: The successful candidate to represent CD#2, Mr Narazian, spoke out against tampering with the R-1 zoning regimen for the City of Los Angeles. Please note: He won with a healthy majority of votes on November 5th. This should be a clue for PLUM Committee members, unless ideology trumps the longterm interests zoning has been implemented to protect. Please consider Housing Element Version #3 as the sensible version.

Communication from Public

Name: Gary Lazar

Date Submitted: 11/17/2024 04:12 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Marc Wolf
Date Submitted: 11/17/2024 04:13 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Penelope Newmark

Date Submitted: 11/17/2024 04:14 PM

Council File No: 21-1230-S5

Comments for Public Posting: On September 26, 2024 the City Planning Department stated in their Staff Report to the City Planning Commission that there is enough capacity to meet the State housing mandate and the requirements of affirmative fair housing. Their Letter of Determination recommended Draft #3, Single Family Considerations, without Exhibit D options and the Commission agreed. More housing does not necessarily translate to lower housing costs. Private developers often are backed by investing partners/shareholders and discover that low-rent housing is not financially viable to the bottom line that can result in bankruptcies, unsafe tenant conditions and forced evacuations sometimes with traumatized individuals, families and children forced to return to live on the streets. Reduced profitability is not an effective strategy without subsidies and financial incentives offered by City and other government agencies that ultimately negatively impact tax payers. City Planning public presentations have been insufficient and the presentations and web site information are confusing and overly complicated. The number of informed Valley residents who have an understanding of the rezoning and high densification of L.A. is extremely limited at best. In the rush for approvals, research and respect for our existing communities should have been more fully considered. The San Fernando Valley in particular is made up of iconic, livable areas that are well-planned to include an abundance of single-family neighborhoods, open space, agricultural and horse properties (even today), numerous parks, good schools as well as reasonable height limitations and restricted zoning for multi-family and commercial businesses. Inappropriately built multi-story apartments next to/adjacent to single-family neighborhoods will result in increased density, little to no resident parking requirements, more traffic, more noise, more pollution creating a strain on our already compromised police and firefighter resources. I am in support of Draft #3 of the CHIP/Housing Element Rezoning Compliance ordinance without Exhibit D options. I urge the PLUM Committee to support efforts to preserve single-family neighborhoods within our Los Angeles communities.

Communication from Public

Name: Susan Ansen

Date Submitted: 11/17/2024 04:16 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods.

Communication from Public

Name: North Valley Coalition of Concerned Citizens Inc.
Date Submitted: 11/17/2024 10:02 PM
Council File No: 21-1230-S5
Comments for Public Posting: We support DRAFT VERSION # 3 of the Housing Element /
CHIP Ordinance which preserves R1 SINGLE FAMILY
ZONING -- without adoption of the Exhibit D options included in
the Planning Dept. report.

Communication from Public

Name: Del Rey Residents Association
Date Submitted: 11/17/2024 10:05 PM
Council File No: 21-1230-S5
Comments for Public Posting: This letter was sent to the PLUM Committee members before CF 21-1230-S5 was placed on the agenda for November 19, 2024, at 1 p.m..(Item 2).



October 7, 2024

PLUM Committee, Los Angeles City Council
Chair, John Lee Councilmember.lee@lacity.org
Heather Hutt Councilmember.hutt@lacity.org
Imelda Padilla Councilmember.Padilla@lacity.org
Kevin de Leon Councilmember.kevindeleon@lacity.org
Katy Yaroslavsky Councilmember.Yaroslavsky@lacity.org

Re: Citywide Housing Incentive Program/Housing Element approved by City Planning Commission on September 26, 2024

Please support Draft #3 of the CHIP/Housing Element program as presented. Oppose adding “options” that needlessly rezone single family neighborhoods. It is inaccurate to say that single family zoning makes up 70% of the developable land in Los Angeles. It is closer to 45%.

