

Communication from Public

Name: Karen Gilman

Date Submitted: 11/18/2024 06:42 PM

Council File No: 21-1230-S5

Comments for Public Posting: Dear Members of the PLUM committee: I am the secretary of the Larchmont Village Neighborhood Assn. and 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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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. Sincerely, Karen Gilman, 4941 Elmwood Ave. Los Angeles, CA 90004 CD 13

Communication from Public

Name: Jed White

Date Submitted: 11/18/2024 06:56 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am a homeowner in the Westwood South of Santa Monica Boulevard HOA area and I support the elimination of single family neighborhood zoning citywide. Single-family zoning has contributed to not only soaring housing costs in Los Angeles, it has also created profound racial and class segregation in our city. The City Council should not kowtow to the vocal minority of neighborhood associations who want to keep single family zoning, purportedly to preserve the "character of the neighborhood." This is simply people acting out of their own self-interest to keep housing prices high and to "pull the ladder up" on other people. Thank you for your consideration. Jed White
Los Angeles, CA 90064

Communication from Public

Name: Rabeya Sen
Date Submitted: 11/18/2024 02:36 PM
Council File No: 21-1230-S5
Comments for Public Posting: Please see attached letter



Date: November 18, 2024

Re: Citywide Housing Incentive Program :Council File: 21-1230-S5; and Resident Protections Ordinance: 21-1230-S8

Dear Los Angeles City Council Members,

I submit this letter on behalf of Esperanza Community Housing regarding the Citywide Housing Incentive Program, 21-1230-S5 and the Resident Protections Ordinance 21-1230-S8.

Esperanza Community Housing is an active member of the ACT-LA Coalition and we strongly support the coalition's work to address housing and displacement. While we commend the updates that strengthen tenant protections in the RPO we encourage you to implement the following:

Citywide Housing Incentive Program (CHIP) Recommendations

Adopt "Option 1" of the LA City Planning Department's "Exhibit D- Single Family Considerations"¹

Excluding single family zoned parcels upholds and maintains exclusionary zoning. This will limit the effectiveness of the MIIP to affirmatively further fair housing, and undermine the goal of increasing affordable housing opportunities in neighborhoods with greater resources. The City's wealthiest and most privileged areas, R1 zones in high and highest opportunity areas, should not remain off-limits to mixed-income and affordable development. Exhibit D, Option 1 would allow the MIIP program to be used on sites in high-opportunity neighborhoods, and expand the sites in high-opportunity neighborhoods eligible for AHIP incentives. If coupled with deeper affordability requirements discussed below, Option 1 offers the potential to meaningfully increase access to affordable housing in high opportunity areas and reduce development pressure on sites where low-income renters live today, affirmatively furthering fair housing. The City should not acquiesce to exclusionary attitudes about housing development to maintain a status quo that was shaped through racial animus. We urge the Council to adopt Option 1 in combination with the deeper affordability requirements discussed below.

Encourage deeply affordable units by expanding ALI, ELI, VLI incentives

Rents in Moderate Income units are not affordable to the nearly two-thirds of renter households in Los Angeles that are low income or below. By definition, these units are for households *above* the median income. Housing incentives in the MIIP should focus on producing housing at rents where the need is greatest. The mixed affordability option for the Transit Oriented Incentive

¹<https://planning.lacity.gov/odocument/6c6197bb-626e-456e-ae0a-75403bc73b56/EXHIBIT%20D-%20Single-Family%20Considerations.pdf>

Areas and Opportunity Corridor Incentive 2 Areas should be amended to focus on deeply affordable housing.² The requirement for Moderate Income housing in Higher Opportunity Areas should be removed and replaced with an increased requirement for Acutely and Extremely Low Income housing. The mixed affordability requirement in Moderate and Lower opportunity areas should be adjusted to require a portion of the affordable units be affordable to acutely low income households. Additionally, under the current draft for Opportunity Corridor Transition Area Incentives, developers have no incentive to include any units at the ALI, ELI or VLI level. Projects using this incentive in the CT-1A area are only required to include one MI unit. In the CT-1B, CT-2, and CT-3 areas, developers are unlikely to include any VLI units because the incentive is available to projects with the same number of higher-rent LI units. Therefore, the VLI menu option is an empty promise. For this program to truly advance the City's obligation to affirmatively further fair housing, the affordability requirements for Opportunity Corridor Transition Area Incentives should be amended to replace the MI option with deeper affordability. To be eligible for this incentive, projects should be required to include at least one ALI, ELI, or VLI unit.³

Require robust environmental study and public participation before approving projects on sites with heightened environmental justice concerns

The CHIP ordinance requires that projects seeking the MIIP or AHIP incentives complete a Phase I Environmental Site Assessment, and a Phase II assessment if warranted, if the project is proposed on a site with heightened environmental risks. We support this policy and also believe additional measures are necessary. Current toxic site lists (such as DTSC's Cortese List and Envirostor) are incomplete and do not identify all the brownfields that exist. To address deficiencies in existing data and harness local knowledge, we recommend a community meeting of people living in the neighborhood for projects proposed in areas that score at the 80th percentile and above on CalEnviroScreen 4.0. The community meeting would be a non-CEQA, non-voting meeting to collect information from community members about historical uses of the site that may otherwise not show up through traditional data searches used during the Phase I process, as described above, and minimize environmental harms in vulnerable areas.

Resident Protections Ordinance Recommendations:

Strengthen replacement by requiring 2:1 replacement of demolished RSO units

Too often, new housing projects demolish existing below-market rent stabilized housing and create only a few more affordable units than the number of units demolished. In fact, the AECOM analysis revealed that mixed-income RSO development projects between 2020-2023 demolished 1,091 RSO units and produced only 1,161 affordable units - a net increase of only 70 protected units⁴. It is clear that development incentives need to change. Increasing the replacement requirement to require that RSO units be replaced with affordable covenanted units at a 2:1 ratio will steer modest development away from sites with large numbers of RSO units and ensure projects provide a net increase in affordable housing.

² See Table 12.22 A. 38(c)(3)(iv) on page 57 of Exhibit A. 1.

³ See Table 22.22. A. 38(c)(3)(v) on page 57 of Exhibit A. 1.

⁴ 3 See page 9 of "Potential Impact of 1:1 RSO-Affordable Replacement Requirement" in [Appendix 3](#).

We encourage you to adopt these recommendations in order to ensure both the RPO and the CHIP equitably shape the future of affordable housing and communities in the City of Los Angeles.

Sincerely,
Rabeya Sen
Director of Policy
Esperanza Community Housing

Communication from Public

Name: Gary L Peskin

Date Submitted: 11/18/2024 01:52 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: Spaulding Square Neighborhood Association

Date Submitted: 11/18/2024 06:20 PM

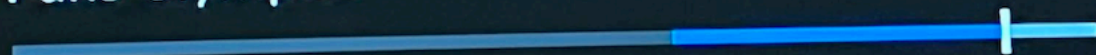
Council File No: 21-1230-S5

Comments for Public Posting: The Spaulding Square Neighborhood Association, which represents the stakeholders of the City's seventh-oldest HPOZ, inaugurated in 1993, urges members of the PLUM Committee to support Draft #3 of the Housing Element/CHIP ordinance that rezones LA without regard to the Exhibit D "options" that would open up single-family neighborhoods. So iconic is Spaulding Square that we were selected as a filming location for the City's official 2028 Olympics commercial starring track and field legend Michael Johnson which aired during the Paris Olympics' Closing Ceremony. (Image from the final commercial of Michael Johnson running with the Olympic flag on Genesee Ave in Spaulding Square, between Fountain and De Longpre Aves, attached.) We were thrilled to represent the City of LA at this global platform and have all worked long and hard to preserve this incredibly historic neighborhood which is as diverse now as it was when it housed everyone from studio stagehands to in-front-of-camera talent. Most of our properties already include ADUs, many of which are rental properties. Like most single family housing districts, we are doing our part to help house LA. In its report, the City Planning Department clearly states that it has found enough zoning to meet the State's mandate for housing without the need to rezone our single-family areas, which is the reason why Draft #3 has the support of both LA City Planning and the City Planning Commission. This is simply a common-sense decision which will halt the overdevelopment being wrought on our City, in all the wrong areas. There is absolutely no need to destroy our remaining intact single family districts to satisfy a developer-led and funded movement advocating for further desecration of our history. We have plenty of space for new builds on our myriad commercial corridors - again, as discovered and recommended by LA City Planning. Spaulding Square, for example, was itself built as affordable housing for the emerging Hollywood film industry over a century ago and remains a popular location choice for Los Angeles productions. We have hosted the likes of This Is Us, True Detective, The Hangover, A Nightmare on Elm Street and scores of productions seen the world over. Lucille Ball, the first woman ever to run a Hollywood TV studio, made Spaulding Square her first LA home and we have tour buses zipping up and down our

streets daily. We are Hollywood history. Tourists visit us every single day. Where on earth will LA productions film if our remaining single family neighborhoods are destroyed? The LA entertainment industry is already in crisis. Please don't put a final nail in its coffin. Once again, the stakeholders of this jewel in Los Angeles' chipped-away-at crown urge you to follow the lead of LA City Planning and the City Planning Commission in recommending the adoption of Draft #3. Thank you. Spaulding Square Neighborhood Association



2024 Paris Olympics
2:44



DVI
3:00

Communication from Public

Name: John B

Date Submitted: 11/18/2024 02:31 PM

Council File No: 21-1230-S5

Comments for Public Posting: 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:

Date Submitted: 11/18/2024 06:29 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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. Please vote to Approve Draft #3 without the options contained In Exhibit D. Respectfully, Tim Scott 316 Lorraine Blvd. Los Angeles, CA 90020

Communication from Public

Name: Eric Kezirian

Date Submitted: 11/18/2024 02:00 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Eric Kezirian, MD, MPH 90004

Communication from Public

Name: Valerie

Date Submitted: 11/18/2024 02:05 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Valerie Ho

Communication from Public

Name: Yvonne Yan

Date Submitted: 11/18/2024 02:06 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Yvonne Yan

Communication from Public

Name: Schuyler

Date Submitted: 11/18/2024 02:16 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Schuyler Kent 505 Lorraine Blvd 90020

Communication from Public

Name: Sibel Maranian

Date Submitted: 11/18/2024 02:21 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: Jeffrey Zabner

Date Submitted: 11/18/2024 02:23 PM

Council File No: 21-1230-S5

Comments for Public Posting: I live in Encino. I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods! High density apartment or condo projects make sense along major traffic corridors, but not in or directly adjacent to single family home neighborhoods

Communication from Public

Name:

Date Submitted: 11/18/2024 06:30 PM

Council File No: 21-1230-S5

Comments for Public Posting: As a long time resident of this community, I strongly support the draft version #3 of the Housing Element/CHIP Ordinance, WITHOUT adoption of the Exhibit D options included in the Planning Department report. We have lovely, strong communities. Please preserve them and do not sell out to special interests. We are the residents and we deeply care about our community. We are counting on you. Thank you, David Oliver

Communication from Public

Name: justin grams

Date Submitted: 11/18/2024 03:07 PM

Council File No: 21-1230-S5

Comments for Public Posting: Council, I support the Draft #3 of the Housing Element/CHIP Ordinance, as presented by the planning department, WITHOUT the Exhibit D "options" that would open up single family neighborhoods to rezoning. 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. The Tujunga area is in a high fire zone and is dense enough with residential homes and apartment complexes as it is. This area should not be rezoned. Thank you

Communication from Public

Name: Zara

Date Submitted: 11/18/2024 07:05 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 neighborhood!

Communication from Public

Name:

Date Submitted: 11/18/2024 07:08 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members I am writing to urge you to vote to approve Draft #3 of the Housing Element/CHIP ordinance without the seven "options" to open up single-family neighborhoods. Anything that upzones our neighborhoods should happen with we the stakeholders' input through Community Plans and not this way with none of us involved. Most importantly, the LA City Planning Department clearly states it can meet its state housing obligation without opening up single-family neighborhoods. Please move Draft #3 forward as presented. Thank you. Franco Bario 1319 N. Ogden Drive Los Angeles, CA 90046 Spaulding Square HPOZ

Communication from Public

Name: Lauren

Date Submitted: 11/18/2024 07:39 PM

Council File No: 21-1230-S5

Comments for Public Posting: As a homeowner, I 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:

Date Submitted: 11/18/2024 03:14 PM

Council File No: 21-1230-S5

Comments for Public Posting: Hello, 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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Jason B. -Windsor Square, 90004

Communication from Public

Name:

Date Submitted: 11/18/2024 07:40 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: Danny Fisk

Date Submitted: 11/18/2024 07:53 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Danny Fisk 720 Lorraine Blvd, 90005

Communication from Public

Name: Keren

Date Submitted: 11/18/2024 07:58 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: Richard Mirisch
Date Submitted: 11/18/2024 08:10 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: janet weinberg

Date Submitted: 11/18/2024 03:35 PM

Council File No: 21-1230-S5

Comments for Public Posting: Im writing in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D. I Oppose Exhibit D. I Support CHIP Draft # 3. I am very dissatisfied and upset by the way our council woman and Mayor Karen Bass, have failed to improve conditions in our city and have particularly harmed our neighborhood, Rancho Park

Communication from Public

Name: MARC A FOGEL

Date Submitted: 11/18/2024 08:12 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members I urge you to vote to approve Draft #3 of the Housing Element/CHIP ordinance without the seven "options" to open up single-family neighborhoods. Anything that upzones our neighborhoods should happen with we the stakeholders' input through Community Plans and not this way with none of us involved. Most importantly, the LA City Planning Department clearly states it can meet its state housing obligation without opening up single-family neighborhoods. Thank you. Marc Fogel - Cell 310 684 0599 1328 N Orange Grove Ave LA CA 90046 Spaulding Square HPOZ

Communication from Public

Name:

Date Submitted: 11/18/2024 03:43 PM

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 including 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 rezoning opportunities throughout our city to meet the State’s mandate for housing without the need to rezone our single-family areas. 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. 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. Renting an apartment in a single family neighborhood doesn't do that. 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. I support the Approval of Draft #3 of the CHIP as recommended by the City Planning Commission, without the options contained In Exhibit D. Respectfully, John B 90045

Communication from Public

Name: Charlotte Parker
Date Submitted: 11/18/2024 03:43 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: Mark Rohman

Date Submitted: 11/18/2024 03:44 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Mark C Rohman 111 South Windsor Blvd Los Angeles, CA 90004

Communication from Public

Name: Jennifer Ferris

Date Submitted: 11/18/2024 03:49 PM

Council File No: 21-1230-S5

Comments for Public Posting: I 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. The CHIP program (DRAFT VERSION 3) as approved by the City Planning Commission 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. 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. 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. Thank you for your time and efforts to keep Los Angeles livable for all and to respect and leave the current single family neighborhoods intact as part of the charm and fabric that makes LA the special place it is.
Jennifer Ferris

Communication from Public

Name: Jairo J Angulo

Date Submitted: 11/18/2024 03:50 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. The public has been incorrectly led to believe that adequate housing fails to be built because of the amount of R1 zoned land in LA -- often quoted at 70+% of LA's land. Note that it is not 70+% of ALL land, it is 70+% of all RESIDENTIALLY zoned land. Most importantly, what that figure also fails to acknowledge is that a large portion of that R1 zoned land CANNOT be developed for more dense uses. It is the land in the high fire severity zones of the SM Mountains and other ranges and high fire severity zones throughout the City. It includes the land in the high tide zones at the coast and areas adjacent to sensitive biological resources. The City quietly acknowledges that 35% of R1 zoned land cannot be developed for higher uses (Source: LA City Housing Element, Chapter 4, Page 210) -- which means that less than 45% of LA's developable residential land is zoned R1 -- and an even lower percent of LA's total land. That is a very different picture from a reference nearing 3/4 of all land as reported in the media. And, it is hoped that all agree that it is bad policy to seek to increase density where public safety is placed at risk. 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. The City Planning Commission adopted the Planning Dept's recommendations to approve the Housing Element CHIP program draft #3 which preserves R1 neighborhoods without upzoning. However, Exhibit D remains in the PLUM packet and housing advocates continue to lobby for it and the upzoning of R1 areas.

