

Communication from Public

Name: Celeste Wolfe

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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 West Los Angeles. Mayor Bass' Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones. L.A. City Planning is rezoning R1 and restrictive residential zone properties in High Opportunity Zones in West Los Angeles 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. Various HOAs in our West Los Angeles and greater Los Angeles area have proposed a commercial corridor strategy for upzoning commercial corridors into mixed-use zones of commercial/residential 15-minute walking communities where existing businesses can remain while housing is built on top. This can improve WLA streets like Sepulveda Blvd/Pico Blvd/Westwood Blvd/Sta Monica Blvd without destroying what is increasingly becoming the “missing middle” R1 housing adjacent to these streets in an area where redevelopment does return 1-to-1 affordable R2 apartment rates. In our case, I am constantly seeing affordable R2 apartments bought out (8-20 units) to be replaced with 1-4 low-income housing, and no moderate housing such that young professionals and new family couples with a newborn get pushed out of the area. What was once a \$1600-\$2400 1-2 bedroom apartment suddenly becomes the rate for a bachelor or studio! And then this young professional, or new family, or single-mom/dad “low to moderate income” family is forced to move out of the area. The “Affordable” program and menus has become a developer’s ROI scam in-terms of for-profit speculating and building. Who wants to be forced out of their “affordable” R2 apartment to be offered a studio or bachelor to come back to at the same rate of rent. Suddenly, wealth accrual for greedy speculative developers is being had at the hand of vulnerable mid-level income young professionals/families. Note how many of these developments, since the raising of interest rates, are no longer being submitted because they “don’t pencil out,” and these developers have demanded more and more menu-ed Entitlements like height and

distance offset exceptions while NOT replacing low-income/missing middle housing for the moderate income “affordable” low-income/moderate-income housing sector. Who can afford \$16-\$36K/month on a high-rise build in Century City? And who is buying these units? Foreign Business Conglomerates and High-Level Executives who do not make these units a primary residence. Suddenly, the single-family starter home purchase at \$1-1.5 million is the “affordable” missing middle opportunity. Don’t be fooled by market rate redevelopment. It’s a scam and these developers are not replacing “affordable” housing at the rate needed to meet state RHNA numbers while ruining beautiful neighborhoods to “pencil out” just “for profit.” What I would like to see is low/moderate income density builds that ADD BENEFIT to a high-opportunity community versus destroying it. Planning that decreases the need for automotive commutes near high opportunity job zones like hospitals, business districts make sense, but not willy-nilly high-density builds in the middle of a neighborhood nowhere near transit nor adjacent to a high-opportunity business area. Proper planning can create wonderful areas like Robson Avenue/Vancouver or the redevelopment of Embarcadero/San Francisco without destroying the existing charm of a neighborhood while also supplying a mixed-use residential/commercial neighborhood that adds a first floor Whole Foods/other desired grocery store for the new high-rise “town” that is planned for what was once a low-density housing area. I have been tracking LA City Planning maps where upzones of entire streets of R1 single family homes make no sense. This happens when no community input is received from the targeted neighborhoods through their Neighborhood Councils. This obviously gets around important protections put into place for good reasons... like required setbacks, restricted height waivers to 3 stories for transitional builds on R3 zones against R1 zones, tiered designs not just for frontage but also against side yard and backyards of adjacent houses for noise, privacy, etc. I would like to see a Community Plan Update for West Los Angeles that is NOT deeply flawed, arbitrary, and capricious based on just “for profit” models for real estate developers and speculators and not proper City Planning. I am for equitable and fair housing. But I am against the City deciding that entire streets of R1 homes are expendable in service to developers’ dreams of “pencilling out” on a for-profit venture without really doing anything significant for the community (see attached file for rest of the letter)

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Note how many of these developments, since the raising of interest rates, are no longer being submitted because they “don’t pencil out,” and these developers have demanded more and more menu-ed Entitlements like height and distance offset exceptions while NOT replacing low-income/missing middle housing for the moderate income “affordable” low-income/moderate-income housing sector.

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fooled by market rate redevelopment. It's a scam and these developers are not replacing "affordable" housing at the rate needed to meet state RHNA numbers while ruining beautiful neighborhoods to "pencil out" just "for profit."

What I would like to see is low/moderate income density builds that ADD BENEFIT to a high-opportunity community versus destroying it. Planning that decreases the need for automotive commutes near high opportunity job zones like hospitals, business districts make sense, but not willy-nilly high-density builds in the middle of a neighborhood nowhere near transit nor adjacent to a high-opportunity business area. Proper planning can create wonderful areas like Robson Avenue/Vancouver or the redevelopment of Embarcadero/San Francisco without destroying the existing charm of a neighborhood while also supplying a mixed-use residential/commercial neighborhood that adds a first floor Whole Foods/other desired grocery store for the new high-rise "town" that is planned for what was once a low-density housing area.

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I am for equitable and fair housing. But I am against the City deciding that entire streets of R1 homes are expendable in service to developers' dreams of "pencilling out" on a for-profit venture without really doing anything significant for the community like replacing 1-for-1 affordable units to meet state RHNA numbers. The specific neighborhoods chosen for upzoning happen to be in areas that offer desirable entry-level homes that are suitable for first-time buyers and young families. Decimating these opportunities for the "missing middle" will result in the disappearance of entry-level homes in West Los Angeles, and further perpetuate systemic 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 R1 communities.

Bear in mind, many of the YIMBY groups and speakers for public comments are NOT permanent residents of Los Angeles NOR RESIDE in the neighborhoods they seek to capitalize on and develop. It really bugs me when YIMBY advocates talk out of the side of their mouths without any knowledge of an area or community which they vehemently

deride with politically (and economically) motivated catcalls and slurs against those directly affected by their blanket policy campaigns.

Celeste Wolfe/Century Glen Homeowner since 1994, permanent Los Angeles resident since 1981.