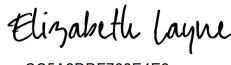
We want to protect the single family neighborhoods because that is what people want — a house with a yard where they can raise children and build equity in a home where they can live when they are old. That is true for all ethnic groups in all parts of the City.

Upzoning does not lower housing prices. The property that can have 38 rent-producing units and smaller yards will be more valuable than a property with only three units with yards on four sides. The owner of the denser property will make a lot of money, but the community at large will lose out.

The City does need more affordable housing for those who are too disabled to work, but intentional planning, not ad hoc densification, is the way to meet that need.

Our board reviewed and approved this letter at board meeting on October 7, 2024.

DEL REY RESIDENTS ASSOCIATION

DocuSigned by:

CC6A2DDF768E4E3
Elizabeth Campos Layne

cc: (via e-mail)

Traci Park councilmember.park@lacity.org
C.D. 11 Planning Deputy Jeff Khau jeff.khau@lacity.org
C.D. 11 Del Rey Deputy Matthew Halden matthew.halden@lacity.org
United Neighbors mpkalban@gmail.com

Post Office Box 661450 – Los Angeles, CA 90066
www.delreyresidentsassn.org

Communication from Public

Name: M. ZWILLINGER
Date Submitted: 11/17/2024 10:08 PM
Council File No: 21-1230-S5
Comments for Public Posting: “I support Draft #3 of the CHIP Ordinance without any options from Exhibit D.”

Communication from Public

Name: Ruth Silvelira

Date Submitted: 11/17/2024 10:15 PM

Council File No: 21-1230-S5

Comments for Public Posting: I write in support of Draft #3 of the Housing Element CHIP program that preserves R1 communities, and I adamantly OPPOSE Exhibit D options to upzone R1 neighborhoods. Clearly, there is adequate space other than R1 zoned areas to build necessary housing and a blanket allowance of up-zoning of R1 land, any R1 lot, anywhere, is simply a give away to developers and speculators and is profoundly unfair to the residents in the R1 area. People skimp and save for years to buy their home. To suddenly have their expectations switched out on them, their plans up ended, and to find themselves living next door to a huge box with balconies that looms over them and overlooks their front and back yards is so deeply unfair and uncivil. Up-zoning R1 areas in no way increases the livability of our city.

Communication from Public

Name: Dennis Mogerman

Date Submitted: 11/17/2024 10:36 PM

Council File No: 21-1230-S5

Comments for Public Posting: The CHIP program (DRAFT VERSION 3) as approved by the City Planning Commission includes language that preserves R1 SINGLE FAMILY zoning. We support adoption of the City Planning Commission action taken which did not include Exhibit D options. Exhibit D presents different OPTIONS to up-zone R1 neighborhoods citywide at increasing levels of density. We request and suggest that Exhibit D NOT be considered for adoption by PLUM or the City Council. There are many reasons why it is inappropriate and bad public policy to up-zone R1 properties via the Housing Element.

Communication from Public

Name: West Hills Neighborhood Council
Date Submitted: 11/17/2024 10:41 PM
Council File No: 21-1230-S5
Comments for Public Posting: The West Hills Neighborhood Council supports Draft #3 Without Options regarding Council File 21-1230-S5 Please see attached letter



West Hills Neighborhood Council

*"It's our neighborhood.
Let's build a community."*

OFFICERS

Charlene Rothstein

President

Faye Barta, J.D.

Vice President

Brad Vanderhoof

Secretary

Carolyn Greenwood

Treasurer

Saif Mogri

Controller

BOARD OF DIRECTORS

Aida Abkarians

Faye Barta

Brenda Citrom

Carolyn Greenwood

Jessica Irias

Glenn Jennings

Kim Loerber

Vinura Kotuwelle

Noe Loera

Jonathan Marvisi

Saif Mogri

Penelope Newmark

Alejandro Phillips

Chris Pike

Bill Rose

Charlene Rothstein

Miriam Schimmel

Cole Smith

Joan Trent

Brad Vanderhoof

Joanne Yvanek-Garb

Zhelbert Zohrabian

PAST PRESIDENTS

Daniel Brin

Stephen Lenske

Ed Youngblood

Charles "Chuck" Gremer

EXECUTIVE DIRECTOR

Michelle Ritchie

November 12, 2024

To: L.A. City Council PLUM Committee and City Council Members

RE: Citywide Housing Incentive Program /Citywide Code Amendment
South Valley Council File Number: 21-1230-S5