Communication from Public

Name: Kathleen Anne Evans

Date Submitted: 11/18/2024 08:16 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members Please support Draft #3 of the Housing Element/CHIP ordinance that rezones LA without regard to the Exhibit D “options” that would open up single-family neighborhoods. In its report, the LA City Planning Department clearly states that it has found enough zoning to meet the State’s mandate for housing without the need to rezone our single-family areas. The City Planning Commission also saw fit to recommend the adoption of Draft #3. Here are some facts to consider: • The City continues to communicate a misleading message related to R1 single-family zoning stating that R1 is restricting development on 70% of LA’s land. However, when pressed, Planning Department stated clearly on Chapter 4, page 210 of the Housing Element, that 35% of LA land was not developable beyond R1 due to topography or other environmental concerns. This left only 45% of single-family zones, less than half of the city land, developable. And State law allows a duplex and two ADUs on each and every residential property. Single-family zones are contributing to the housing inventory with thousands of ADUs. Single family areas continue to do their part. • Pro-development groups say rezoning single-family neighborhoods is a social justice issue when, in fact, allowing apartments in single family neighborhoods is an attempt by large land investors/developers to increase the value of their R1 real estate holdings by deregulating single-family neighborhoods to allow more density. Allowing apartments in single-family neighborhoods will not right the wrongs of redlining that 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 forces more people to remain renters. • The Draft has a comprehensive plan for adding housing in all our high-resource areas on our commercial corridors. If planned correctly, new, vibrant neighborhoods could be created here in each of our communities and new, affordable, attached single-family homes “for sale” should be included in these developments that abut single-family neighborhoods. We must help families who have lost hope of becoming homeowners to achieve that goal. Kathleen Anne Evans - Cell 310 770 1039 1328 N Orange Grove Ave LA CA 90046

Communication from Public

Name: Marc Fogel

Date Submitted: 11/18/2024 08:19 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members Please support Draft #3 of the Housing Element/CHIP ordinance that rezones LA without regard to the Exhibit D “options” that would open up single-family neighborhoods. In its report, the LA City Planning Department clearly states that it has found enough zoning to meet the State’s mandate for housing without the need to rezone our single-family areas. The City Planning Commission also saw fit to recommend the adoption of Draft #3. Here are some facts to consider: • The City continues to communicate a misleading message related to R1 single-family zoning stating that R1 is restricting development on 70% of LA’s land. However, when pressed, Planning Department stated clearly on Chapter 4, page 210 of the Housing Element, that 35% of LA land was not developable beyond R1 due to topography or other environmental concerns. This left only 45% of single-family zones, less than half of the city land, developable. And State law allows a duplex and two ADUs on each and every residential property. Single-family zones are contributing to the housing inventory with thousands of ADUs. Single family areas continue to do their part. • Pro-development groups say rezoning single-family neighborhoods is a social justice issue when, in fact, allowing apartments in single family neighborhoods is an attempt by large land investors/developers to increase the value of their R1 real estate holdings by deregulating single-family neighborhoods to allow more density. Allowing apartments in single-family neighborhoods will not right the wrongs of redlining that 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 forces more people to remain renters. • The Draft has a comprehensive plan for adding housing in all our high-resource areas on our commercial corridors. If planned correctly, new, vibrant neighborhoods could be created here in each of our communities and new, affordable, attached single-family homes “for sale” should be included in these developments that abut single-family neighborhoods. We must help families who have lost hope of becoming homeowners to achieve that goal. Marc Fogel - Cell 310 468 2277 1328 N Orange Grove Ave LA CA 90046 Spaulding Square HPOZ

Communication from Public

Name: M. Giampaolo

Date Submitted: 11/18/2024 08:16 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members I am writing to urge you to vote to approve Draft #3 of the Housing Element/CHIP ordinance without the seven "options" to open up single-family neighborhoods. Thank you. M. Giampaolo 1325 N Ogden Drive 90046 Spaulding Square HPOZ

Communication from Public

Name: Tara Hitchcock

Date Submitted: 11/18/2024 03:37 PM

Council File No: 21-1230-S5

Comments for Public Posting: To Whom It May Concern, I am writing in support Draft #3 of the Housing Element CHIP program that preserves R1 communities, and OPPOSE Exhibit D options to upzone R1 neighborhoods. I support the rezoning of our commercial and identified industrial corridors while protecting single-family neighborhoods, Historic Districts, HPOZs and Rent Stabilized Units from being rezoned. Focusing on underutilized spaces feels like a win-win for all. Any future consideration of residential area upzoning should be addressed as part of the community planning process, not via the Housing Element. Thank you for your consideration, Tara Hitchcock, 2265 Parnell Avenue, Los Angeles, CA 90064

Communication from Public

Name: K B

Date Submitted: 11/18/2024 08:23 PM

Council File No: 21-1230-S5

Comments for Public Posting: I SUPPORT CHIP DRAFT # 3, and OPPOSE EXHIBIT D. I am concerned that radical changes to our neighborhood by developers and speculators will not consider local infrastructure, such as schools, traffic, population density, parking, fire and emergency responses, and others issues. It is my understanding that 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. The Planning Commission adopted the Planning Department's recommendations to approve the Housing Element CHIP program draft #3 which preserves R1 neighborhoods without upzoning. However, Exhibit D remains in the PLUM packet and housing advocates continue to lobby for it and the upzoning of R1 areas. Thank you for advocating on behalf of public safety for the citizens of Los Angeles, and for NOT pandering to wealthy profiteers by supporting blanket upzoning. K. Boyarsky.

Communication from Public

Name: Kathy Evans

Date Submitted: 11/18/2024 08:24 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members I am writing to urge you to vote to approve Draft #3 of the Housing Element/CHIP ordinance without the seven "options" to open up single-family neighborhoods. Anything that upzones our neighborhoods should happen with we the stakeholders' input through Community Plans and not this way with none of us involved. Most importantly, the LA City Planning Department clearly states it can meet its state housing obligation without opening up single-family neighborhoods. Thank you. Kathy Evans 1328 N Orange Grove Ave LA CA 90046 Spaulding Square HPOZ

Communication from Public

Name: Robert Smith

Date Submitted: 11/18/2024 08:30 PM

Council File No: 21-1230-S5

Comments for Public Posting: Support Draft 3. Don't fall prey to developers' greed. Protect an essential part of Los Angeles character.

Communication from Public

Name: Ann Masterson

Date Submitted: 11/18/2024 08:30 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 Exhibit D "options" that would open up single-family neighborhoods to rezoning. 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: Will

Date Submitted: 11/18/2024 08:33 PM

Council File No: 21-1230-S5

Comments for Public Posting: We want PLUM to support Draft #3 as recommended by both the LA City Planning Department and the City Planning Commission, which protects single family districts from multi-unit housing development. These recommendations were made because we can reach our proscribed state housing goals with no need to desecrate our remaining single family housing districts.

Communication from Public

Name: Dennis M. Orfirer

Date Submitted: 11/18/2024 08:36 PM

Council File No: 21-1230-S5

Comments for Public Posting: I write in support of the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D. It is possible and desirable to expand the supply of affordable housing without the elimination of single-family residential zoning. The experiences of other cities has demonstrated that eliminating single-family housing neighborhoods is not the solution to the lack of supply of affordable housing.

Communication from Public

Name: KD Wise

Date Submitted: 11/18/2024 08:36 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members Please support Draft #3 of the Housing Element/CHIP ordinance that rezones LA without regard to the Exhibit D “options” that would open up single-family neighborhoods. In its report, the LA City Planning Department clearly states that it has found enough zoning to meet the State’s mandate for housing without the need to rezone our single-family areas. The City Planning Commission also saw fit to recommend the adoption of Draft #3. Here are some facts to consider: • The City continues to communicate a misleading message related to R1 single-family zoning stating that R1 is restricting development on 70% of LA’s land. However, when pressed, Planning Department stated clearly on Chapter 4, page 210 of the Housing Element, that 35% of LA land was not developable beyond R1 due to topography or other environmental concerns. This left only 45% of single-family zones, less than half of the city land, developable. And State law allows a duplex and two ADUs on each and every residential property. Single-family zones are contributing to the housing inventory with thousands of ADUs. Single family areas continue to do their part. • Pro-development groups say rezoning single-family neighborhoods is a social justice issue when, in fact, allowing apartments in single family neighborhoods is an attempt by large land investors/developers to increase the value of their R1 real estate holdings by deregulating single-family neighborhoods to allow more density. Allowing apartments in single-family neighborhoods will not right the wrongs of redlining that 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 forces more people to remain renters. • The Draft has a comprehensive plan for adding housing in all our high-resource areas on our commercial corridors. If planned correctly, new, vibrant neighborhoods could be created here in each of our communities and new, affordable, attached single-family homes “for sale” should be included in these developments that abut single-family neighborhoods. We must help families who have lost hope of becoming homeowners to achieve that goal. Please move Draft #3 forward as presented. Thank you. Katherine Wise 1351 N Spaulding Ave LA 90046

Spaulding Square HPOZ

Communication from Public

Name: Linda Cole

Date Submitted: 11/18/2024 08:41 PM

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. Our precious single-family neighborhoods are already subject to upzoning with ADUs and SB9. Put the high-rises where they belong - along the commercial zones with other tall buildings. Thank you

Communication from Public

Name: Scott messer

Date Submitted: 11/18/2024 08:48 PM

Council File No: 21-1230-S5

Comments for Public Posting: Retain single family housing zones- Draft 3! There is plenty of opportunities and options for more housing within the city without destroying the peace in the current zones.

Communication from Public

Name:

Date Submitted: 11/18/2024 08:52 PM

Council File No: 21-1230-S5

Comments for Public Posting: Dear City Council, I am writing to protect single-family neighborhoods throughout Los Angeles and am in SUPPORT of Draft #3 of the CHIP/Housing Element Rezoning ordinance WITHOUT the Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Laurie Kaufman 90005

Communication from Public

Name: Tom C

Date Submitted: 11/18/2024 08:58 PM

Council File No: 21-1230-S5

Comments for Public Posting: My name is Tom, I've been a resident of West Hills for just over three years with my wife and our two young sons (9 and 3 year old), and our new puppy. We love it here and were very excited to buy our first home and move from the very busy area of West Hollywood where we lived for 11 years prior (where we were in the midst of constant construction of apartment complexes, crazy traffic, etc)! I'm writing as there seems to be A LOT of confusion and misinformation about the upcoming developments planned for my neighborhood. I live in West Hills, CA 91304 on Lull St near Quimby At the corner of Woodlake and Saticoy (less than 100 yards from the back of my house) there is a planned or submitted planned apartment complex to be built, which is being developed under the proposal of a low income and/or senior housing which would allow for this area to be re-zoned against what this area is currently zoned for. While I fully understand development and encourage it, and am fine with senior housing and/or low income housing, a proposed 330+ apartment complex being built would wreak havoc on this neighborhood/area due to population density issues, extreme traffic issues and general disturbance given by the potential for this project and the one at Chaminade High School happening at the same time (which already approved for their development/expansion) and is right across the street from the proposed Circle S development. I've joined multiple West Hills Neighborhood Council meetings and this entire neighborhood is very much against this apartment complex. I know the council has explored retaining a lawyer, started a petition, etc. As someone who spent ALL of his money to move out of a high population density area, I would very much appreciate this area not be "upzoned". I've also emailed Council Member Lee on 9/27/24 and never heard any response whatsoever! Please help! Sincerely, Tom C

Communication from Public

Name: Margaret Noce

Date Submitted: 11/18/2024 09:04 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: Nadia

Date Submitted: 11/18/2024 09:07 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Nadia Windsor Blvd, 90005

Communication from Public

Name: NANCY SOGOIAN

Date Submitted: 11/18/2024 09:09 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 - THERE IS NO NEED TO DESTROY QUALITY OF LIFE IN FAMILY NEIGHBORHOODS WHEN THE PLANNING DEPT. HAS BEEN PROVIDED LOCATIONS AND OTHER RESEARCHED INFORMATION CLEARLY INDICATING THAT ABUNDANT LOCATIONS EXIST ON STREETS AND BOULEVARDS WHERE INFRASTRUCTURE IS IN PLACE TO SUPPORT MULTI-UNIT APARTMENTS -- AND ON STREETS WHERE MASS TRANSIT AND PROXIMITY TO OTHER CONVENIENCES ARE CURRENTLY IN PLACE. there is NO need to upzone single family neighborhoods in order to meet housing needs and state requirements!!

Communication from Public

Name: Stephanie Heyman

Date Submitted: 11/18/2024 08:29 PM

Council File No: 21-1230-S5

Comments for Public Posting: I absolutely oppose the building of apartment units and complexes on residential single-family streets. "I support Draft 3 of the CHIP Ordinance without options in Exhibit D. Protect our single-family neighborhoods!"

