

Communication from Public

Name: One Voice Westchester
Date Submitted: 11/18/2024 02:38 PM
Council File No: 23-0623
Comments for Public Posting: Please include the attached letter with visuals as One Voice Westchester's public comment on ED 1, 3rd Revision. Thank you!



November 18, 2024

Los Angeles City Council
200 S. Spring Street
Los Angeles, CA 90012

RE: [Council File 23-0623](#), Support for Executive Directive No. 1 (3rd Revised) and Request for 4th Revision

Dear Los Angeles City Councilmembers,

While the Mayor's Executive Directive 1 (ED 1) has accelerated the development of shelters and affordable housing, it has also revealed significant challenges. The fast-track permitting process has led to unintended consequences, including disproportionate impacts on certain communities. Additional guardrails are essential to ensure the policy achieves its goals equitably.

We support the 3rd Revision's protections for historic preservation overlay zones (HPOZs), Rent Stabilization Ordinance (RSO) units, and very high fire severity zones (VHFSZs), as well as its improved design, landscaping, and open space requirements. However, the 3rd Revision must not be the final iteration. The Mayor acknowledged the need for geographic equity, but ED 1 continues to allow for extreme disparities in the distribution of units.

For example, in CD11, Westchester—home to just 15% of the district's population—is slated to absorb 79% (and growing) of its ED 1 units. Meanwhile, higher-resource communities like Pacific Palisades, Brentwood, Venice, and Playa del Rey are exempt. Over 1,000 of the 1,392 units in Westchester are concentrated in Downtown Westchester, creating a low-resource enclave and violating the L.A. Alliance settlement's mandate for equitable distribution of housing solutions.

Additionally, ED 1 projects in Downtown Westchester are located near LAX's Runway Protection Zone, raising significant safety concerns. Despite this, LAWA stakeholders appear unaware of these developments due to the lack of required coordination between departments. These projects bypass critical safety and environmental impact assessments that should guide planning near an international airport.



onevoicewestchester.com



[@onevoicewestchester](https://www.instagram.com/onevoicewestchester)



[@onevoicewestchester](https://www.facebook.com/onevoicewestchester)

One Voice

WESTCHESTER

To address these issues, we respectfully request the following additional guardrails in either a 4th Revision or an Addendum to ED 1:

1. Cap ED 1 units to 500 per zip code until other zip codes meet their proportional share.
2. Implement a distance rule to prevent clustering of ED 1 projects in low-income enclaves and promote equitable distribution.
3. Adopt an Airport Region Exemption within 5 miles of LAX.
4. Implement a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to prevent disruptions to airport operations and traffic mobility.

Without these guardrails, ED 1 risks leaving a legacy of inequity and disproportionality in Los Angeles. We urge the City Council to address these gaps and create a more balanced policy that protects all communities.

Thank you for considering this critical request. Please don't hesitate to reach out with questions or for additional information about this analysis.

Warm regards,
Jolie Delja & Sarah Howard
One Voice Westchester
Los Angeles, CA 90045

Attachments:

ED 1 Projects in CD11
Developments in the pipeline in Downtown Westchester



onevoicewestchester.com



[@onevoicewestchester](https://www.instagram.com/onevoicewestchester)



[@onevoicewestchester](https://www.facebook.com/onevoicewestchester)