Dear L.A. City Council Plum Committee Members:

Councilmember John Lee, Chair; Councilmember Heather Hutt, Vice Chair;
Councilmember Imelda Padilla; Councilmember Katy Yaroslavsky; Councilmember
Marqueece Harris-Dawson, President L.A. City Council

The West Hills Neighborhood Council (WHNC) Zoning & Planning Committee voted
unanimously on October 8th, 2024 in support of Draft #3 of the Housing
Element/CHIP Ordinance without the addition of Exhibit D Options as presented in
the report by the City Planning Department.

During attendance at the September 26, 2024 City Planning Commission Hearing and
in reading the Planning Department's report, it is clear that the Department found
enough zoning to meet the State's mandate for housing without the need to rezone
single-family areas. The Planning Commission agreed with their submitted report.

Our mission statement includes that WHNC is to "Protect and Promote the Welfare
of West Hills and Los Angeles". We thank you for helping to support efforts to
preserve single-family neighborhoods within our Los Angeles communities.

Respectfully submitted,

Charlene Rothstein
President, WHNC Board

cc: Mayor Karen Bass
L.A. City Planning



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org



Communication from Public

Name: Lee Ann Goldstein
Date Submitted: 11/17/2024 10:50 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Lori Yalem

Date Submitted: 11/17/2024 11:13 PM

Council File No: 21-1230-S5

Comments for Public Posting: There has been a great deal of misleading information about zoning and efforts to link LA's housing and homelessness challenges to the existence of R1 neighborhoods. These neighborhood streets were not built to have 20x the density on a lot that would normally hold 4-5 homes. For this development, I support the CHIP program (DRAFT VERSION 3) as approved by the City Planning Commission which includes language that preserves R1 SINGLE FAMILY zoning. I support adoption of the City Planning Commission action taken which did not include Exhibit D options. PARKING: In West Hills, there are not public transportation options, and people MUST have cars and a place to park them. This is the reality today, and what families need. That is "planning", - considering the needs of the people who live here AND those that will move here. Nowadays, the reality is: families have multiple cars, and they need their landlord to provide parking space for these cars! That is fair to families. And just because the developer/owner won't make as much money on parking square footage, that is not a burden to be born on the backs of the surrounding neighborhoods. DENSITY: These are single family home neighborhoods everywhere in West Hills. Blanket upzoning via the Housing Element allows these developers to cherry pick any R1 property for multi-family construction without regard to adjacent homes, neighborhood integrity, infrastructure availability, traffic or quality of life for existing homeowners. It allows THE DEVELOPER to become our City's planners based upon their incentive to generate profit -- not to plan for sustainable, livable communities. This Committee must NOT abandon its duty to plan for a livable Los Angeles for all Angelenos -- families, the young and old, rich and poor. You have a responsibility to oversee safe and balanced communities -- not merely to incentivize the construction of housing units. If planned correctly new, vibrant neighborhoods can be created in each of our communities that include new affordable single-family homes for sale along corridors that abut existing single-family neighborhoods. We must help families, who have lost hope of owning their own home, achieve that goal. I oppose Exhibit D. I will support CHIP Draft # 3. Regards, Lori Yalem, 6710 Vicky Avenue 91307

Communication from Public

Name: Jessica

Date Submitted: 11/17/2024 05:39 PM

Council File No: 21-1230-S5

Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: arlene Joyce slater

Date Submitted: 11/17/2024 05:41 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft #3 of the Housing Element Without Appendix Options.