Communication from Public

Name:

Date Submitted: 11/18/2024 10:07 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Allison Ceppi Windsor Village, 90005

Communication from Public

Name:

Date Submitted: 11/18/2024 10:24 PM

Council File No: 21-1230-S5

Comments for Public Posting: The CHIP Ordinance has allowed for the much needed upzoning to Los Angeles to relieve Housing Crisis, provide Affordable housing at High Opportunity Areas near Transit. But the application of the CHIP ordinance results in Disparities in Density, Height and FAR in certain areas. There are many pockets in Los Angeles which are within ½ mile from Metro Rail and close to two or more Rapid Buses, which have underlying zoning of R2 and RD. With the 2019 Expo-Line Transit Neighborhood Plan, Several hundred lots which were R1s were upzoned to R3 and RAS4s, but R2s were exempted from upzoning. Then in just 5 years, the CHIP ordinance Further disproportionately upzones R3s and RAS4s, without similarly upzoning R2s. This results in lots with just 10 unit density to be across and behind the streets from a 140 unit density, and associated Height and FAR. A case study is at 2300 W Block Wellesley, where just 5 lots in a neighborhood of over 200-250 lots with 140 unit density, were left at 10-16 unit density creating large disparity. The West LA PLUM called this ‘a creation of an Island’ and voted to upzone these 5 lots to be equal to surrounding area. The West LA Neighborhood Council Voted to upzone these 5 lots also. While R2s were surrounded by R1 (1 unit density) prior to 2019 Expo Line Transit Neighborhood Plan, after applying CHIP, the R2s are now surrounded by 140 unit density. Thus the Disparity. This Disparity was Presented to the City Planning and also added as a public comment at the CPC Council meeting Sept 26 2024, along with proposals to reduce Disparity and equal to surrounding area. But the City Planning Proposal has not changed in this regard and does not disparity aforementioned and being presented to Los Angeles PLUM meeting November 19, 2024. CD11 Traci Park’s deputies agree with the glaring disparity, and in their meeting with City Planning, the City Planning advised to 1) apply for a zone change (\$30,000 to \$35,000) or 2) work with Planning the west side update (estimated 2027 or further). Atleast 3 years out, if nor more. One CD11 Deputy described this Disparity as a ‘donut hole’ and offered to work to bring uniformity. We request Los Angeles PLUM take up the challenge and remove the ‘Island’/Donut’ Disparity. 3 proposals are included here as a starting point. We request CD11 Councilwoman Traci Park to withhold her vote until the Disparity

to her constituents are addressed. Proposal #1: Include a language in Opportunity Corridor Transition area to include “.....on streets where low scale neighborhood is not available within 750 feet of Opportunity corridor, the transition shall be stepped down in Density, height and FAR evenly towards the lowest available scale neighborhood allowed within 750 feet of Opportunity Corridor...” Proposal #2: Afford same proximity rights to Transit Oriented Incentive Areas, as afforded to Opportunity Corridor area: “...properties are abutting, across the street or alley, or having a common corner with a site eligible for Opportunity Corridor Incentives and Transit Oriented Area Incentives shall also be eligible for the Opportunity Corridor Incentives and Transit Oriented Area Incentives equal to the ones abutting, across the street or alley, or having a common corner. as described in paragraph (f) below for the Opportunity Corridor and Table Table 12.22 A.38(e)(2) for Transit Oriented Incentive Areas...) Proposal #3: In T-2 and T-3 Transit Oriented Areas in High opportunity areas, REMOVE the following Exception: “ Exceptions a) Sites with Maximum Allowable Residential Density of less than 5 units shall be eligible for the following Density Bonuses: i. T-1 : 60% ii. T-2: 70% iii. T-3: 80% “

Sean's Email and query.

Hi Ron,

We were able to connect with Planning staff to discuss your inquiry. They advised that there were two main pathways to reach your goal:

In short, the pathways are (1) to apply for a zone change or (2) to continue to work with the [+Planning the Westside](#) team, with whom we are told you have had some engagement.

If you have any questions, please let me know and we would be happy to discuss on a call.

All the best,
Sean

Zone Change Application:

\$35,000-40,000

→ **Can the City Planning Waive or refund these fees?**

Historical Density at 2300 W Block Wellesley

Density Analysis at 2300 W Block Wellesley show irrational allocation of density over the years

- While 2300 W Block Wellesley has been R2 Multi-family zoned for over 80 years, with surrounding R1 lots,
- All surrounding R1 Single family zoned lots have been upzoned to 5 unit multi-family lot with Expo Line Transit Neighborhood Plan in 2019
- And those new Multi-family lots are again given Unlimited Density (limited by FAR) 140 units with CHIP re-zoning. CHIP is also considering upzoning new R1 lots (base < 5) !!
- Why are historically R2 Multi-family zoned lots not preferred to provide higher density and increase Disparity ? There might be other areas in the city with Disparity.
- **Proposal to remove disparity CITYWIDE** : Include a language in Opportunity Corridor Transition area to include “.....on streets where low scale neighborhood is not available within 750 feet of Opportunity corridor, the transition shall be stepped down in Density, height and FAR evenly towards the lowest available scale neighborhood allowed within 750 feet of Opportunity Corridor..’

1936-2018

2300 W Block Wellesley was R2 **Multi-family** zoned for over 80 years.

	West Centinela (HI)	East Centinela	West Wellesley	East Wellesley	West Amherst	East Amherst	Bundy West	Bundy East
2200 BLOCK	4	8	8	8	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
	4	4	1	1	1	1	1	1
2300 BLOCK	4	8	2	1	1	1	1	1
	4	8	2	1	1	1	1	1
	4	8	2	1	1	1	1	1
	4	8	2	1	1	1	1	1
	4	8	2	1	1	1	1	1
PICO Blvd N	26	26	26	26	26	26	26	26
PICO Blvd S	26	26	26	26	26	26	26	26

All lots in Yellow were R1 Single Family Zoning for over 80 years

2019: Expo Line Transit Neighborhood Plan excluded R2s, but all R1s in the area upzoned to 9 (R3-EC1200) and 26 units per lot (RAS 4)

2300 W Block Wellesley
R2 **Multi-family**
Excluded from
upzoning.

	West Centinela (HI)	East Centinela	West Wellesley	East Wellesley	West Amherst	East Amherst	Bundy West	Bundy East
2200 BLOCK	4	8	8	8	26	26	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
	4	4	9	9	9	9	26	26
2300 BLOCK	4	8	2	9	9	9	26	26
	4	8	2	9	9	9	26	26
	4	8	2	9	9	9	26	26
	4	8	2	9	9	9	26	26
	4	8	2	9	9	9	26	26
	4	8	8	8	8	8	26	26
PICO Blvd N	26	26	26	26	26	26	26	26
PICO Blvd S	26	26	26	26	26	26	26	26

All lots in Yellow were **Single Family** upzoned from R1 to R3 – EC1200 and RAS 4

With TOC:
R3-EC1200 -> $5 * 1.7 = 9$ units

RAS 4 -> $15 * 1.7 = 26$ units

R2 -> Remained SAME

➤ West LA PLUM called this a creation of an 'island'
➤ Voted to **Upzone equal to** surrounding area

2025: CHIP Ordinance upzones 2300 W Block Wellesley, but upzones surrounding significantly higher to levels of Disparity.

2300 W Block Wellesley was R2 to 10-16 units with CHIP's CT-2, CT-3, but transitions into a 140 unit lot.

Units/lot
calculation:
 $6250 \times 4.5 / 200 = 140$
units

*200 sqft is
minimum DU size

	West Centinela (HI)	East Centinela	West Wellesley	East Wellesley	West Amherst	East Amherst	Bundy West	Bundy East
2200 BLOCK	187	187	187	187	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
	187	140	140	140	140	140	140	140
2300 BLOCK	187	140	10	140	140	140	140	140
	187	140	16	140	140	140	140	140
	187	140	16	140	140	140	140	140
	187	140	16	140	140	140	140	140
	187	140	16	140	140	140	140	140
PICO Blvd N	187	140	140	140	140	140	140	140
PICO Blvd S	187	140	140	140	140	140	140	140

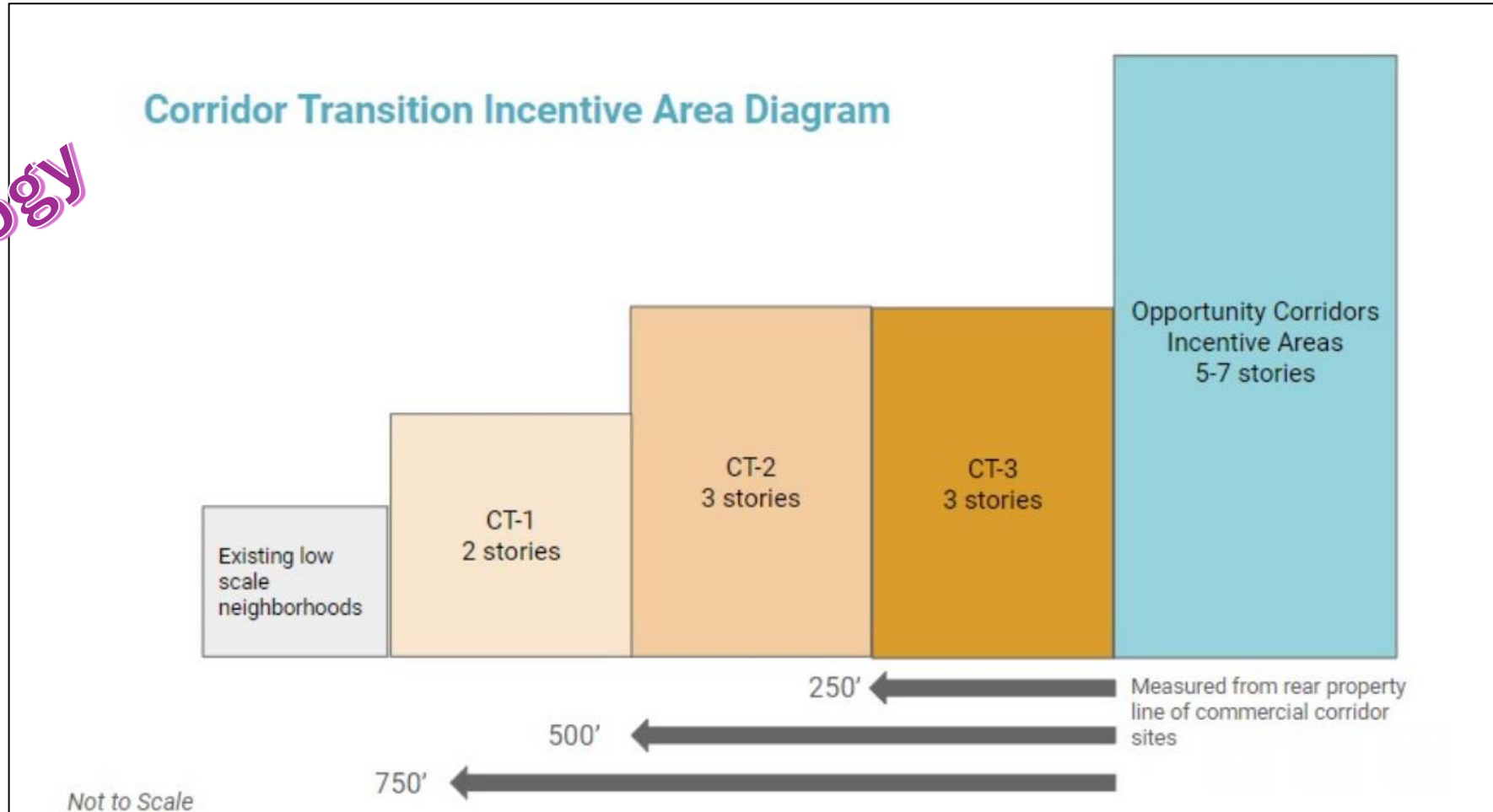
All lots around upzoned to disproportionally UNLIMITED densities (limited by FAR ~ 140 + units)

→ Request 2300 W Block also be upzoned equally for uniformity using the Corridor Transition Opportunity Area CT-3, CT-2.

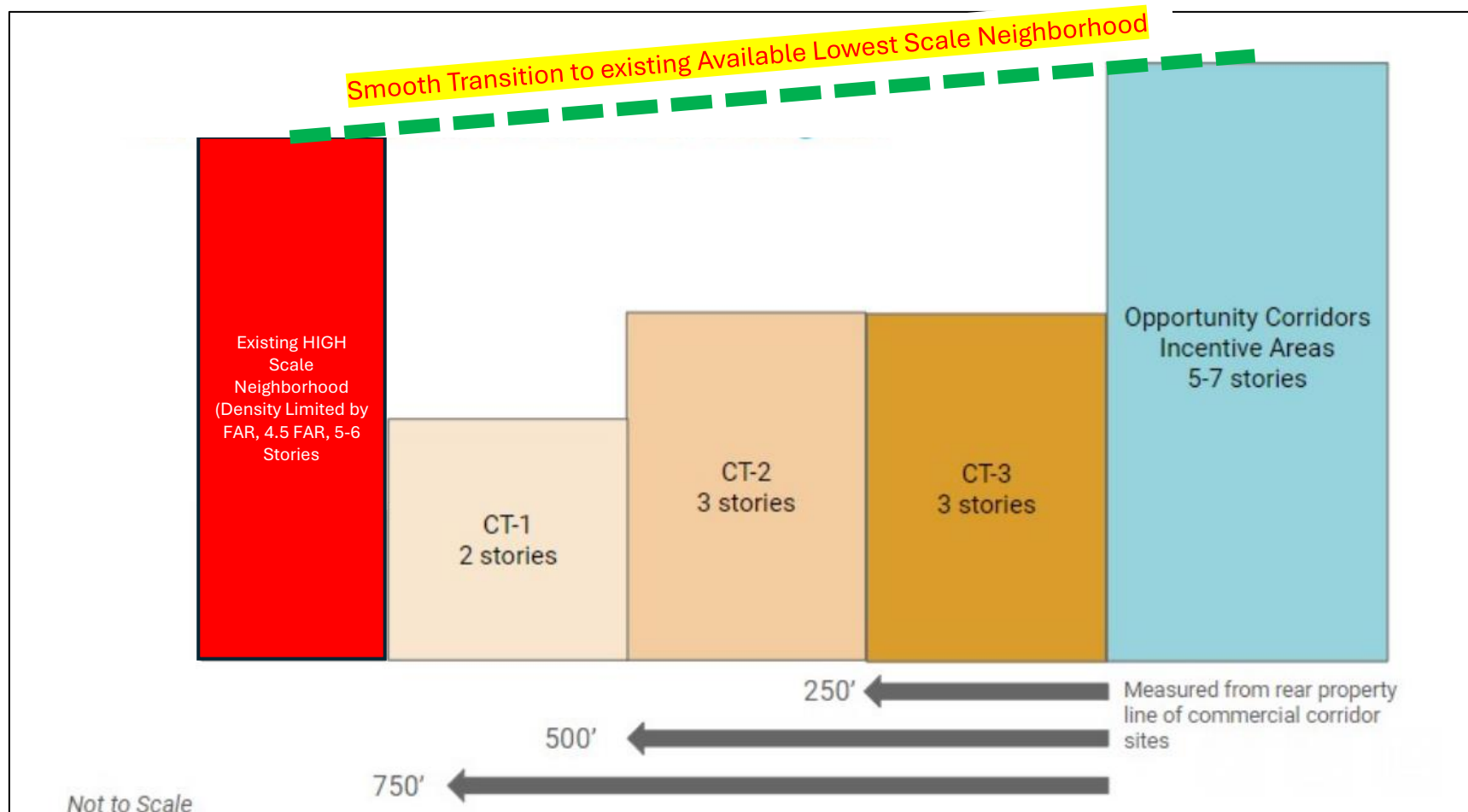
→ 2300 W Block Welleslly was higher density HISTORICALLY for over 80 years, **NOW THE LOWEST.**

Opportunity Corridor Transition (OCT) Methodology

Current
Methodology



- In CHIP, The City Planning department has not taken into consideration that in **some or many cases, low scale neighborhoods do not exist near Opportunity Corridor**
-> When NO low scale neighborhood exist, Transition should be a smooth transition towards the lowest available in that street !



