

## Communication from Public

**Name:** Audrey Morris

**Date Submitted:** 10/17/2023 09:56 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update.

## Communication from Public

**Name:** Amy Callahan

**Date Submitted:** 10/18/2023 12:24 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. Amy Callahan, Westchester Resident since 2020

## Communication from Public

**Name:** Steven Ong

**Date Submitted:** 10/18/2023 10:45 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. Steven Ong, Westchester Resident since 2022

## Communication from Public

**Name:** James Lybolt

**Date Submitted:** 10/17/2023 10:43 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. James Lybolt, Westchester Resident since 1998

## Communication from Public

**Name:** Debbie Lara

**Date Submitted:** 10/18/2023 04:06 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. Debbie Lara Westchester Resident since 1993

## Communication from Public

**Name:** Save Osage  
**Date Submitted:** 10/17/2023 01:36 PM  
**Council File No:** 23-0623  
**Comments for Public Posting:** Please see the attached letter that outlines our need for R1 and Restrictive zoned property protections relative to ED-1 and the Affordable Housing Streamlining Ordinance (AHSO) - Protecting Our Residential Properties in Osage, Westchester - No Upzoning.



October 17, 2023

Los Angeles City Council  
200 N Spring Street  
Los Angeles, CA 90012  
RE: CPC-202305273-CA; CF 23-0623

Dear Los Angeles City Councilmembers:

Mayor Bass' Executive Directive No. 1 and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 & restrictive zoned properties in Westchester to covertly allow for 100% Affordable Housing developments and the like. ED-1 was revised to include single-family home and restrictive zoned protections for a reason and the fact that the city is upzoning our properties via the deeply flawed CPU to get around these important protections raises many ethical concerns suggesting the city may be engaging in immoral and unethical behavior - this is arbitrary and capricious.

We support the principles of fair and just housing, advocating for a balanced approach. We believe it's important for the city and state to involve property owners in decisions that can impact their most significant investments, namely their properties. It concerns us that our properties have been designated as expendable, with the city opting to sacrifice the entire Osage neighborhood in the pursuit of "by-right affordable housing." Osage is home to entry-level properties that cater to first-time buyers and young families. The potential destruction of this community will have far-reaching consequences, potentially leading to the disappearance of naturally occurring affordable entry-level homes in Westchester, ultimately exacerbating housing segregation.

We believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. Osage is inhabited by a socioeconomically diverse range of residents, many of whom intentionally chose to purchase and rent homes in an area where high-density apartment complexes were not part of the landscape. Should such high-density projects be introduced into our residential neighborhood, we anticipate a significant decline in our quality of life and a decrease in property values, leading to negative financial consequences.

As it stands, the Osage community is poised to endure significant adverse consequences due to the neighboring [Inglewood high-density projects](#) and the [LAX Northside Plan Update](#) that direct travelers to use Manchester Blvd and La Tijera Blvd—both major thoroughfares that flank our neighborhood. The introduction of high-density developments in Osage is an ill-advised proposition. We stand firmly against any proposals to upzone our residential properties.

Currently, 659 individuals have signed the [Osage petition](#), which underlines the demand for our R1 lots to remain as R1 and our R2 lots to remain as R2. We stand firmly against any upzoning of our properties that would compromise the safeguards outlined in the Mayor's Executive Directive 1 and the AHSO. R1 and strictly regulated zoned properties do not align with ED-1, and it appears that the City Planning department is neglecting the Mayor's commitment to safeguard these properties through rezoning via the CPU.

During the City Council meeting on September 26, 2023, we paid close attention to the remarks made by City Council Members regarding the City's obligation to uphold its commitment to developers who, through the proper procedures, submitted high-density affordable housing plans in R1 neighborhoods during the "loophole" period in ED-1. Many of you expressed the view that such projects are unsuitable for established R1 neighborhoods. Thus, we ask a crucial question: What about our vested rights? Will you ensure the promises made when we acquired our properties through the proper procedures are honored, or will you sit in silence, complicit, while the City jeopardizes what we have worked so diligently to achieve?

We request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be protected from upzoning.

With Determination and Hope,

Sarah Howard  
Save Osage  
[saveosage@gmail.com](mailto:saveosage@gmail.com)

## Communication from Public

**Name:** C. Curtis

**Date Submitted:** 10/17/2023 09:08 AM

**Council File No:** 23-0623

**Comments for Public Posting:** lease carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. C. Curtis Westchester Resident since 2007

## Communication from Public

**Name:**

**Date Submitted:** 10/17/2023 08:56 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Fast tracking builders for the Westchester Area without public notice or input is a recipe for chaos. You will destroy a middle class neighborhood and the financial stability of thousands of families who have staked their futures here. Everyone here has worked very hard to afford their small piece of the American Dream. I am approaching 70 and never thought the government would destroy the security I carefully planned for in my golden years.

## Communication from Public

**Name:** Mary Lou Ward

**Date Submitted:** 10/17/2023 08:59 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. I vote in Westchester and have lived here for 64 years. Mary Lou Ward

## Communication from Public

**Name:** Sharon Doggett

**Date Submitted:** 10/17/2023 12:16 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. Sharon Doggett, Westchester Resident since 2020

## Communication from Public

**Name:** Joseph R Kay

**Date Submitted:** 10/17/2023 11:10 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? Upzoning R1 neighborhoods should be an *\*absolute\** last resort for fixing the city's housing issues. We are nowhere near that juncture. When I voted for Karen Bass, I expected reasonable implementation of housing initiatives, not one that only benefits the developers. Not one that offers up "quick and easy" with little regard for community consequences. I vote in Westchester during every election. I will be supporting any legal action taken by our community should the city insist on upzoning the R1 neighborhoods in Westchester. Joseph R. Kay, Westchester Resident since 2021

## Communication from Public

**Name:** Stacy Burgum

**Date Submitted:** 10/17/2023 11:19 AM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment related to CPC-202305273-CA. Please add the entirety of this comment to the public record on this matter, and to the planning case file for Westchester Playa. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. The City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. ED-1 was revised to include protections for single-family homes and more restrictive residential zones for a reason. The fact that the City is upzoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns and has created a plan for Westchester that is deeply flawed, arbitrary, and capricious. I am for equitable and fair housing. I am against the City deciding that entire Westchester neighborhoods and thousands of homes are expendable. The specific neighborhoods chosen for upzoning happen to be areas that offer entry-level homes that are suitable for first-time buyers and young families. Decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. I believe there are numerous strategic and sensible locations for the creation of high-density housing that does not entail the disruption of established residential communities. The neighborhoods under consideration are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in areas where high-density apartment complexes were not part of the landscape. If these high-density developments are introduced into our neighborhoods, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions. I firmly oppose any attempts to upzone Westchester's single-family R1 and du/tri/fourplex properties and thus eliminate the protections afforded by ED-1 and AHSO. I request the Mayor's Office, Councilwoman Traci Park's Office, and City Planning to remove all upzoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Westchester's residential properties need to be

protected from upzoning and from fast-tracked building with no community process. I implore you to imagine how you would feel if these plans of upzoning were proposed for YOUR OWN HOME IN YOUR OWN NEIGHBORHOOD. ED-1 and AHSO do not allow fast-tracked building in R1 and restrictively zoned properties, but City Planning is getting around those protections by upzoning via the Community Plan Update. What about MY vesting rights? Will you uphold the promises made when I purchased my property? I vote in Westchester during every election. Stacy Burgum, Westchester Resident and Homeowner since 2021