Communication from Public

Name: Paul B Berg

Date Submitted: 11/17/2024 09:39 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP ordinance without options in Exhibit D. Please Protectour single -family neighborhoods!

Communication from Public

Name: Sheila Weinberg
Date Submitted: 11/17/2024 08:04 PM
Council File No: 21-1230-S5
Comments for Public Posting: Council File: 21-1230-S5 We SUPPORT Draft #3 of the Housing Element CHIP that preserves R1 communities, and OPPOSE the Exhibit D options, which would upzone R1 neighborhoods. Please do not eliminate single family neighborhoods citywide.

Communication from Public

Name: Daniel

Date Submitted: 11/17/2024 08:48 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Erika Brune

Date Submitted: 11/17/2024 08:49 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Susan Frydrych
Date Submitted: 11/17/2024 08:57 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft 3 of the CHIP ordinance without options in Exhibit D. We must protect our single family neighborhoods.

Communication from Public

Name: Richard Shamban
Date Submitted: 11/17/2024 08:58 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name: Jennifer

Date Submitted: 11/17/2024 07:33 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft #3 of the CHIP Ordinance without any options from Exhibit D

Communication from Public

Name: Mehrdad Aiani
Date Submitted: 11/17/2024 07:35 PM
Council File No: 21-1230-S5
Comments for Public Posting: I support Draft #3 of the CHIP Ordinance without any options from Exhibit D

Communication from Public

Name: West Hills Resident

Date Submitted: 11/17/2024 07:38 PM

Council File No: 21-1230-S5

Comments for Public Posting: Dear Members of the PLUM Committee, I am writing to express my strong support for the inclusion of Exhibit D in the Housing Element and the broader effort to responsibly increase density in R1 neighborhoods. I am a young professional living with my parents in West Hills CA. Like many young people I am forced to live with my parents to even have a small chance of one day buying a home. Today, a starter “home” is a small one or two bedroom condo. This is unacceptable. Los Angeles faces an urgent housing crisis, and restrictive zoning policies in single-family neighborhoods have long contributed to housing shortages and skyrocketing rents. Upzoning R1 areas to allow for greater housing density is a critical step toward creating a more inclusive, equitable, and sustainable city. The argument against upzoning often focuses on preserving neighborhood character, but this perspective often overlooks the needs of the city’s working families, young professionals, and seniors who are being priced out of Los Angeles. By enabling modest increases in density, such as duplexes or small multi-family units, the City can provide housing that meets the needs of a growing population without fundamentally altering neighborhood integrity. In fact, thoughtful upzoning can bring much-needed vibrancy and economic diversity to these communities while addressing pressing housing shortages. Additionally, upzoning aligns with Los Angeles’s climate and sustainability goals. Allowing for more housing near transit and existing infrastructure reduces reliance on cars and encourages walkable, livable communities. The City’s responsibility is not just to preserve the status quo but to plan for a future where all residents can thrive. I urge the PLUM Committee to adopt Exhibit D and demonstrate leadership in tackling the housing crisis in a way that benefits all Angelenos, not just those with the privilege of owning single-family homes.

Communication from Public

Name: Jennifer

Date Submitted: 11/17/2024 07:44 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Shelley Wagers

Date Submitted: 11/17/2024 07:50 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support 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 to meet the State’s mandate for housing without the need to rezone our single-family areas. We need action that's constructive, not punitive.

Communication from Public

Name:

Date Submitted: 11/17/2024 07:50 PM

Council File No: 21-1230-S5

Comments for Public Posting: I'm writing to support DRAFT VERSION # 3 of the Housing Element / CHIP Ordinance which preserves R1 SINGLE FAMILY ZONING. I do not support adoption of the Exhibit D options included in the Planning Dept. report. From what I understand, the Planning Department, in its report, clearly states that they have identified enough opportunities throughout our city to rezone to meet the State's mandate for housing without the need to rezone our single-family areas. My wife and I, along with other families in R1 properties, have worked and strived to save for our first house over 20 years ago and have benefited greatly in this house, which we still live in. Our lives have been enriched with our experience in this R1 property. We brought our kids home into this house from the hospital when they were born where they learned to walk, talk, eat, live, love, and play. And we've had many upgrades and updates to our house. Many kid birthday parties were celebrated in this backyard. I do not believe that a blanket up-zoning approach is beneficial. Thank you for your attention.