Proposals to reduce/eliminate ‘Disparity’ in Density, Height and FAR

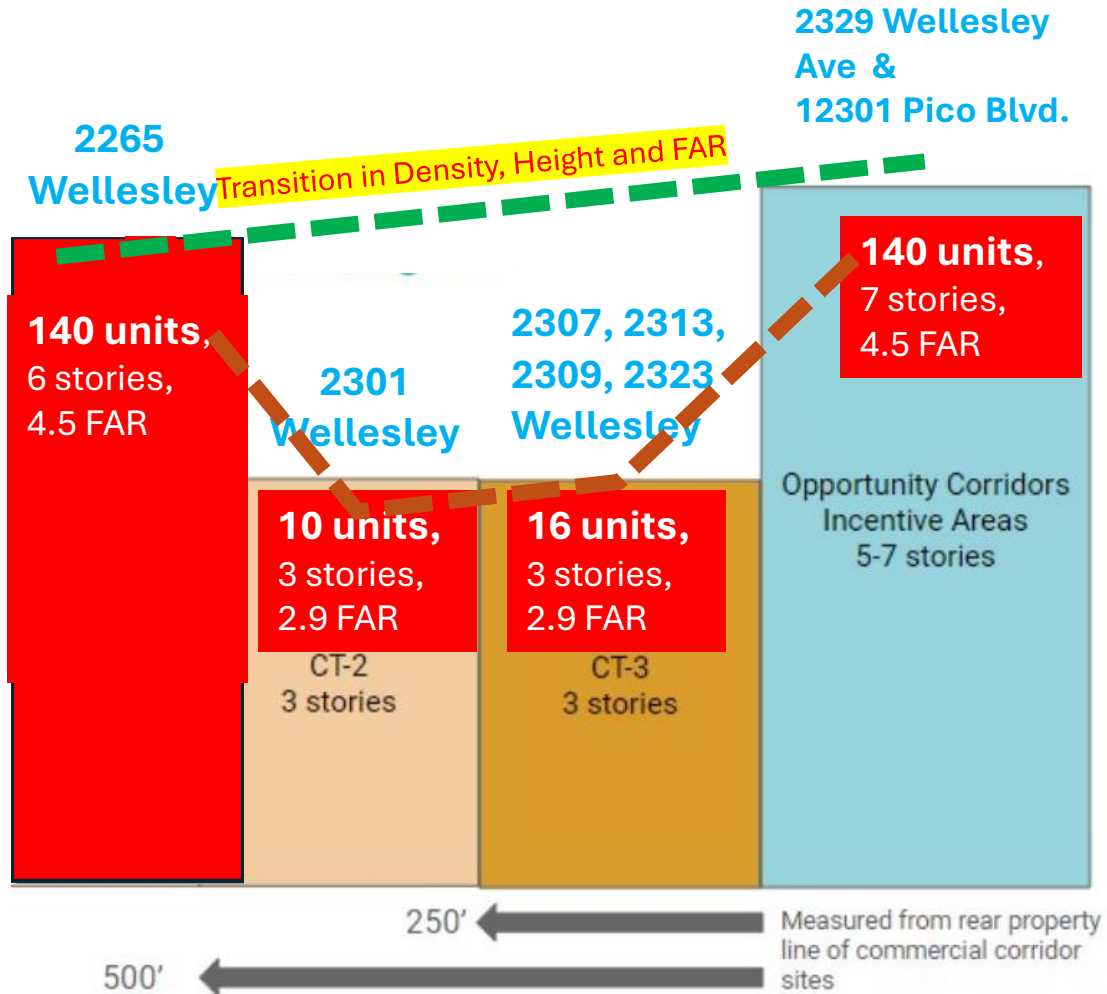
Proposal #1

Proposal #1 to remove disparity CITYWIDE:

Include a language in Opportunity Corridor Transition area to include “.....on streets where low scale neighborhood is not available within 750 feet of Opportunity corridor, the transition shall be stepped down in Density, height and FAR evenly towards the lowest available scale neighborhood allowed within 750 feet of Opportunity Corridor...”

$6250 \times 4.5 / 200 = 140$ units
*200 sqft is minimum DU size

**Example
On 2300 W
Block Wellesley**



Proposal #2

Proposal #2: Include in Item C (2), Page 35

-> Including TOI along with OC can help avoid 'islands' and improve equitable distribution of density, height and FAR

Draft Citywide Housing Incentive Program Ordinance (Clean Version)

June 27, 2024

Page 35

(c) **Eligibility.** To qualify for the provisions of this subdivision, a Mixed Income Incentive Project (Project) must satisfy all of the following eligibility requirements:

(1) Meet the definition of one of the following:

- (i) Mixed Income Incentive Project with a five or more Total Units, or
- (ii) Opportunity Corridor Transition Area Incentive Project with four or more Total Units.

(2) Be located in and meet the requirements of a Transit Oriented Incentive Area, Opportunity Corridor Incentive Area, or an Opportunity Corridor Transition Incentive Area as described in Paragraphs (e), (f), and (g) below, except that properties are abutting, across the street or alley, or having a common corner with a site eligible for Opportunity Corridor Incentives shall also be eligible for the Opportunity Corridor Incentives as described in paragraph (f) below,

(3) Reserve a percentage of the Project's Total Units for:

- (i) Restricted Affordable Units in a Project for at least one of the following income levels, as defined on Table 12.22 A.38(c)(3).1 or by providing the combination of income levels as defined on 12.22 A.38(c)(3).2 Table, or
- (ii) Restricted Affordable Units in a Opportunity Corridor Transition Area Incentive Project for at least one of the following income levels, as defined on Table 12.22 A.38(c)(3).3 below.

properties are abutting, across the street or alley, or having a common corner with a site eligible for Opportunity Corridor Incentives and Transit Oriented Area Incentives shall also be eligible for the Opportunity Corridor Incentives and Transit Oriented Area Incentives equal to the ones abutting, across the street or alley, or having a common corner. as described in paragraph (f) below for the Opportunity Corridor and Table Table 12.22 A.38(e)(2) for Transit Oriented Incentive Areas.

- I. Eliminates need to reduce or remove Maximum Allowable Density
- II. Applies Density, height, FAR evenly without having 'islands'
- III. Enables focus on Transit Oriented Areas and help remove cars from road, carbon neutrality and work/live/play concepts

Reasoning

- 1) For OC corridor -> properties are abutting, across the street or alley, or having a common corner with a site eligible for Opportunity Corridor Incentives shall also be eligible for the same Opportunity Corridor Incentives
 - a) There is no minimum Maximum Allowable Density of 5-unit requirement for OC adjacent lots above, as long as they are multi-zoned lots.
- 2) Similar reasoning can be applied to Transit Oriented Areas.
- 3) This helps 2300 West Block Wellesley to be equal to 2300 East Block Wellesley -> more equity, remove 'Island' on West Block, and applied to the entire county where 'disparity' may arise.

Proposal #3

Proposal #3

Request CPC to modify (CHIP) Ordinance: CPC-2023-7068-CA to:

- Remove underlying minimum of 5 for Transit Oriented Incentive Area (TOIA) as this requirement is not required for Opportunity Corridors Incentive Area (OC),
- Specifically those which come under BOTH Transit Oriented Area + Opportunity Corridor Area.

Transit Oriented Areas in
High opportunity areas,
Density is Limited only by
floor area + get 33'
additional height+ FAR 45%

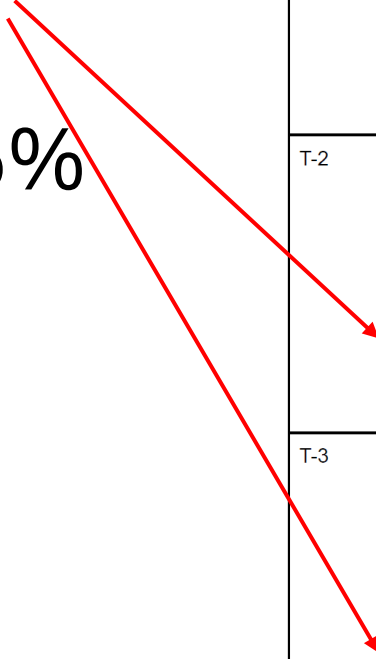


Table 12.22 A.38(e)(2)(i)				
Eligibility Subarea	Density Bonus	Parking	Floor Area Ratio (FAR)	Height
	In each subarea, the maximum increase in the otherwise Maximum Allowable Residential Density shall be as follows:	In each subarea, the required parking ratio shall be as follows: ^{1 2 6}	In each subarea, the maximum allowable FAR shall be as follows: ^{3 4}	In each subarea, the maximum allowable height permitted shall be equal to the following: ⁵
T-1	Moderate and Lower Opportunity Areas: 100%	No parking minimum required. If parking is provided, up to 40% of spaces may be provided as compact vehicular spaces. Tandem parking may also be permitted so long as a 24-hour attendant is present on-site.	R - zones: 40% increase.	One additional story, up to 11 additional feet.
			C - zones: 3.25:1, or 40% increase, whichever is greater.	
			R - zones: 40% increase.	
			C - zones: 4.2:1, or 45% increase, whichever is greater.	
T-2	Moderate and Lower Opportunity Areas: 110%		R - zones: 40% increase.	Two additional stories, up to 22 additional feet.
			C - zones: 4.2:1, or 50% increase, whichever is greater.	
			R - zones: 45% increase.	
			C - zones: 4.5:1, or 50% increase, whichever is greater.	
T-3	Moderate and Lower Opportunity Areas: 120%		R - zones: 45% increase.	Three additional stories up to 33 additional feet.
			C - zones: 4.5:1, or 50% increase, whichever is greater.	
			R - zones: 50% increase.	
			C - zones: 4.65:1, or 55% increase, whichever is greater.	
	Higher Opportunity Areas: 120%			
	Higher Opportunity Areas: Limited by Floor Area			
	Higher Opportunity Areas: Limited by Floor Area			

But Exceptions for limiting density for sites less than base 5 units

Section (e) (2)(i) Exceptions on Page 64

Exceptions:

a. Sites with a Maximum Allowable Density of less than 5 units, shall be eligible for Density Bonus of:

- i. T-1: 60%
- ii. T-2: 70%
- iii. T-3: 80%

b. Sites with a Maximum Allowable Density of less than 5 units are not eligible to increase FAR or height.

But these Exceptions DO NOT exist for Opportunity Corridors

Footnotes:

1 Required automobile parking applies for all Residential Units in a Project (not just the restricted affordable units), inclusive of disabled and required guest parking, where applicable. All parking spaces provided shall comply with Subdivision 12.21 A.5 of the Code. Except that any combination of standard, compact or tandem spaces may be provided. Tandem parking spaces that do not comply with Subparagraph 12.21 A.5(h)(2) of the Code may be provided in any configuration as long as a parking attendant or an automated parking system is provided at all times.

2 Pursuant to California Civil Code Section 1947.1, provided parking shall be sold or rented separately from the units in properties with 16 or more units, as verified by the Los Angeles Housing Department.

3 The maximum increase in the allowable FAR permitted shall be equal to the table above, provided that any additional floor area provided through this Paragraph is utilized only by residential uses. Any nonresidential uses shall be limited to the FAR associated with a site's underlying zoning prior to the application of any Incentive.

4 For the purpose of applying this incentive, commercial zones include Hybrid Industrial zones, Commercial Manufacturing zones and any defined area in a Specific Plan or overlay district that allows for both commercial uses and residential uses.

5 The increase in height shall be applicable to a Project over the entire project site regardless of the number of underlying height limits. The height increase may be applied to the maximum allowable height in feet or stories permitted by the zone, including for mixed-use Projects.

6 Consistent with California Government Code Section 65915(p)(4), required parking spaces provided allowable may be uncovered.

(i) Exceptions.

a. Sites with a Maximum Allowable Residential Density of less than 5 units shall be eligible for the following Density Bonuses:

- i. T-1: 60%
- ii. T-2: 70%
- iii. T-3: 80%

b. Sites with a Maximum Allowable Residential Density of less than 5 units, Designated Historic Resource(s), or Non-Contributing Element(s) as defined in LAMC Section 13B.8.1.C of Chapter 1A of this Code shall not be eligible for an incentive to increase allowable FAR or height above one additional story, up to 11 additional feet.

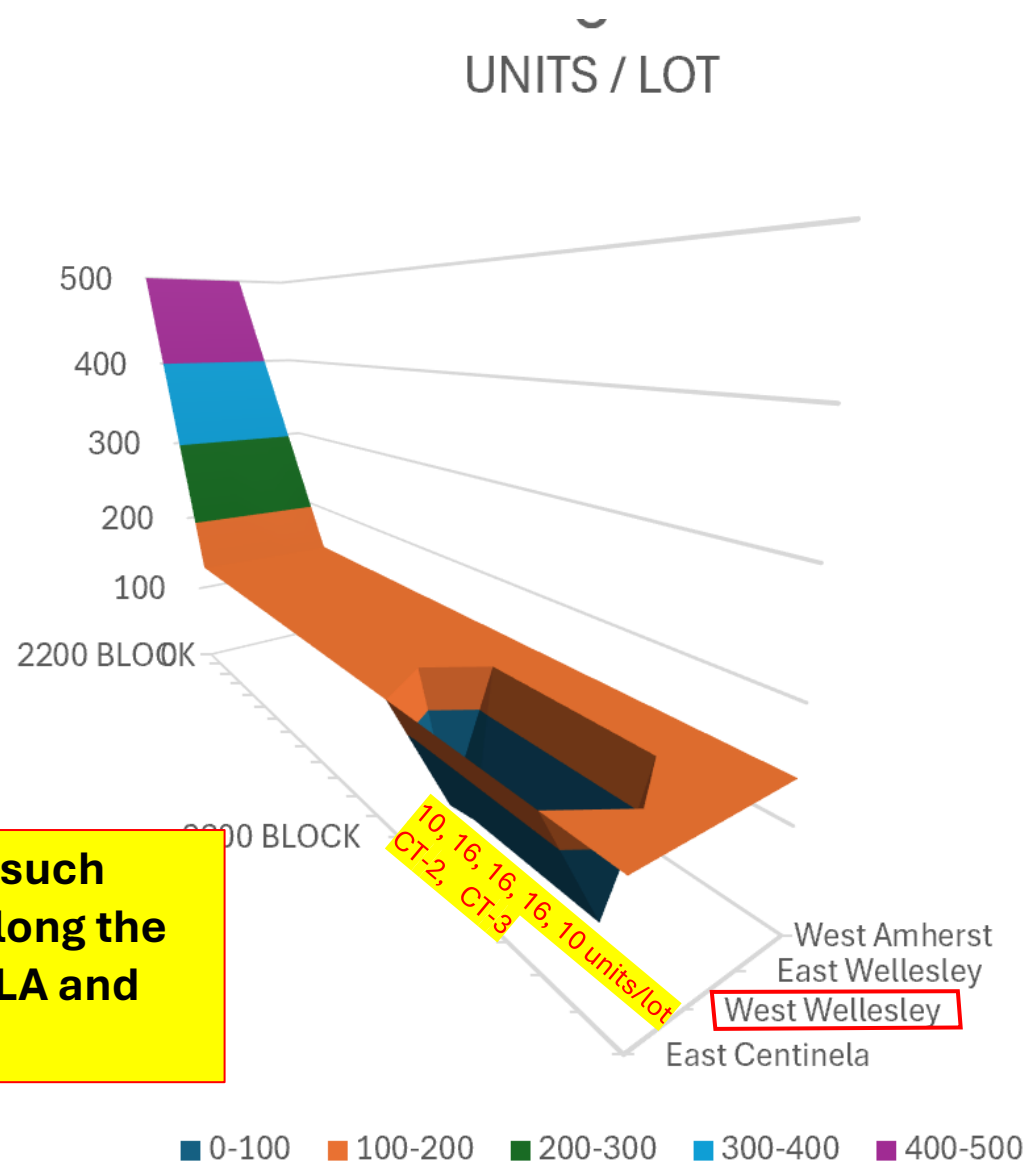
Because these Exceptions (<5) DO NOT exist for Opportunity Corridors

- Opportunity corridors with R2, RD3, RD1.5, etc are treated equally and uniformly with respect to Density, FAR and Height as R3 and higher zoned areas.
- This Produces uniform density, FAR, Height application across multi-family lots, reducing Disparity.

