

## Communication from Public

**Name:** One Voice Westchester

**Date Submitted:** 03/20/2024 06:40 PM

**Council File No:** 23-0623-S1

**Comments for Public Posting:** Please see the attached letter. Thank you.



March 19, 2024

Los Angeles City Council  
200 S. Spring Street  
Los Angeles, CA 90012

RE: CF 23-0623


Dear Los Angeles City Councilmembers:

**\*Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa del Rey.\***

One Voice Westchester supports the ED1 Ordinance (CF 23-0623) only if amended to include the guidelines similar to what was sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments:

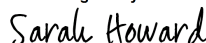
1. Ensure that sensitive R2 and Multifamily developments (Section 8 and RSO Subsidized housing) and substandard streets/high-fire zones do not qualify for ED-1 fast track approval.
2. Limit the number of waivers and off-menu incentives to a total of six.
3. Require rear 15' setbacks to allow for trees to grow and stormwater to be captured.
4. Prevent post-development conversion on nonresidential spaces to market rate units.
5. Protect R1, HPOZ, Historic Districts, and R2 Missing Middle Housing in their entirety.
6. Require ED-1 projects meet minimum Tier 2 TOC qualifications.

Projects that do not meet these requirements under ED-1 should be required to go through discretionary approval.

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