

Communication from Public

Name: Century Glen Neighborhood Association

Date Submitted: 09/30/2023 10:58 AM

Council File No: 21-1230

Comments for Public Posting: The Century Glen Neighborhood Association, representing 1200 single family homes and 100 apartment buildings, opposes the Housing Element's proposed rezoning and densification of R1 and multi-family neighborhoods beyond what SB9 and ADU law allows. The Housing Element and Community Plan Updates have sufficient rezoning opportunities in commercial corridors, public lands and through Adaptive Reuse to meet state mandates. There is no need to rezone using overlays or other zoning devices through or over R1 zones or sensitive, rent stabilized multi-family housing.

Communication from Public

Name: Kathy

Date Submitted: 09/30/2023 11:18 AM

Council File No: 21-1230

Comments for Public Posting: I am writing to express my major concerns with and opposition to several of the proposals within the housing element that impact my community. TOC Expansion Plan: Strongly Oppose- Allows for a 6 story apartment building to be built next door to a single family house inside the neighborhood in exchange for 1 or 2 low income units. Lack of necessary infrastructure on the small and narrow streets of our single family neighborhoods unable to sustain extra density and traffic. Lack of buffer or an alley between single family houses and large buildings for trash pick up, etc. Lack of privacy, light air, enjoyment and safety (fire and natural disasters) of single family homes. Promotes environmentally unfriendly/unsustainable conditions: No solar installations possible, promotes lot-line to lot-line development rendering tree survival and/or planting impossible reducing the urban forest. Oppose all TOC expansion on all R1 properties north of Pico and south of Santa Monica Blvd. it is not necessary. Solution: Zoning changes to single family parcels is unnecessary when there are ample opportunities for increased housing in various other underutilized zones. More housing should be added to commercial corridors as part of mixed-use developments with access to grocery stores, shops, amenities, and jobs within the development. Consider looking at Culver City as an example. Access to High Opportunity Area: Strongly Oppose-Multiplying Century Glen's population with density far above other neighborhoods in the City by applying "ambitious" rezoning measures to build concentrated housing to satisfy the goal of centralizing business centers in Los Angeles. Streamlining and avoiding neighborhood involvement – Development streamlining programs which remove community involvement result in projects that allow developers to become our community's planners. This seems like a recipe driven by profit motives rather than sound urban planning. Allowing developers to pick and choose where they wish to build, among R1 homes, etc. will create many negative impacts and increased cost to the City to provide utilities and services in disparate, unplanned locations for density. The impacts of such developments can lead to community disruption and deterioration. Neighborhood involvement brings a nuanced perspective that is vital in the decision-making process and an asset to city planners who are not as familiar with specific neighborhood characteristics.

Huge investments are being made in public transit. If the Westside will be accessible via both the Expo Line and Purple Line, and at some point will be accessible via new transit service connecting the San Fernando Valley with the Westside, the why is there a concerted effort to place an unsustainable amount of housing on the Westside? Our educational resources such as elementary schools are all at capacity. Not all those to be housed in this area will have jobs in this area. Higher education is readily accessed via transit. Naturally occurring affordable housing is most at risk. Rezoning in the Westside promotes gentrification as it does in other areas. The current density bonus programs have served to displace residents who were public transit riders and whose apartments were replaced by market rate and luxury units whose residents are less likely to use transit. In this area, among TOC project residents, 80% are reported to be housing vehicles in their garages. Residential Corridor Plan: Oppose – Rezones the houses along Olympic Blvd to be zoned for 5 story apartment buildings, from Kerwood Ave. to Sepulveda Blvd. Rezones R1 houses to R3 apartments along the Northside of Fox Hills Drive. Parcels along Olympic are a poor choice to upzone to R3 apartment buildings given their small lot size and lack of alleyways. Alleyways provide a buffer between R1 single family homes and 5 floor apartments; without alleys, there is no buffer. Narrow lots do not have enough space to incorporate alleyways. How would these buildings be serviced by trash trucks without back alleys? Will the alternative be to have trash stops on Olympic, creating traffic and hazards to sanitation workers as well as oncoming traffic? Where will egress/ingress for the garage be for the residents? Without alleyways, they would have to be on Olympic, creating traffic and hazards on Olympic, a fast-paced street. It will not be safe for residents exiting their garages. Shade and shadow from R3 will render solar panels on R1 ineffective. Rezoning single isolated lots does not provide good opportunity to create multi-lot multi-family developments which is accomplished where larger packages of contiguous lots can be assembled. Fox Hills Drive is not a major corridor and should not be rezoned. It has been mis-labeled by the planners due to lack of true understanding of our neighborhood. Instead, I would like to express my support for alternative approaches that are more targeted and strategic and will yield exponentially more housing