Request CPC to modify (CHIP) Ordinance: CPC-2023-7068-CA to:

2) Remove underlying minimum of 5 for Transit Oriented Incentive Area (TOIA) as this requirement is not required for Opportunity Corridors Incentive Area (OC)

Example of Disparity of density near Expo/Bundy Transit



This is one example. Many such Disparities may be found along the many Transit Stops across LA and can be avoided

West LA PLUM vote to upzone 2300 West
Block Wellesley to equal to surrounding area



Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J. Ross, Chair
Date: Mar. 13, 2019
Re: Resolution: 2300 block of Wellesley Ave. – neighbor request for re-zone

This resolution is only a recommendation from the PLUM Committee, and it will be considered by the Board of Directors for a final decision on Mar.27.

Resolution: The PLUM voted, 4-2-0, to recommend that the Board support re-zoning the five properties on west side of the 2300 Wellesley Ave. block, in order to make the zoning the same as the future zoning of the rest of the area in the Exposition Station Transit Neighborhood Plan, pending the support of the 5 property owners on the block.

Facts and background:

1. Request:
<https://www.dropbox.com/home/2019%20PLUM/Wellesley2300%20block%20zone%20change>
2. 5 parcels are zoned R2 on the west side of 2300 Wellesley Ave. block.
3. The Exposition Station TNP upzoned the R1 zones in the area to high-density housing (R3, R4), including the east side of the 2300 Wellesley Ave. block. The Planning Dept. may have decided to upzone only R1 parcels in the area, and the west side block was the only R2 zone in the area.
4. The NC voted in 2017 to support preservation of the R2 zoning for this block with a height limit of 3 stories. The NC chose to preserve the R1 zoning of all of the interior blocks of this area, including across the street on the east side of the 2300 Wellesley block.

Findings and justifications:

1. All parcels in the area should have the same zoning.

Dissenting opinions: J. Ross: This may be a re-consideration of a previous NC Resolution from 2017, which is not allowed. The NC already voted on the issue of zoning for this area. Owners should be happy to retain R2 zone, which means no 6-story apartments will be built next to them (which is allowed by TOC regulations). If owners claim that R1 should be upzoned because of R4 is located across the street, then conversely, owners can also say R4 should be downzoned because of R1 across the street.

Ex parte communications: J.Ross discussed PLUM scheduling with the property owner, R. Prasanna.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

Request to upzone

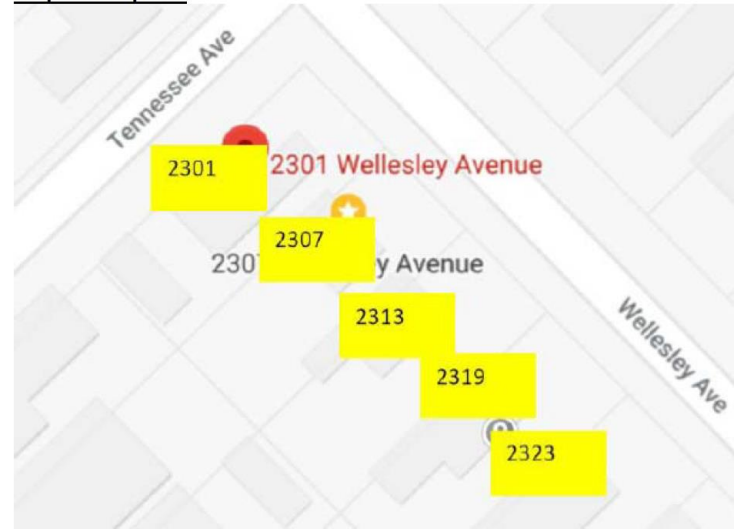


Figure 2: Zimas details extracted shows that on 3/6/19, Over 200 Lots are currently in R1-1 Single Family Dwelling Use Zoning. With Expo Line plan, most of these lots will change to 10 Multi Family Dwelling use Zoning, a change of 1000% for the 200 surrounding lots. But 2300 Wellesley Block remains Single Family use with 2 units.

Communication from Public

Name: Harrison Ruskin

Date Submitted: 11/18/2024 10:26 PM

Council File No: 21-1230-S5

Comments for Public Posting: I strongly implore the PLUM committee and City Council 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. I 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: Nancy Russell

Date Submitted: 11/18/2024 10:28 PM

Council File No: 21-1230-S5

Comments for Public Posting: I 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 which would upzone R1 neighborhoods. Like many families, I am unable to attend the Committee meeting due to work and family obligations. This does not mean that I and other families do not feel this is a critical issue that is important to us. I realize the Committee members face heavy lobbying by Abundant Housing supporters and related organizations to eliminate single family neighborhoods citywide via the Housing Element. These lobbyists ignore the fact that the City's Housing Element identifies ample sites to meet and exceed the State's assigned housing goals through the addition of significant capacity on commercial corridors, through adaptive reuse, and many other strategies. The CHIP program (DRAFT VERSION 3) as approved by the City Planning Commission includes language that preserves R1 SINGLE FAMILY zoning. It is important that City Planning Commission action taken which did not include Exhibit D options is adopted. Exhibit D presents different OPTIONS to upzone R1 neighborhoods citywide at increasing levels of density. There are many reasons why it is inappropriate and bad public policy to upzone R1 properties via the Housing Element. First, 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. Secondly, the City Planning Commission adopted the Planning Dept's recommendations to approve the Housing Element CHIP program draft #3 which preserves R1 neighborhoods without upzoning. These recommendations were made by professional planners who considered the impact on various neighborhoods within the City. However, Exhibit D remains in the PLUM packet and housing advocates continue to lobby for it and the upzoning of R1 areas. Thirdly, if in the future, the City were to need to add new zoning capacity and desired to make zoning changes to R1 areas, that effort would be more appropriately done via the Community Plan process with transparency and public participation to identify the best places for such upzoning where infrastructure can best meet the needs of a growing population and negative impacts reduced

or eliminated. Finally, 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.

Communication from Public

Name: Mark & Marlene Widawer
Date Submitted: 11/18/2024 10:37 PM
Council File No: 21-1230-S5
Comments for Public Posting: Please see my attached PDF.

Don't Make West Hills Residents Suffer for the Benefit of Corporate Developers!

We bought our home in West Hills in 1992, choosing it primarily for its quaint small town feel. Now we hear that a corporate developer is looking to add a high density apartment complex at the corner of Saticoy & Woodlake, making profits at the expense of the discomfort and objections of current residents.

This proposed high density housing would cause thousands of nearby residents to suffer.

My wife and I are **FIRMLY AGAINST ANY HIGH DENSITY HOUSING** in this low-density, R1 neighborhood.

TRAFFIC

Chaminade High School has grown and increased traffic in the neighborhood a lot. The corner of Woodlake & Saticoy has high traffic during morning & evening rush hours, already causing residents to suffer as trips take extra time and trouble. This traffic is present both East and West-bound on Saticoy and North and South-bound on Woodlake.

We support the school, but adding a high density apartment building would greatly increase traffic even further.

PARKING

We hear that the proposed apartment building would have 100's of units (somewhere between 100 to 350 units), each with at most 1 parking space. Many families have two adults, and those with one or two teenagers may have 3 or 4 cars.

Assuming there are only 200 units, then potentially 200 to 300 additional cars (or more!) parking on the street!

There is just no room for additional street parking in our neighborhood!

NOISE

Adjacent to the property at Woodlake and Saticoy are numerous homes. Noise travels far, and 400 additional residents are going to make a LOT of noise on a daily basis. There are already hundreds of residents who live within 250 feet of the proposed building.

Google Maps of the surrounding neighborhood shows nearly 200 homes.

<https://prnt.sc/FW4SQMRzF0Cx>

Adding this apartment building will double or triple the number of people in this very small area. The proposed building would add a tremendous amount of noise, especially for those residents who live on Saticoy, Lull, Balasiano, Quimby, Covello, Windom, Woodlake, Bobby Boyar, Melba and Cohasset.

For the many people who work at home the noise would be persistent, consistent and problematic -- insufferable.

CONSTRUCTION

High Density housing do not appear out of nowhere. A building like this will take 1 to 2 years to complete, causing insurmountable disruption and suffering for current residents.

And that is not to mention the increased noise that will occur every day while the property is graded, excavated, hammered, sawed, concreted, framed, welded, walled, floored, roofed and so on.

This construction comes with a huge impact on traffic. The roads are not wide enough to accommodate dump trucks, tractors, excavators, cranes, cement mixers, lumber-trucks, or rebar trucks along with the daily traffic.

Nor would there be enough space for the tradesmen & women to park.

That means detours, traffic snarls, and more suffering for local residents and those who pass through this area every day.

SAFETY

This building will cause unsafe situations for everyone. Not only will the increase in automobiles cause an increase in traffic accidents, but there will also be a similar increase in pedestrian traffic and accidents with pedestrians.

A traffic signal -- in addition to ruining the quaint character of the neighborhood -- would not reduce the danger to pedestrians because most traffic accidents with pedestrians actually occur outside of intersections, on mid-block sections of roads, where there are no designated crosswalks or traffic signals. Pedestrians are often more likely to cross mid-block where there is less traffic, making them more vulnerable to collisions with vehicles.

So traffic safety in this area, filled with families, is one issue, but so is crime.

High Density neighborhoods bring high density crime, especially when those residents are low income. Not only are these residents likely to be the instigators but also the victims of crime. We do not want increased crime in this area, no matter who the victim is.

PROPERTY VALUES

For all the above reasons, the proposed apartment building will bring down the property values of every home within a mile of the complex.

WHAT WE SUPPORT

High density housing should be placed where they can be serviced by high capacity roads, such as Topanga Cyn and Roscoe Blvds. They should NOT be placed where the roadways can't support them.

Neither Saticoy or Woodlake -- the small "main" roads in this area -- are designed for high capacity. Nor would it be possible to widen the streets due to existing homes in the area.

We support Draft #3 of the Housing Element CHIP program to preserve our R1 communities, but we vehemently OPPOSE the Exhibit D options to upzone R1 neighborhoods.

Thousands of residents should not be made to suffer at the hands of a large corporate developer looking to make a quick buck.

It's not right!

Mark & Marlene Widawer

Communication from Public

Name: Benedict Canyon Association

Date Submitted: 11/18/2024 10:46 PM

Council File No: 21-1230-S5

Comments for Public Posting: The Benedict Canyon Association vehemently asserts that this up-zone does not, and should not, apply to the Very High Fire Hazard Severity Zone (VHFHSZ) of the Bel Air-Beverly Crest Neighborhood because it should not interfere with the Wildlife Ordinance and the safety of the residents, workers and visitors of the Zone. Thank you for your consideration of this crucial point. Sincerely, David Kadin, President of the Benedict Canyon Association.

Communication from Public

Name: Donald Loze

Date Submitted: 11/18/2024 10:52 PM

Council File No: 21-1230-S5

Comments for Public Posting: For all the reasons that the High Fire Hazard Severity Zones (Zones) have been designated ,I urge the Council to continue to include the provision to exclude application of this legislation within the Zones. Further, all property within the High Fire Severity Zone should be excluded Donald Loze

Communication from Public

Name: Karen Coyne

Date Submitted: 11/18/2024 09:35 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: Audrey Moruzzi

Date Submitted: 11/18/2024 09:36 PM

Council File No: 21-1230-S5

Comments for Public Posting: ATTN: PLUM Committee members Hello, I am writing to urge you to vote to approve Draft #3 of the Housing Element/CHIP ordinance without the options to open up single-family neighborhoods. LA City Planning Department states it can meet its state housing obligation without opening up single-family neighborhoods. This neighborhood is of historical significance to the city and it would be a shame to lose it. Our neighborhood can also already meaningfully contribute to housing needs via ADUs. Thank you for your consideration, Audrey Moruzzi Spaulding Square HPOZ

Communication from Public

Name: Larry Guzin

Date Submitted: 11/18/2024 09:57 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Lawrence N. Guzin 546 South Norton Avenue, Los Angeles, CA 90020

Communication from Public

Name: Christyl Cobb

Date Submitted: 11/18/2024 09:57 PM

Council File No: 21-1230-S5

Comments for Public Posting: Hello, My name is Christyl Cobb, member of the California Chapter of the American Descendants of Slavery Advocacy Foundation. I am in support of agenda items 2, 3, and 4. Regarding Item #2, I urge this committee to adopt the Exhibit D option in the City Planning Department's report, to upzone R1 neighborhoods. Per the California Department of Housing and Community Development (HCD), the 2021-2029 Housing Element found that current zoning regulations in Los Angeles would result in insufficient housing production to meet state mandated Regional Housing Needs Assessment (RHNA) goals. Currently, Los Angeles council district eight has seen a sharp decline in commercial space, and a sharp incline in permanent supportive housing developments. Currently there are four within a 2 mile radius, and in close proximity to elementary schools, senior homes, and liquor stores. Without the upzoning of single family residential zones, Los Angeles citizens, especially ADOS and Black American families will bear the brunt of the negative impacts of the density and tourism gentrification that has already began pricing us out of our neighborhoods that have long been in decline due to the immense lack of economic disinvestment. In Los Angeles, ADOS and Black Americans at-large are only 8% of the total population, and make up 34% of our total population. I urge this committee to vote yes on items 2, 3, and 4. Without the upzoning of R1 neighborhoods, stronger anti-displacement measures, and rent protections our homelessness crisis will increase. Sincerely, Christyl Cobb ADOSAF California Chapter

Communication from Public

Name: T Brode

Date Submitted: 11/18/2024 09:59 PM

Council File No: 21-1230-S5

Comments for Public Posting: I oppose expanding building incentives into R-1! Thank you.

Communication from Public

Name: Clyde Lieberman

Date Submitted: 11/18/2024 10:01 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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. Sincerely, Clyde Lieberman 931 S. Victoria Ave. Windsor Square Los Angeles 90019

Communication from Public

Name: Alex

Date Submitted: 11/18/2024 10:03 PM

Council File No: 21-1230-S5

Comments for Public Posting: It's important for public safety to be the highest priority when building neighborhoods/communities. Families who purchased homes in SFN did so for a reason. To suggest building apartment complexes and making every area of LA densely populated seems like a financially motivated decision. Safety isn't a concern. Traffic congestion isn't a concern. The environment isn't a concern.

Communication from Public

Name: Aida

Date Submitted: 11/18/2024 11:13 PM

Council File No: 21-1230-S5

Comments for Public Posting: I get it, you all want to make a change, maybe you want to make a difference. But honestly taking away our way of life, our safety and our security and our neighborhoods to do what you think is the right thing to do is absolutely wrong. We have and are still working hard to keep our small beautiful, Norman Rockwell community of single homes of true America, where neighbors know and help each other. Where children can still bike in the streets and adults can walk their dogs and then get together and help make their communities better, volunteer in the schools and all different organizations in their or close to their communities and make life better and safer for all. Why would you want to take that away. Have you thought about what happens with the traffic, the sewage system, water, power, our Police, our firefighters, first responders, our schools, hospitals etc How are you going to provide for everyone, all of the above when you make these neighborhoods extremely crowded and take away family values and just make our lives extremely congested and dangerous and miserable. We will have no community safety and no community sense anymore. So you make a decision on how we should leave our lives for us without consideration for Our safety and happiness. Please don't do this. Keep American family life as it is suppose to be. Please don't change everything under the excuse of AFFORDABLE HOUSING. Thank you for listening to me.

