

Communication from Public

Name: Marsha Parkhill

Date Submitted: 10/20/2023 03:28 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. I have lived in Westcchester since 1976. My husband and I are senior citizens and to have to move if Westchester becomes unlivable would be an extreme hardship, not to mention what might happen if our property values go down due to the proposed housing density. This is NOT NIMBYISM on our part. We live near a five story apartment building from which residents can easily see into our bac yard and are also near the proposed Pep Boys/City View development. This will result in our immediate neighborhood being sandwiched between two large buildings. Allowing development, without public input or comment, will furthergreatly impacct our neighborhood. Westchester, especially, where we live, is already heavily impacted by LAX traffic. Our neighborhood went to permitted parking because LAX employees and travelers were taking all our parking spaces. 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. Marsha Parkhill Terry Parkhill Westchester residents since 1976

Communication from Public

Name: Linda Dodzinski

Date Submitted: 10/20/2023 10:05 AM

Council File No: 23-0623

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