

Communication from Public

Name: Eric G

Date Submitted: 10/30/2023 01:52 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. Eric G Westchester Resident since 2018

Communication from Public

Name: Margaret Mellody

Date Submitted: 10/30/2023 01:54 PM

Council File No: 23-0623

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Plan Update. Westchester's residential properties need to be protected from upzoning and from fast-tracked building with no community process. What is included in the plan to support current (and future) homeowners' vesting rights? I vote in Westchester during every election. Westchester Resident -- greater than 30 years

Communication from Public

Name: Josh Nairn

Date Submitted: 10/30/2023 02:15 PM

Council File No: 23-0623

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Communication from Public

Name: Stacy Burgum

Date Submitted: 10/30/2023 02:45 PM

Council File No: 23-0623

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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

Communication from Public

Name: Sean Riley

Date Submitted: 10/30/2023 02:50 PM

Council File No: 23-0623

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Communication from Public

Name: Gillian Ashcraft

Date Submitted: 10/30/2023 03:16 PM

Council File No: 23-0623

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Communication from Public

Name: Jessica Brown

Date Submitted: 10/30/2023 03:36 PM

Council File No: 23-0623

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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, and urge you to consider my perspective and voice as a local resident and homeowner. Jessica Brown Westchester Resident since 2020

Communication from Public

Name: Kathy M Van Ness

Date Submitted: 10/30/2023 03:22 PM

Council File No: 23-0623

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Westchester Resident since 1955, homeowner since 1988

Communication from Public

Name: Erin Heckman

Date Submitted: 10/30/2023 04:57 PM

Council File No: 23-0623

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Communication from Public

Name: Joan Matheson

Date Submitted: 10/30/2023 01:32 PM

Council File No: 23-0623

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Communication from Public

Name:

Date Submitted: 10/30/2023 09:11 PM

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Communication from Public

Name: Kyle Heckman

Date Submitted: 10/30/2023 01:28 PM

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However, we've received no updates or real engagement from either City department on actually working with the Westchester Community to make an efficient plan that can work for the City's needs and our community. The city continues to present the same plan and generic talking points after months of feedback from the community that we want to see a different approach. 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. Westchester Resident since 2013

Communication from Public

Name: Kelsey Trontz

Date Submitted: 10/30/2023 01:14 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. Kelsey Trontz Westchester Resident since 2023

Communication from Public

Name: Jan Reichmann, Comstock Hills HOA

Date Submitted: 10/30/2023 01:09 PM

Council File No: 23-0623

Comments for Public Posting: Comstock Hills Homeowners Association opposes the transfer of decision-making authority from appointed and elected officials to staff for all affordable housing projects. The proposed ordinance would authorize an administrative-only approval process for projects providing 100% affordable housing, and incorporate the streamlining provisions of Mayor Bass's Executive Directive 1. The process becomes a rubber stamp for developers wanting to jump in to these "no rules" developments, making it even more attractive than TOC developments. The proposed ordinance bypasses due process, including site selection, public hearings, community impacts, competitive bidding and the right to appeal. It would grant powers to the City employees that are unaccountable and unjustifiable while removing any transparency or a voice for public dissent. Jan Reichmann, Pres. Comstock Hills HOA

Communication from Public

Name: Jan Reichmann, Comstock Hills HOA

Date Submitted: 10/30/2023 01:08 PM

Council File No: 23-0623

Comments for Public Posting: Comstock Hills Homeowners Association opposes the transfer of decision-making authority from appointed and elected officials to staff for all affordable housing projects. The proposed ordinance would authorize an administrative-only approval process for projects providing 100% affordable housing, and incorporate the streamlining provisions of Mayor Bass's Executive Directive 1. The process becomes a rubber stamp for developers wanting to jump in to these "no rules" developments, making it even more attractive than TOC developments. The proposed ordinance bypasses due process, including site selection, public hearings, community impacts, competitive bidding and the right to appeal. It would grant powers to the City employees that are unaccountable and unjustifiable while removing any transparency or a voice for public dissent. Jan Reichmann, Pres. Comstock Hills HOA