Communication from Public

Name: Susan and Dale Stedman

Date Submitted: 11/18/2024 07:07 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 Exhibit D “options” that would open up single-family neighborhoods to rezoning. 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.” We cherish our unique community of Shadow Hills and would like to preserve it for future generations to experience the joys of country living. Susan and Dale Stedman 10309 McBroom Street Shadow Hills, CA 91040 Consistent voters and residents for over 30 years

Communication from Public

Name:

Date Submitted: 11/18/2024 11:00 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft #3 of the Housing Element CHIP program that preserves R1 communities, and OPPOSE Exhibit D options to upzone R1 neighborhoods. The City's Housing Element identifies ample sites to meet and exceed the State's assigned housing goals through the addition of significant capacity on commercial corridors, through adaptive reuse, and many other strategies. I support adoption of the City Planning Commission action taken which does not include Exhibit D options. Exhibit D presents different OPTIONS to upzone R1 neighborhoods citywide at increasing levels of density. I 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. Thank you for your consideration.

Communication from Public

Name:

Date Submitted: 11/18/2024 06:05 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am writing to 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 The City Planning Commission adopted the Planning Dept's recommendations to approve the Housing Element CHIP program draft #3 which preserves R1 neighborhoods without upzoning. 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. IN OUR CASE, UPZONING WOULD DESTROY A STREET/NEIGHBORHOOD WHICH WORKS HARD TO RETAIN A SENSE OF COMMUNITY AND PROTECT EACH OTHER, SOMETHING THAT IS LOST ON DENSER STREETS. OUR STREET GATHERS ONCE A YEAR, WE SUPPORT EACH OTHER ON A DAILY BASIS AND DURING CATASTOPHE (EARTHQUAKE, COVID, POWER OUTAGE). Blanket upzoning 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. It would permit developers to become our City's planners based upon their incentive to generate profit, not provide affordable housing.. I voted for funding that would increase housing for low income, homeless and affordable housing. But not to destroy the community we work so hard to preserve.

Communication from Public

Name: chih

Date Submitted: 11/18/2024 01:19 PM

Council File No: 21-1230-S5

Comments for Public Posting: WHY YOUR VOICE AND WRITTEN INPUT IS CRITICALLY IMPORTANT - Hearing Tuesday 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. The public has been incorrectly led to believe that adequate housing fails to be built because of the amount of R1 zoned land in LA -- often quoted at 70+% of LA's land. Note that it is not 70+% of ALL land, it is 70+% of all RESIDENTIALLY zoned land. 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.

Communication from Public

Name: Mark
Date Submitted: 11/18/2024 05:52 PM
Council File No: 21-1230-S5
Comments for Public Posting: We must preserve R1 SINGLE FAMILY zoning!

Communication from Public

Name: Lisa Kushida

Date Submitted: 11/18/2024 01:12 PM

Council File No: 21-1230-S5

Comments for Public Posting: As a homeowner off of Haskell, I do not support high density housing in the neighborhoods off Haskell. Haskell is not Hayvenhurst or Balboa or Woodman. It is a residential street and was designed for single family homes. Radically changing the designed density of the neighborhood without accounting for the increased traffic will destroy our neighborhood. Haskell is a two lane street and cannot be widened. Infill housing should be placed along major traffic corridors and not in small neighborhoods.

Communication from Public

Name: Brenda C.

Date Submitted: 11/18/2024 01:39 PM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft #3 of the Housing Element CHIP program that preserves R1 communities but I OPPOSE Exhibit D options to up-zone R1 neighborhoods. There is plenty land in the San Fernando Valley and beyond that can be developed for multi-unit housing other than R1 communities. Take the north-west corner of Vanowen and Canoga, for example. This area is near public transit, schools and commerce. Also, it is appropriately located near other multi-unit housing where more are being built and even more can be built. Communities such as West Hills near the corner of Woodlake and Saticoy is an R1 single family zone that is already impacted by far too much traffic. Building in this area and other R1 zones poses seriously dangerous traffic conditions with narrow streets that were not designed for the amount of traffic that will be imposed.

Communication from Public

Name: Frank

Date Submitted: 11/18/2024 01:40 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: Nancy Stone

Date Submitted: 11/18/2024 06:09 PM

Council File No: 21-1230-S5

Comments for Public Posting: Please support housing element CHIP draft #3 which preserves R1 housing and oppose exhibit D.

Communication from Public

Name: Jennifer Wolfe

Date Submitted: 11/18/2024 06:10 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Jennifer Wolfe Resident, Windsor Village (90005)

Communication from Public

Name: Vanessa Lambrechts

Date Submitted: 11/18/2024 01:47 PM

Council File No: 21-1230-S5

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

Communication from Public

Name: Suzy Wozniak

Date Submitted: 11/18/2024 12:49 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: Suzy Wozniak
Date Submitted: 11/18/2024 12:49 PM
Council File No: 21-1230-S5
Comments for Public Posting:

Communication from Public

Name: Madgew

Date Submitted: 11/18/2024 05:29 PM

Council File No: 21-1230-S5

Comments for Public Posting: Please keep R1 zoning as it is. I don't want multiple dwellings on or near my property. Thanks for your consideration. There is plenty of land to rezone in commercial property,

Communication from Public

Name:

Date Submitted: 11/18/2024 12:50 PM

Council File No: 21-1230-S5

Comments for Public Posting: I along with my fellow constituents support Draft #3 of the Housing Element CHIP program that preserves R1 communities. We OPPOSE Exhibit D options to upzone R1 neighborhood. The City Council's Planning and Land Use Committee (PLUM) will consider the ordinances designed to implement the Housing Element at its meeting Nov. 19, 1:00 pm at City Hall. Please vote as the Constituents have asked you to. Thank you in advance. Additionally: The City Planning Commission adopted the Planning Dept's recommendations to approve the Housing Element CHIP program draft #3 which preserves R1 neighborhoods without upzoning. However, Exhibit D remains in the PLUM packet and housing advocates continue to lobby for it and the upzoning of R1 areas. If in the future, the City were to need to add new zoning capacity and desired to make zoning changes to R1 areas, that effort would be more appropriately done via the Community Planning process with transparency and public participation to identify the best places for such upzoning where infrastructure can best meet the needs of a growing population and negative impacts reduced or eliminated. 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.

Communication from Public

Name:

Date Submitted: 11/18/2024 05:34 PM

Council File No: 21-1230-S5

Comments for Public Posting: I Support Draft #3 of the Housing Element CHIP program that preserves R1 communities, and strongly OPPOSE Exhibit D options to upzone R1 neighborhoods.

Communication from Public

Name: Gerry Cueller

Date Submitted: 11/18/2024 05:38 PM

Council File No: 21-1230-S5

Comments for Public Posting: It is bad policy for the City of LA to approve blanket upzoning of R1 neighborhoods. There are better, more appropriate, common sense ways to address LA's housing shortage than providing carte blanche permission to developers to determine which R1 neighborhoods will have higher density housing. As the voice of it's residents, it is the City's responsibility to oversee the development of its communities. As such, Exhibit D as contained in the Planning & Land Use Committee should NOT be considered for adoption by PLUM or the City Council.

Communication from Public

Name: West Hills homeowner

Date Submitted: 11/18/2024 12:31 PM

Council File No: 21-1230-S5

Comments for Public Posting: As a single-family homeowner, I request for you to revisit CHIP Draft #3 upzoning options presented in Exhibit D. Whatever name is used (Low-income housing, affordable housing, high intensity housing, Senior over 55...) need to conform with the rest of the city ordinances. Building a 5 to 7 story building with 322 units with 600+ residents and only 154 parking spaces in smack middle of R1 neighborhoods without adequate building parking, street parking, Sewer lines (12in pipes currently), Fire/Police routes and without involving DOT is a counter-productive. What this does for neighbors directly affected, to sell their homes and their business and leave this city and perhaps this state. This will directly affect the Taxes collected with homes losing value and businesses leaving the state. We love to have other people live in our neighborhoods, but it has to work for everyone, not just the lawmakers in Sacramento. I am for CHIP Draft #3, but highly oppose Exhibit D.

Communication from Public

Name:

Date Submitted: 11/18/2024 12:32 PM

Council File No: 21-1230-S5

Comments for Public Posting: As the owner of a residential property in West Hills (City of LA), I am writing in support of Draft #3 of the Housing Element CHIP program that preserves R1 communities, and OPPOSE Exhibit D options to upzone R1 neighborhoods. The homeowners in single family neighborhoods in most cases worked hard to climb the ladder of residential possibility, from minimum shelter from the elements to the comfortable life in a child friendly, single family neighborhood. Please help protect our family homes. Efforts to densify already established single family neighborhoods seem to target all areas. It would seem to me that if densification is desired, it should be part of new developments in other than single family neighborhoods. Single family neighborhoods should not be destroyed. Thank you for your consideration.

Communication from Public

Name: Mary D Nichols

Date Submitted: 11/18/2024 12:33 PM

Council File No: 21-1230-S5

Comments for Public Posting: I urge you to adopt Draft #3 with amendment D WITHOUT FURTHER DELAY. The housing crisis is urgent and the planning changes to date have not produced anything like the investment needed to alleviate it. The amendment is a common-sense clarification and poses no real threat to existing single family neighborhoods like mine. I am a 45 year resident of Windsor Square who loves the neighborhood. I raised recently reconfigured my house so one of my adult children and his family could share the pleasure of living in this community with me. But I do not support the Windsor Square Association's efforts to slow down and weaken the process of adding houses by to this or any other nice area of single family homes. You don't have to be a housing ideologue or a greedy developer to see that business as usual is strangling our city. Elminsting unnecessary procedural "protections" will make it possible to address some of the serious social problems that flow from the shortage of housing options

Communication from Public

Name: Ron Reyes

Date Submitted: 11/18/2024 12:35 PM

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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Ron Reyes 152 N Windsor Blvd Los Angeles CA 90004

Communication from Public

Name:

Date Submitted: 11/18/2024 05:26 PM

Council File No: 21-1230-S5

Comments for Public Posting: As a longtime resident and homeowner in the Rancho Park area I am writing to request your consideration in support of Draft #3 of the Housing Element CHIP program that preserves R1 communities and to oppose Exhibit D options to upzone R1 neighborhoods. This is not the first time that I have written to voice my opinion on proposed zoning changes to our neighborhood, nor I suspect will it be my last. There has been intense development of multi-use buildings and multi-family residential buildings due to the Expo line along the Pico corridor between Overland and Sepulveda since pre-pandemic times. More recently, the under construction Overland & Ayres project will provide an additional 200+ apartments, and multiple projects are littered up and down once 2-storied Westwood Blvd. None of these projects provide parking for every unit, so once completed and when/if filled to maximum occupancy, the parking and traffic conditions in the area will only worsen. That said, with the decline in commercial retail businesses, the addition of multi-use housing seems to be a good idea and positive addition, but that doesn't mean that R1 neighborhoods need also be handed over to developers. There are many parts of our city that can continue to accommodate housing growth without destroying these charming 1920's era neighborhoods that are a great part of Los Angeles's history. Thank you for your consideration.

Communication from Public

Name:

Date Submitted: 11/18/2024 11:24 AM

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 Dunlop

Date Submitted: 11/18/2024 11:32 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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Andrea Dunlop 500 S Norton Ave, LA 90020

Communication from Public

Name: Maryam Nowakhtar

Date Submitted: 11/18/2024 05:05 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. I support adoption of the City Planning Commission action taken which did not include Exhibit D options. Targeting single-family zoned properties to increase housing is not a necessity when there are multi-family and commercial zones that are not being maximally optimized. Let's have a thoughtful plan to density and increasing housing rather than a one-size-fits-all approach.

Communication from Public

Name: Judy Wollman

Date Submitted: 11/18/2024 05:21 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am vehemently opposed to the proposed zoning change which will virtually destroy single family neighborhoods I know there are many activists who are for such a change and are vocal and have the ear of the council but the residents I for one, are not for it We didn't invest in Los Angeles anticipating such an earth shattering change to our neighborhoods We are the stakeholders we pay taxes and we want to live as we expected to with single family homes surrounding us with neighborhood schools for our children It's not right to destroy these neighborhoods I'm sure most of the residents are unaware that their way of life is being threatened and consequently you are not hearing from many of us R1 zoning must prevail!!!!

Communication from Public

Name: Sohab Mehmood
Date Submitted: 11/18/2024 05:24 PM
Council File No: 21-1230-S5
Comments for Public Posting: Housing Element Information from HCD

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400, Sacramento, CA 95811

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov

November 18, 2024

Vincent Bertoni, Director of Planning
City of Los Angeles
Los Angeles City Hall
200 North Spring Street, Suite 525
Los Angeles, CA 90012

Dear Vincent Bertoni:

RE: City of Los Angeles 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Los Angeles' (City) draft documentation related to rezoning to accommodate the regional housing need allocation (RHNA). Specifically, HCD received a copy of the City's electronic sites inventory (Table C) that included an inventory of sites on November 12, 2024 and revisions on November 15, 2024, mapping information received on October 31, 2024 and the Housing Element Sites and Minimum Density Ordinance received on July 10, 2024 and revisions on September 19, 2024. Further, HCD received the City's inquiry regarding program implementation on November 8, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD has considered comments from a coalition of housing organizations pursuant to Government Code section 65585, subdivision (c).

Required Rezones

On June 29, 2022, HCD found the City's adopted housing element in compliance with State Housing Element Law (Gov. Code, § 65580 et seq). This finding was based on, among other things, programs committing to accommodate the City's RHNA and actions to affirmatively further fair housing (AFFH).

Specifically, Programs 48 (Update Affordable Housing Incentive Programs), Program 65 (Plan For Housing and Place-Based Strategies in Community Plan Areas) and Program 121 (RHNA Re-zoning) committed to rezoning to accommodate a shortfall of 255,432 units, including 130,553 for lower-income households. These programs included various strategies to implement the City's required rezones, including updating various community plans, establishing citywide ordinances, and developing programs that incentivize a variety of housing choices and opportunities throughout the City, including in higher resource neighborhoods.

HCD finds that these draft ordinances and additional documentation align with the objectives and specific commitments of the housing element programs noted above, including the statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). For example, the draft rezone, as proposed, would address the full shortfall, permit multifamily development with 20 percent affordability without discretionary action, and identify more than 50 percent of its lower-income RHNA shortfall in higher resource areas.

As part of this review, HCD understands Housing Element Sites and Minimum Density Ordinance will apply to at least all sites identified to address the shortfall of capacity to accommodate the lower-income RHNA, and other upzoning or rezoning will be concurrently implemented as part of a community plan update.

Changes to Program Implementation

On November 8, 2024, the City requested assistance on whether certain potential changes to the City's ordinances being considered by the City Council would trigger any housing element compliance issues, including the need for amendments to the certified housing element. Specifically, the City inquired about the impact of potential changes to the implementation of programs related to the Citywide Housing Incentive Program (CHIP) Rezoning Ordinance, the Resident Protections Ordinance (RPO), and faith-based incentives.

