

Communication from Public

Name: Joan Davidson

Date Submitted: 10/19/2023 08:08 PM

Council File No: 23-0623

Comments for Public Posting: My public comments 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 didn't waste any time in writing her Executive Directive 1 (ED-1) and the Affordable Housing Streamlining Ordinance (AHSO) specifically safeguard R1 single-family homes and more restrictive zones once in office. The City should NOT BE rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments. The CA Auditor created a Report in March 2022 adamantly stating that the RHNA numbers are flawed. LA City is up-zoning R-1 lots in Westchester for no reason. Why? 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 up-zoning entire neighborhoods of homes in Westchester to get around these important protections raises many ethical concerns. The Plan for Westchester is flawed, arbitrary and capricious. Westchester neighborhoods and thousands of homes are NOT expendable. YOU ARE decimating these neighborhoods will result in the disappearance of entry-level homes in Westchester, further perpetuating systemic racism and economic inequalities in Los Angeles. You have ignored the obvious locations for high density housing. You are ruining the City of Angeles forever. I firmly oppose any attempts to up-zone 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 up-zoning of single-family and du/tri/four-plex homes from the Westchester Playa Community Plan Update. Joan Davidson

Communication from Public

Name: Leslie Augusto

Date Submitted: 10/19/2023 03:55 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. Leslie Augusto, resident since 1970

Communication from Public

Name: Kelly Carlin McCall

Date Submitted: 10/19/2023 04:17 PM

Council File No: 23-0623

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