

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2023 08:45 PM

**Council File No:** 23-0623

**Comments for Public Posting:** Please carefully consider my comment on 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 from fast-tracked development without community input. However, the City is rezoning R1 and restrictive residential zone properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments without community safeguards. The fact that the City is upzoning entire neighborhoods 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. The effects of SB 9 have been dramatic enough, resulting in a madhouse of construction of extra houses on R1 lots in Westchester. I observe, however, the result is a compromise between existing owners property rights, the traditional character of the area, and the need for more housing. It is different when the city cynically upzones an area from R1 (as is proposed for Westchester) and then passes a law to allow massive development on non-R1 areas without community input! This creates a legal loophole that violates the existing owners property rights!! Furthermore, since SB 9 has only recently passed, we have not experienced the full effects of the increased population density in Westchester from the SB9 construction alone. Westchester is a Los Angeles gem. It has maintained a family orientation even though it is close to busy Los Angeles Airport. The specific neighborhoods in Westchester 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. Westchester is the kind of neighborhood Los Angeles should want to preserve for entry-level homebuyers. There are numerous strategic and sensible locations for the creation of high-density housing that do not entail the disruption of established residential communities (e.g., those outlined in the Westchester community-developed "One Voice

Plan".) The neighborhoods in Westchester under consideration for upzoning are inhabited by a diverse range of residents, many of whom intentionally chose to purchase or rent homes in an area where high-density apartment complexes were not part of the landscape. Many have made substantial property enhancements, enhancing the community and increasing the property values in their neighborhood. If high-density developments are introduced into Westchester 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. Will you uphold the promises made when I purchased my property in 2008? I vote in Westchester during every election. Carol Selvey, Westchester Resident since 2008