Pursuant to Government Code section 65585, subdivision (i)(1), HCD "shall review any action or failure to act by [the City] that it determines is inconsistent with an adopted housing element..., including any failure to implement any program actions included in the housing element..." Further, if HCD finds that the action or failure to act does not substantially comply with the housing element, HCD may revoke its finding of substantial compliance.

Implementation of the housing element, including public participation and the local decision-making process, is integral to achieving the goals and objectives of the housing element and addressing the housing need of all segments of the population. Maintaining the spirit, integrity, and specifics of the housing element that was found in substantial compliance by HCD is also of the utmost importance. Any changes to the way in which housing element programs are implemented should be carefully evaluated for potential impacts on HCD's finding of substantial compliance. While potential changes that were anticipated as part of the finding of substantial compliance or changes that enhance program implementation may not ultimately impact HCD's finding of substantial compliance, any changes should be carefully evaluated to determine whether they may negatively impact HCD's finding of substantial compliance and therefore require an amendment to the housing element.

Changes to program implementation that may impact HCD's finding of substantial compliance include but are not limited to introducing potential constraints on development, omitting or altering the specifics in the housing element program, or switching provisions with new provisions that are inconsistent with the integrity and specifics of the housing element program. Examples include modifying labor provisions, affordability requirements, replacement provisions, incentives for housing mobility, or development standards and permit procedures, such that the changes have the effect of, among other issues, increasing housing costs, failing to AFFH, or decreasing the ability to promote approval certainty and achieve maximum densities.

HCD advises the City to implement programs as previously committed to in its certified housing element to maintain compliance. However, if the City does intend to make changes to program implementation and to thereby amend its housing element, HCD recommends first proposing amendments through the public process, submitting draft amendments to HCD for review, and ensuring HCD finds the amended draft housing element in substantial compliance – *before* re-adopting the element and implementing the programs. Doing so will prevent the risk of losing HCD's finding of substantial compliance while the changes are considered by the public, local decision makers, and HCD.

While the changes may or may not negatively impact HCD's finding of substantial compliance, the City should include complementary impact analysis with any proposed revisions. An amendment should be conducted in the same manner as a housing element update, including steps such as public participation and submittal of a draft and adopted housing element to HCD pursuant to Government Code section 65585.

If the City is contemplating changes to how housing element programs will be implemented, HCD offers the following points for consideration (not exhaustive) to assist the City in its decision-making process:

Changes to Housing Element Program Implementation that Do Not Trigger Amendment and HCD Review

- Changes that were anticipated as part of the housing element found in compliance, such as ranges of development standards or candidate sites for rezoning that are not necessary to meet programmatic commitments; or
- Incentives or enhancements that clearly advance the objectives, specific commitments, and spirit of programs, such as incentives to AFFH, increasing heights or modifying development standards to further encourage development, rezoning additional acreage, adding financial resources, or reducing fees.

Changes to Housing Element Program Implementation that Trigger Amendment and HCD Review

- Any substantive differences in the program that would alter the specific analysis and programmatic commitments or other portions of the housing element;
- Adding, subtracting, replacing, or altering programmatic commitments or other portions of the housing element, including objectives of the program;
- Adding potential constraints or more restrictive provisions that alter the specific analysis and programmatic commitments, including objectives of the program (e.g., labor provisions, replacement and affordability provisions, development standards and permit procedures, or fees and exactions);
- Removing incentives;
- Changes that impact the sites inventory and analysis that were not envisioned as part of the finding of substantial compliance and demonstrating adequate sites to accommodate the RHNA; and
- Any new provisions that exacerbate discrimination and inhibit fostering inclusive communities.

Conclusion

HCD recognizes the challenges and opportunities to implement the housing element and applauds the efforts of the City in addressing the housing needs of all segments of the community. HCD appreciates the opportunity to assist the City in its decision-making and looks forward to following the City's progress in implementation. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Communication from Public

Name: Mary Rajswing

Date Submitted: 11/18/2024 11:55 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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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. I would also like to add the fact that if the city destroys single-family neighborhoods it will only add to the blight which we see EVERYWHERE when too many residents are packed into a too small area. In addition, the city and its organizations will lose VOLUNTEERS who no longer consider their efforts worthy of the results. Here are some other facts to consider. 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary to achieve the City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Mary Sheehan Rajswing HCM 1005 Wilton
Historic District

Communication from Public

Name:

Date Submitted: 11/18/2024 12:01 PM

Council File No: 21-1230-S5

Comments for Public Posting: Hello, Im writing to 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. I'm requesting that the EXHIBIT D NOT BE CONSIDERED for adoption by the PLUM or the city council. Thank you,

Communication from Public

Name: Neil B. Martin

Date Submitted: 11/18/2024 12:09 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am writing again to protect single-family neighborhoods throughout Los Angeles and in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance without the Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. I am advised that 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 City's ambitious housing goals CHIP set out to reach. 2. A simple drive through neighborhoods of mixed housing clearly shows that single-family housing is, over time, demolished and multifamily renter housing takes its place and the neighborhoods decline (see areas north of Washington to Olympic) with livability and single-family property value diminished. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes or dreaming of home ownership. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family homes so they can build generational wealth. Ending single-family zones will take away upward economic mobility from current and future generations of Angelenos and all of us who desire it will simply leave the City. 3. I understand that 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, which is desirable. Please help families, who have not lost hope of owning their own home here, achieve the goal of home ownership within the City of Los Angeles. Don't allow single family housing to die here and continue to respect the diversity of housing which makes Los Angeles the remarkable city it is. Please vote to Approve Draft #3 without the options contained In Exhibit D. Respectfully, Neil Martin 336 South Irving Blvd.

Communication from Public

Name: William Capone

Date Submitted: 11/18/2024 10:57 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. Please do not destroy our Osage neighborhood. We already have four development projects in motion

Communication from Public

Name: William Capone

Date Submitted: 11/18/2024 10:58 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: Lisa Cerone

Date Submitted: 11/18/2024 11:17 AM

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: 11/18/2024 11:19 AM

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: Shira Feinstein

Date Submitted: 11/18/2024 11:20 AM

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: Lindsay Leaver

Date Submitted: 11/18/2024 05:00 PM

Council File No: 21-1230-S5

Comments for Public Posting: I write in support of Draft #3 of the Housing Element CHIP program to preserve R1 communities, and I OPPOSE Exhibit D options to upzone R1 neighborhoods. We must preserve R1 SINGLE FAMILY zoning areas to create a balanced neighborhood. Exhibit D presents different OPTIONS to upzone R1 neighborhoods citywide at increasing levels of density. I 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.

Communication from Public

Name: Lourdes Garcia-Meza

Date Submitted: 11/18/2024 11:21 AM

Council File No: 21-1230-S5

Comments for Public Posting: It is important to preserve single housing zoning to prevent an increase in traffic, crime and a decrease of neighborhood watch communities where neighbors know their neighbors. The argument against that it is exclusionary against minorities is farthest from the truth. Lake Balboa is a blend of different cultures and languages where we all look out for each other. Apartments will dilute that and add other urban issues such as environmental degradation and overcrowding. Our resources are already sparse and this will only exacerbate that.

Communication from Public

Name:

Date Submitted: 11/18/2024 10:49 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 Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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 ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family 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. Please 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, Samantha Goodman Arden Blvd. 90020

Communication from Public

Name:

Date Submitted: 11/18/2024 10:56 AM

Council File No: 21-1230-S5

Comments for Public Posting: Protect the diverse single-family neighborhoods throughout Los Angeles by voting to approve Draft #3 of the CHIP/Housing Element Rezoning ordinance without including Exhibit D “options” that would open up single-family neighborhoods to needless development. The Planning Department, in its report, clearly states that they have identified enough rezoning opportunities throughout our city to meet the State’s mandate for housing without the need to rezone single-family areas. FACTS: 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary in order to achieve the state mandated housing goals or Affirmatively Furthering Fair Housing. 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. Allowing apartments in single family neighborhoods does nothing to right the wrongs of redlining that prevented homeownership to so many people. It only increases the value of land owned by landowners. It doesn't help 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 and does nothing to give renters an opportunity to own a home. 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. This city is deciding an existential issue affecting hundreds of thousands of Angelenos. Please respect the diversity of housing which makes Los Angeles the remarkable city that it is. We're not 'racists', as Yimby/Scott Wiener spews (he, who grew up privileged, in a single family home in a toney suburb of N.J.) and his fellow Yimby speakers at Planning Commission hearing want everyone to think. We do not support discriminatory housing but worked very hard to be able to purchase our first single family home, something neither one of us

had growing up. We grew up working class in apartments in NY. before coming out to L.A. and then in L.A. apts. for years until we could even think about affording our own home. Please do not be fooled by the fraudulent Yimby-speak, their 'scripts' that they show up armed with at hearings, crash our neighborhood councils to influence board votes on these issues, and even lined up at our Redistricting hearings to push ending single family neighborhoods, due to 'racism'. Truth is, L.A. single family neighborhoods are pretty diverse, many are working class, you can see gardening and plumbing trucks in driveways, are ethnically diverse, and there are many SF neighbors in south LA who have worked very hard protecting their single family homes in their communities, their 'equity, against this war on single family neighborhoods. At a neighborhood council meeting that the Yimbys crashed, they filled three rows in back, they were all young males, about the same age, they had a Yimby leader with a prepared speech, and each one got up and spoke about how 'discriminatory housing' in single family neighborhoods must end, so single family neighborhoods must end, all in the name of 'equity' and due to past history of 'redlining'. The same scripts were heard at the recent Planning Commission hearing, down to the one who claimed he's a new Dad, and.... ...WHAT will he tell his new baby daughter about all this discriminatory housing in SF neighborhoods?? One of the Neighborhood Council crashers a few years back had the exact same 'script'. This went on and on..until a longtime NC stakeholder finally asked: "WHO are all these 'young white dudes' speaking about 'racism' in SF neighborhoods, 'redlining', 'equity', and why we must end single family neighborhoods?" Many of them are not from here, they are 'groomed' for this, and many grew up in single family homes throughout the country. Do not buy into this *developer backed Yimby fraud.... and vote to Approve Draft #3 without the options contained in Exhibit D. *Developers do not have to pay infrastructure fees to build in these SF neighborhoods that they must pay to build elsewhere.. making single family neighborhoods very attractive to them to take over and up zone with no guarantees any of it will be affordable. As a matter of fact.."Upzoning increases land value so nothing affordable can be built"..L.A. Chief Legislative Analyst opposing ALL the Wiener WAR on single family bills through the years.

Communication from Public

Name: Gerard McLiam
Date Submitted: 11/18/2024 10:56 AM
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 Exhibit D “options” that would open up single-family neighborhoods to rezoning."

Communication from Public

Name: Tara Barauskas

Date Submitted: 11/18/2024 11:23 AM

Council File No: 21-1230-S5

Comments for Public Posting: My name is Tara Barauskas and I am commenting on behalf of Community Corp. of Santa Monica. We are a nonprofit affordable housing developer and operator on the westside of LA. I am writing to ask the Committee to adopt Exhibit D, Option #1 of the CHIP from the City Staff report. As it stands, excluding single family zoned parcels maintains exclusionary zoning, particularly in high resource neighborhoods. This will limit the effectiveness of the housing incentives offered in the CHIP ordinance and directly undermine the goal of increasing affordable housing opportunities in high opportunity areas, as large swaths of high resource areas are single-family zoned. While not every single family area is developable for affordable multifamily housing, there are some circumstances where there are parcels that would be appropriate - so a blanket exclusion is not the best approach. We need affordable housing everywhere, in every neighborhood to affirmatively further fair housing. Thank you,
Tara Barauskas, Executive Director - Community Corp. of Santa Monica

Communication from Public

Name: Laura Levine

Date Submitted: 11/18/2024 05:01 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am writing to support the Housing Element CHIP Draft #3 that preserves R1 neighborhoods and prohibits the upzoning options presented in Exhibit D. I oppose Exhibit D. and support CHIP Draft # 3. Sincerely, Laura Levine Los Angeles 90024

Communication from Public

Name: Tony Malinda

Date Submitted: 11/18/2024 11:24 AM

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. The public has been incorrectly led to believe that adequate housing fails to be built because of the amount of R1 zoned land in LA -- often quoted at 70+% of Ls land. Most importantly, what that figure also fails to acknowledge is that a large portion of that R1 zoned land CANNOT be developed for more dense uses. It is the land in the high fire severity z's land. Most importantly, what that figure also fails to acknowledge is that a large portion of that R1 zoned land CANNOT be developed for more dense uses. The City quietly acknowledges that 35% of R1 zoned land cannot be developed for higher uses -- which means that less than 45% of LA's developable residential land is zoned R1. That is a very different picture from a reference nearing 3/4 of all land as reported in the media. And, it is hoped that all agree that it is bad policy to seek to increase density where public safety is placed at risk. 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. The City Planing Commission adopted the Plannig Dept's recommendations to approve the Housinng Element CHIP program draft #3 which preserves R1 neighborhoods without upzoning. However, Exhibit D remains in the PLUM packet and housing advocates continue to lobby for it and the upzoig of R1 areas. If in the future, the City were to need to add new zoning capacity and desired to make zoning changes to R1 areas, that effort would be more appropriately done via the Community Planning process with trasparency and public participation to identify the best places for such upzoing where infrastructure can best meet the eeds of a growing population. 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, liveable 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.

Communication from Public

Name:

Date Submitted: 11/18/2024 05:03 PM

Council File No: 21-1230-S5

Comments for Public Posting: To the City Council's Land Use and Planning and Land Use Committee, Regarding your November 19, 2024 meeting to consider the ordinances designed to implement the Housing Element kindly support Draft Version #3 of the Housing Element CHIP program that preserves R1 communities and OPPOSE Exhibit D options that would upzone R1 neighborhoods.
Sincerely, Sara M and Barry O zip code 90064

Communication from Public

Name: Justin Green

Date Submitted: 11/18/2024 10:01 AM

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: Don Delson

Date Submitted: 11/18/2024 10:01 AM

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 Exhibit D “options” that would open up single-family neighborhoods to rezoning. 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.” Furthermore, as a horse owner, I believe it is in everyone's best interests to preserve the dwindling number of equestrian-zoned areas in our community. Once lost, they can never be recovered.

Communication from Public

Name: Robert and Kendra Elliott

Date Submitted: 11/18/2024 10:03 AM

Council File No: 21-1230-S5

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

Communication from Public

Name: Kimberly

Date Submitted: 11/18/2024 10:03 AM

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: Hugh Schurtz

Date Submitted: 11/18/2024 09:57 AM

Council File No: 21-1230-S5

Comments for Public Posting: I'm in a fire area yet the traffic and fire hazard to an already dangerous area will increase due to the congestion. As well we have finally lowered the air pollution levels yet this extra population will increase it. Having lived through the Northridge Earthquake the infrastructure caused fires and this will cause mass fatalities due to fire and destruction as the DWP and Gas Company have never updated the infrastructure. This type of large scale building is perfect for Holmby Hills Beverly Hills and Cheviot Hills where it's cooler and the fire danger is much lower. Level 1000 houses in Beverly Hills Flats between Sunset and Santa Monica Blvd. It's much cooler they won't need AC and you can build 70 unit apartments on each lot for the homeless. The Valley is too hot and it's more EQ and fire prone.