Communication from Public

Name: Shelley Wagers

Date Submitted: 11/17/2024 07:52 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support 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 to meet the State’s mandate for housing without the need to rezone our single-family areas. We need action that is constructive, not punitive.

Communication from Public

Name: Robert Doxsee

Date Submitted: 11/17/2024 07:53 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D. I live in a small house in a neighborhood of small houses. The land use seems reasonably dense already, and recent changes allowing ADUs and other units already are increasing the density. Many of the households include multiple generations or housemate arrangements, as well as families with children. An R1 neighborhood is good for families with children. Eliminating R1 would most likely affect neighborhoods like mine. Houses that would be removed are already some of the more affordable ones. Wealthy areas like Bel Air, with much more room to build extra units and multiple-family apartments, are not likely to do so. If large new apartment buildings start to replace houses, the character of the neighborhood is completely changed. I fear many people will lose the kind of home they work hard to buy or rent. If the entire block has large buildings replacing houses, the remaining residents who want to sell could even find themselves with few options besides selling to the developers. Completely eliminating R1 would be more of a boon to development interests than the solution to affordable housing. They are in business to make money, not make rents and home prices lower. If home prices somehow did get lower, they might start building something else. (Incidentally, I just saw a sign in front of a decent-looking older apartment building indicating that it would soon be the site of a self-storage facility.) Changes to R1 areas should be done with public input via the Community Planning process.

Communication from Public

Name: Jennifer

Date Submitted: 11/17/2024 07:53 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!

Communication from Public

Name: Tracey Hasslein
Date Submitted: 11/17/2024 07:58 PM
Council File No: 21-1230-S5

Comments for Public Posting: Please do not allow "upzoning" of our neighborhoods. The structures are monstrosities, there is no parking provided, it decreases our property values and the overall quality of life. Please support Draft #3 of the Housing Element CHIP program that preserves R1 communities, and OPPOSE Exhibit D options to upzone R1 neighborhoods. There are many reasons why it is inappropriate and bad public policy to upzone R1 properties via the Housing Element. The City has clearly demonstrated that it can meet and exceed the housing goals assigned to it by the State in the current Regional Housing needs Assessment (RHNA) planning cycle without upzoning single family neighborhoods. Blanket upzoning via the Housing Element would allow for developers and speculators to cherry pick any R1 property for multi-family construction without regard to adjacent homes, neighborhood integrity, infrastructure availability, etc. This would essentially permit developers to become our City's planners based upon their incentive to generate profit -- not to plan for sustainable, livable communities. The City cannot abandon its duty to plan for a livable Los Angeles for all Angelenos -- families, the young and old. Its responsibility is to oversee thriving, balanced communities -- not merely to incentivize the construction of housing units. Please help. Please preserve our neighborhood. Thank you.

Communication from Public

Name: Maris O'Neill

Date Submitted: 11/17/2024 07:58 PM

Council File No: 21-1230-S5

Comments for Public Posting: I SUPPORT Draft #3 WITHOUT options in Draft #4. Protect our single family neighborhoods! As it stands now, we certainly have enough exalating noise, traffic and loss of privacy, of pur safety. PLEASE help us preserve a simblance of the quality of life we had that brought us and kept us here to begin with and of which we should be able to continue to expect to have. Greed and bad planning is never good and discimates our neighborhoods, our community. Thank you.

Communication from Public

Name: Jodie Francisco
Date Submitted: 11/17/2024 07:59 PM
Council File No: 21-1230-S5
Comments for Public Posting: "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"