

## Communication from Public

**Name:** Concerned for Kentwood (Westchester 90045)  
**Date Submitted:** 10/31/2023 12:01 PM  
**Council File No:** 23-0623  
**Comments for Public Posting:** Please see the attached letter that outlines Westchester Playa's need for R1 and restrictive-zoned property protections relative to ED-1 and the Affordable Housing Streamlining Ordinance (AHSO).



October 30, 2023

Los Angeles City Council

200 N. Spring Street

Los Angeles, CA 90012

RE: CPC-202305273-CA; CF 23-0623

Dear Los Angeles City Councilmembers:

**\*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 zoned properties in Westchester to covertly allow for fast-tracked shelters and 100% affordable housing developments.

ED-1 was revised in June and July 2023 for a reason (to protect single-family and restrictive zoned properties from fast-tracking). The fact that the City is proposing upzoning our residential properties via the deeply flawed Community Plan Update for Westchester Playa to get around these important protections is deeply concerning and duplicitous.

Our group represents hundreds of households in the Kentwood neighborhood of Westchester. We support the provision of housing and wraparound services for our unhoused neighbors AND we are adamant that Westchester residents be given the opportunity to engage in public hearings and a community process before shelters and 100% affordable housing projects are built in our community. The ED-1/AHSO combined with our Community Plan Update would strip away our voices and our ability to shape our own community.

We 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 Kentwood neighborhood is 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. Should high-density developments (i.e., shelters and 100% affordable housing projects under ED-1/AHSO) be introduced into our residential neighborhood, I foresee a drastic shift in quality of life and reductions in homeowners' property values, resulting in adverse financial repercussions.

As such, we 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. R1 and strictly regulated

zoned properties do not align with ED-1, and it appears that the City Planning department is neglecting the Mayor's commitment to safeguard these properties through rezoning via the Community Plan Update.

During the City Council meeting on September 26, 2023, we paid close attention to the remarks made by City Councilmembers regarding the City's obligation to uphold its commitment to developers who, through the proper procedures, submitted high-density affordable housing plans in R1 neighborhoods during the "loophole" period in ED-1. Many of you expressed the view that such projects are unsuitable for established R1 neighborhoods. Thus, we ask a crucial question: What about our vested rights? Will you ensure the promises made when we acquired our properties through the proper procedures are honored?

On behalf of hundreds of residents of the Kentwood neighborhood of Westchester (90045), we 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 so that we can retain the protections afforded by ED-1 and AHSO. Westchester's residential properties need to be protected from upzoning and from fast-tracked building with no community process.

Thank you for your attention to this matter.

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