Communication from Public

Name: Concerned Citizen and Stakeholder

Date Submitted: 11/18/2024 04:33 PM

Council File No: 21-1230-S5

Comments for Public Posting: I strongly implore the PLUM committee and City Council 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. I 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. Thank you.

Communication from Public

Name: D Vickery

Date Submitted: 11/18/2024 09:58 AM

Council File No: 21-1230-S5

Comments for Public Posting: I support Draft 3 of the CHIP Ordinance without options in Exhibit D. I feel it is important to protect our single-family neighbourhoods.

Communication from Public

Name: Allan Wolf

Date Submitted: 11/18/2024 04:38 PM

Council File No: 21-1230-S5

Comments for Public Posting: I strongly support Draft #3 which preserves R-1 zoning. I have lived in LA since 1970, own multiple R-1 properties and a Commercial Real Estate firm, WOLF COMMERCIAL BROKERAGE. The lunacy of wholesale up-zoning should be clear to the City of Los Angeles. Has the City not lost enough productive citizens. Why /How could our politicians think this is forward-thinking or even healthy for the City? Allan Wolf
310-801-2054

Communication from Public

Name:

Date Submitted: 11/18/2024 04:42 PM

Council File No: 21-1230-S5

Comments for Public Posting: I strongly implore the PLUM committee and City Council 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. I 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: Kathy Gazin

Date Submitted: 11/18/2024 04:42 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! No for Exhibit D.

Communication from Public

Name:

Date Submitted: 11/18/2024 10:08 AM

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: Tony Gittelson

Date Submitted: 11/18/2024 10:05 AM

Council File No: 21-1230-S5

Comments for Public Posting: To the City Council and the PLUM Committee: SAVE the FBO and AHIP Plans, as drafted, inside the CHIPs Plan! A group of us came down to City Hall--on Election Day, 11/5/24 when most of us were planning to be canvassing to Get Out the Vote--to speak out strongly in favor of the FBO and AHIP incentive plans contained in the CHIPs plan. We weren't sure if the members of PLUM were listening, but evidently we were heard. We will be back again, in force, tomorrow Tues. 11/19 for the final PLUM meeting and vote on CHIPs. L.A. urgently needs more housing, most especially FBO and 100% Affordable Housing. We also need a better statewide labor agreement with the Building Trades around affordable housing. Upending the FBO and AHIP Plans is the absolute worst way to do this. As well, it is our understanding the State Planning Department has informed City Planning that passing this motion will go against California state law, as it will reflect an impediment against affordable housing creation. Worse, if you eliminate the FBO and AHIP Plans there's a very good chance CHIPs as a whole will fail, and the City will fail to meet its RHNA target. We know the City Council don't want this to happen. We need a better understanding with labor around affordable housing, but this is not it. We hope and expect you will vote against the motion, and leave CHIPs intact, as drafted. Tony Gittelson, Representing: IKAR Livable Communities Initiative Hang Out, Do Good

Communication from Public

Name:

Date Submitted: 11/18/2024 04:47 PM

Council File No: 21-1230-S5

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

Communication from Public

Name: Scott Kurzban

Date Submitted: 11/18/2024 10:07 AM

Council File No: 21-1230-S5

Comments for Public Posting: Stop the insanity of ruining single-family neighborhoods. Nothing material has been done to improve public transportation or widen roads, but you have been allowing further densification, making the quality of life worse and worse. Encourage high rise close to transport in commercial/retail areas. STOP adding ADUs and garage units to peaceful single-family neighborhoods. What you keep doing to destroy life in the valley is criminal. I get it, housing costs are high. The solution is NOT to turn LA into a steaming pile of crap with more congestion, frustration, and arguments between neighbors due to not enough parking, increased traffic, and noise issues - to name a few. You are trying to solve one problem by creating a host of others. YES on Draft 3. NO on Exhibit D.

Communication from Public

Name: Van D Le

Date Submitted: 11/18/2024 10:08 AM

Council File No: 21-1230-S5

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

Communication from Public

Name:

Date Submitted: 11/18/2024 10:15 AM

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: Randy Orlik
Date Submitted: 11/18/2024 10:20 AM
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: Melissa Malatesta
Date Submitted: 11/18/2024 10:30 AM
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: Brittany
Date Submitted: 11/18/2024 10:33 AM
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: Maureen

Date Submitted: 11/18/2024 10:44 AM

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: 11/18/2024 04:52 PM

Council File No: 21-1230-S5

Comments for Public Posting: See attached

Baldwin Hills Estates Homeowners Association
P.O. Box 561403
Los Angeles, CA 90056

November 16, 2024

City Council Members, Mayor of L.A., and City Planning Department,

Baldwin Hills Estates Homeowners Association (BHEHOA) represents 3500+ residents in Council District 8. We actively engage on land uses policies in the city, including the ongoing Housing Element and CHIP Ordinance under consideration in CF 21-1230-S5. We request that Draft #3 of the Housing Element be passed in order to meet state deadline, WITHOUT the addition of Exhibit D. We make this request based upon the following:

- 1) The Appendix Options are specifically NOT recommended by either the Planning Department or the City Planning Commission
- 2) The Planning Department report states that the additional upzoning is NOT necessary to meet the capacity or Fair Housing requirements of the state
- 3) These options were added at the 11th hour, and not adequately presented to city constituents as the H.E. and CHIP Drafts were with thorough engagement
- 4) Actually, in arriving at the compromise supported Draft #3, Planning announced that further Single Family upzoning would not be done.
- 5) Both the Planning Dept report and the Director's testimony at CPC confirm the need for further engagement in settling options, ramifications, options, and beliefs.
- 6) That is in part due to the myriad variation and also the fact that, per report, early engagement showed a majority opposition
- 7) Also, the report itself highlights potential problems such as "potential out of scale developments", along with issues of parking, traffic, infrastructure on SFD blocks.
- 8) Lower density areas are clearly preferred by many residents/families, and consideration needs be given to whether, where, and under what details, changes are made.
- 9) While there are those that profess that CHIP falls short of compliance, the Planning Department does not believe such is the case, and HCD has an opportunity to confirm.
- 10) IF additional zoned capacity is needed, it could be achieved by additional upzoning along larger corridors, commercial lots, and multi-family lots.
- 11) In reality, Single-Family zoning has already been eliminated by the allowances for ADUs and up to four units per lot via SB9, a program just rolling out.
- 12) Housing Element procedure requires periodic review of progress after partial implementation, providing the ability to truly assess results and make changes.
- 13) IF additional capacity is desired, it can be employed at a later date, after more refinement, through vehicles like Community Plan Updates.
- 14) IF single-family blocks need to add capacity, it can be likely be done in a better fashion than pigeonholed into these options, used in different areas.

- 15) Option 1 is clearly problematic and seemingly not crafted with moderation. It vastly increases overall upzoning for units, FAR exceeding RHNA goal, plus a buffer.
- 16) Option 1 suffers from an unnecessary attempt at sliding the corridor-oriented programs into Single Family zones, without enough refinement.
- 17) IF Single Family homes are replaced, it need not be done by up to 7 story structures and 16 allowed units. A far better compromise could be achieved, including build standards.

For the above reasons, and more, we feel it is inappropriate to adopt options with such outstanding concerns and inadequate engagement across the city. Especially when not supported by City Planning and CPC, along with their declaration that it is not necessary, and that more engagement is necessary. IF any option were elected, it absolutely should not be Option 1, at this point in time. Please proceed with the widely-supported Draft #3 to move the process along in compliance with time constraint, and table additional provisions pending further discussion.

Thank You,

Baldwin Hills Estates HOA

Communication from Public

Name: Walter Dawes

Date Submitted: 11/18/2024 10:45 AM

Council File No: 21-1230-S5

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

Communication from Public

Name: Victoria Miller

Date Submitted: 11/18/2024 10:46 AM

Council File No: 21-1230-S5

Comments for Public Posting: As a third generation Angeleno I am writing to express my strong support of Draft 3 of the CHIP Ordinance, without options in Exhibit D. Please protect our single-family neighborhoods! In my community of Encino we already have several newer large apartment buildings that sit mostly vacant due to “market-rate” rents. These rental properties create transient communities by offering 6-month leases, so that they can raise the rent every 6 months, which means many tenants are priced out of their rental housing in less than a year. Then there are the ADUs that provide a small footprint at a very high rental rate. Again, this is not going to get people into secure housing. This is not the way to solve the issue and actually creates more housing insecurity. This really is a sop to developers, not about actually creating housing solutions. Removing single-family homes for more “market-rate” apartments does one thing...line the pockets of greedy developers. There is a better way! Thank you for your time and consideration.
Sincerely, Victoria Miller

Communication from Public

Name: Karna Ruskin

Date Submitted: 11/18/2024 04:26 PM

Council File No: 21-1230-S5

Comments for Public Posting: I strongly implore the PLUM committee and City Council 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. I 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. Thank you.

Communication from Public

Name:

Date Submitted: 11/18/2024 09:29 AM

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 Exhibit D "options" that would open up single-family neighborhoods to rezoning."

Communication from Public

Name: Michael Miceli

Date Submitted: 11/18/2024 04:13 PM

Council File No: 21-1230-S5

Comments for Public Posting: I am in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance WITHOUT the Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. 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 City's ambitious 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. Housing ideologues are collaborating with greedy corporate investors and developers to RE-ZONE R1 neighborhoods! Allowing new apartment construction in historically significant (and in many instances, protected) single-family neighborhoods will not right past wrongs that prevented people from buying homes. Instead, it keeps more people as renters at the expense of preserving the character of Los Angeles' most longstanding, charming, and architecturally significant residential areas. Individuals need the opportunity to buy single-family homes so they can build generational wealth. Ending single-family zones will diminish 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. Please 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, M. Miceli 500 S. Norton ave, 90020 Windsor Square neighborhood

Communication from Public

Name: Allison Roman

Date Submitted: 11/18/2024 09:43 AM

Council File No: 21-1230-S5

Comments for Public Posting: Shadow Hills and the surrounding area is a special equestrian and historical neighborhood. There is zoning available in other areas to support larger housing units that would not disturb that long standing character and use of the area. Horse and farm life is important to us it will simply not be tenable or sustainable amongst multi unit housing and apartments. Please consider these comments from the neighborhood, it's where we live and love and take care of our animals. Please do not open up the neighborhood to rezoning - any positives do not weigh out the negatives and heartbreak attached. I support the Draft #3 of the Housing Element/CHIP Ordinance, as presented by the Planning Department, without Exhibit D "options" that would open up single-family neighborhoods to rezoning. 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:

Date Submitted: 11/18/2024 04:30 PM

Council File No: 21-1230-S5

Comments for Public Posting: I would like it to be known that I support Draft Version 3 of the Housing Element/CHIP Ordinance, that will preserve R1 single family zoning. I think there should always be an option for people to live in their own home within the privacy of their own property, in a community where others are also living that way. For decades, “The American Dream” of that way of living, has been something for many people to strive for, and it should not be taken away. More thought should be given to which areas are appropriate for high density housing, rather than allowing it everywhere, and destroying the character of existing single family home neighborhoods. I oppose Exhibit D, that would enable the upzoning of R1 neighborhoods.

Communication from Public

Name: David Michels

Date Submitted: 11/17/2024 06:50 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: Marcie Kay

Date Submitted: 11/18/2024 07:09 AM

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: Nelson Tang

Date Submitted: 11/18/2024 08:57 AM

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 Exhibit D “options” that would open up single-family neighborhoods to rezoning. I believe it's in everyone's interest to take advantage of transportation hubs and corridors and increase housing density there, rather than adding housing in locations that contribute to sprawl.

Communication from Public

Name: Andrea Ecker

Date Submitted: 11/18/2024 09:00 AM

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 Exhibit D “options” that would open up single-family neighborhoods to rezoning. 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. Andrea Ecker 11140 Sheldon St Sun Valley CA 91352

Communication from Public

Name:

Date Submitted: 11/18/2024 09:00 AM

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 Exhibit D “options” that would open up single-family neighborhoods to rezoning. 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. The unique character of Shadow Hills would be destroyed if this single-family neighborhood were rezoned.

Communication from Public

Name: Donna Lusitana
Date Submitted: 11/18/2024 09:06 AM
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: Don Wood

Date Submitted: 11/18/2024 03:55 PM

Council File No: 21-1230-S5

Comments for Public Posting: I live in West Los Angeles. This is an area of the city that cannot logically support single-family dwellings. City zoning that perpetuates single-family dwellings makes the values of these properties increase artificially, through scarcity. That continues their impact upon the high price of land and the direct connection to rising homelessness.

Communication from Public

Name: Noel Davies

Date Submitted: 11/18/2024 04:01 PM

Council File No: 21-1230-S5

Comments for Public Posting: I strongly support the Housing Element CHIP Draft #3 that preserves R1 communities and I oppose Exhibit D options to upzone R1 neighborhoods.

Communication from Public

Name: Craig Rich

Date Submitted: 11/18/2024 04:02 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. I support adoption of the City Planning Commission action taken which did not include Exhibit D options. Exhibit D presents different OPTIONS to upzone R1 neighborhoods citywide at increasing levels of density. I request and suggest that Exhibit D NOT be considered for adoption by PLUM or the City Council. I understand 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. Upzoning single family neighborhoods, at the request of development interests will only further exclude portions of our society from generational wealth via property ownership. A single family home replaced by a multi-unit complex would push property ownership (and its financial benefits) further out of reach for individuals and concentrate more wealth in the hands of investors who seem to be promoting this zoning change and misrepresenting the reasons.

Communication from Public

Name: Javier Gonzalez Camarillo

Date Submitted: 11/18/2024 09:08 AM

Council File No: 21-1230-S5

Comments for Public Posting: I SUPPORT Draft #3 of the Housing Element WITHOUT Appendix D options. Higher density should be placed in commercial corridors, not in single-family neighborhoods, RSO multifamily neighborhoods, HPOZs and in high fire and coastal zones.

Communication from Public

Name: Steven Mesner
Date Submitted: 11/18/2024 09:17 AM
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: 11/18/2024 09:21 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, Davin Deb 301 N Plymouth Blvd, 90004

Communication from Public

Name: Lynn Kuwahara

Date Submitted: 11/18/2024 04:22 PM

Council File No: 21-1230-S5

Comments for Public Posting: OPPOSE Exhibit "D". Support CHIP Draft #3. I have lived here for 58 years. I have seen all the changes. But now, ALL the changes to the area have been in a BLATANT DISREGARD to the wishes of residents and the character of the neighborhood. A few years ago, a neighbor moved into Oxford Square, did a beautiful re-hab on her house including adding a pool. Then a tall, looming apartment building was allowed to build behind her which is what she sees out her back door AND apartment windows looking down on her yard and pool! Please, have consideration for the residents. We are the essence of the neighborhood. I have sympathy for families looking for an affordable place to live a decent life, but not at the expense of the neighborhood. Affordable housing should NOT TAKE AWAY the sunlight, cooling breezes and privacy of residents and leaving us to contend with overcrowding and parking congestion. Thank you, Lynn Kuwahara

Communication from Public

Name: Scott Liebert

Date Submitted: 11/18/2024 09:22 AM

Council File No: 21-1230-S5

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