

Communication from Public

Name: Westside Regional Alliance of Councils
Date Submitted: 01/29/2024 10:00 AM
Council File No: 21-1230
Comments for Public Posting: The Westside Regional Alliance of Councils (WRAC) opposes rezoning of residential areas (R1 and sensitive multifamily housing) to meet State housing mandates, and requests that the Planning Dept. locate all upzoning for this purpose on our underutilized commercial corridors. See the attached WRAC position letter. Thank you. Christina Spitz, WRAC Vice-Chair, www.westsidecouncils.com



westsidecouncils.com

Bel Air-Beverly Crest Neighborhood Council
Brentwood Community Council
Del Rey Neighborhood Council
Mar Vista Community Council
Neighborhood Council of Westchester-Playa
North Westwood Neighborhood Council
Pacific Palisades Community Council

Palms Neighborhood Council
South Robertson Neighborhoods Council
Venice Neighborhood Council
West LA-Sawtelle Neighborhood Council
Westside Neighborhood Council
Westwood Community Council
Westwood Neighborhood Council

January 29, 2024

Hon. Karen Bass, Mayor, City of Los Angeles
Hon. Traci Park, Councilwoman, CD 11
Hon. Katy Yaroslavsky, Councilwoman, CD 5
Hon. Nithya Raman, Councilmember, CD 4
Hon. Heather Hutt, Councilwoman, CD 10

Via email to all addressees and submission to the City Clerk online filing portal in CF 21-1230

Re: Council File 21-1230 – Oppose Rezoning of R1 and Sensitive Multi-Family Neighborhoods

Dear Mayor Bass and Councilmembers Park, Yaroslavsky, Raman and Hutt:

As you know, the Westside Regional Alliance of Councils (WRAC) is a cooperative coalition, founded in 2009, of all fourteen neighborhood and community councils on the Westside of Los Angeles located in CDs 5 and 11 and portions of CDs 4 and 10.

WRAC Member Councils have long expressed concern with City proposals to meet State housing mandates through upzoning our residential neighborhoods. We understand that data shows *sufficient capacity to support needed additional housing on underutilized commercial corridors*, without the need to change forever the nature of our single-family and other sensitive multi-family neighborhoods. As a result, a majority (8) of WRAC Member Councils have passed the following motion, which is an adopted position of WRAC:

“Re Council File # 21-1230, Housing Element / General Plan / 2021–2029: City data, including in the Housing Element and Community Plan Updates, demonstrate more than enough capacity and zoning opportunities in our underutilized commercial corridors, public lands and through adaptive reuse to meet State mandates. Our residential neighborhoods have already been rezoned through SB 9 and ADU laws that allow duplexes and ADUs on a single lot. There is no need to rezone, through overlays or other zoning devices, R1 zones or sensitive, rent-stabilized multifamily housing.

“The Westside Neighborhood Alliance of Councils (WRAC) opposes the Housing Element’s proposed rezoning and densification of R1 and multi-family neighborhoods beyond what SB9 and ADU laws allow. We demand that Mayor Bass and all Councilmembers representing WRAC neighborhoods (Park, Yaroslavsky, Hutt and Raman) stand up for our communities and direct the City Planning Department to reject the upzoning of our single-family and sensitive multifamily neighborhoods, and instead, locate all upzoning on our underutilized commercial corridors.”

The following WRAC Member Councils have advised that they have adopted the above motion or passed modified versions in keep with its spirit: Bel Air-Beverly Crest Neighborhood Council,* Brentwood Community Council, Mar Vista Community Council,* Neighborhood Council Westchester-Playa, Pacific Palisades Community Council, Westside Neighborhood Council,* Westwood Community Council and Westwood Neighborhood Council* (*modified versions).

No Member Council has advised that it has voted to oppose this motion.

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In short, WRAC believes that more than enough capacity exists to meet the City's need for additional housing without ruining our existing residential neighborhoods through rezoning. We therefore urgently request that Mayor Bass and the Councilmembers representing WRAC Member Councils (CMs Park, Yaroslavsky, Raman and Hutt) direct the Dept. of City Planning (DCP) to *reject upzoning of our single-family and sensitive, rent-stabilized multifamily neighborhoods and instead locate all upzoning on our underutilized commercial corridors.*

Thank you for your consideration and anticipated cooperation with this urgent request.

Sincerely,

Robin Greenberg and Christina Spitz

Robin Greenberg, Chair
Christina Spitz, Vice-Chair
Westside Regional Alliance of Councils

cc (via email):

Vincent P. Bertoni, AICP, Director, DCP
Arthi Varma, Deputy Director of Citywide Policy Planning, DCP
Shana Bonstin, Deputy Director of Community Planning, DCP
Lisa Webber, AICP, Deputy Director of Project Planning, DCP
Key staff for the Mayor and above Councilmembers