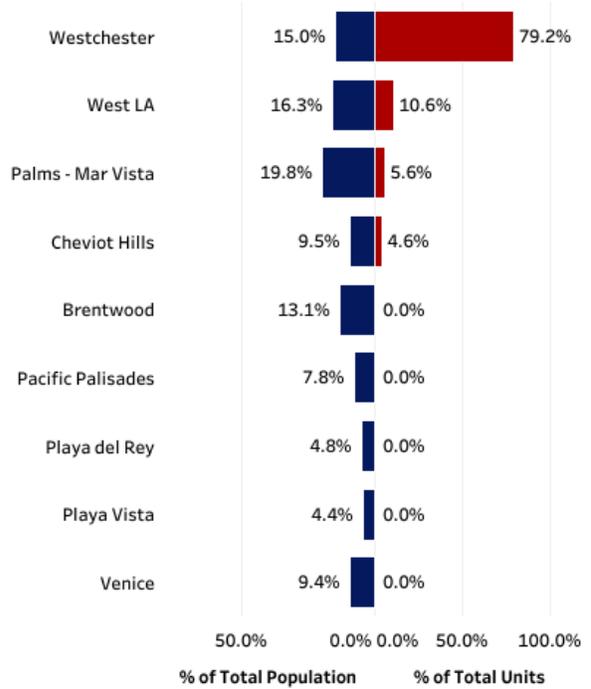
ED 1 Projects in Los Angeles Council District 11

Westchester is just 15% of the population in CD 11, but slated to take on 79% of ED 1 (fast-tracked low-income and homeless housing) units.

Planned ED 1 Units in CD11

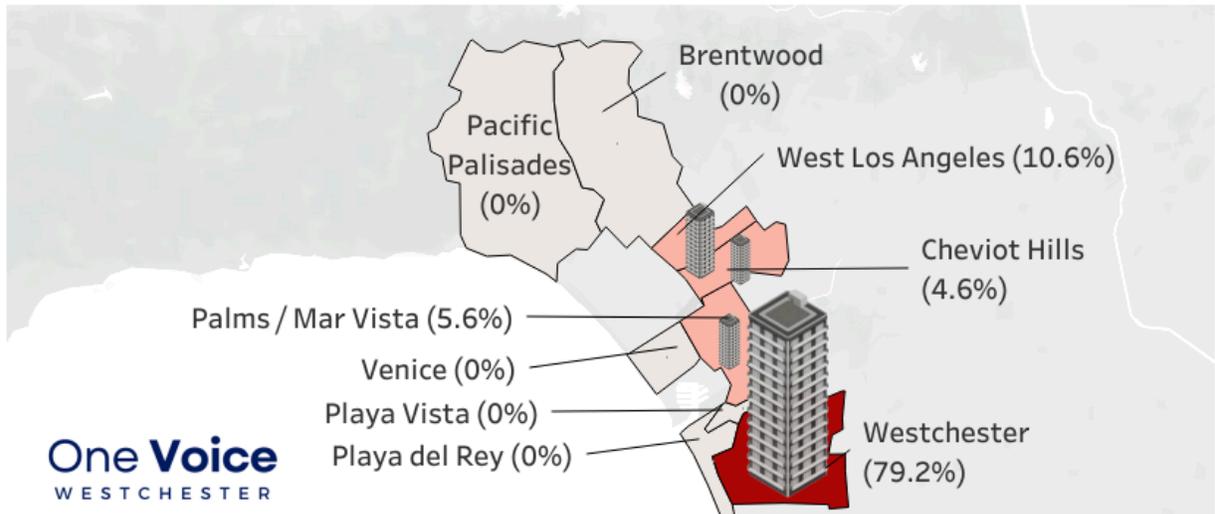
Westchester	TOTAL	1,392
	9033 S Ramsgatge Ave	116
	8911 S Ramsgate Ave	79
	8820-8844 S Sepulveda Blvd	333
	8819 S Sepulveda Blvd	413
	8814-8818 S Sepulveda Blvd	130
	8813 S Sepulveda Eastway	154
	8615 S Ramsgate Ave	80
	6901 S Knowlton Place	87
West LA	TOTAL	187
	1723 S Colby Ave	143
	11418 W Missouri Ave	44
Palms - Mar Vista	TOTAL	99
	4360 S Mclaughlin Ave	39
	12461 W Louise Ave	60
Cheviot Hills	TOTAL	80
	2481 S Sawtelle Blvd	42
	2245 S Amherst Ave	38
Brentwood	No ED1 Projects	0
Pacific Palisades	No ED1 Projects	0
Playa del Rey	No ED1 Projects	0
Playa Vista	No ED1 Projects	0
Venice	No ED1 Projects	0

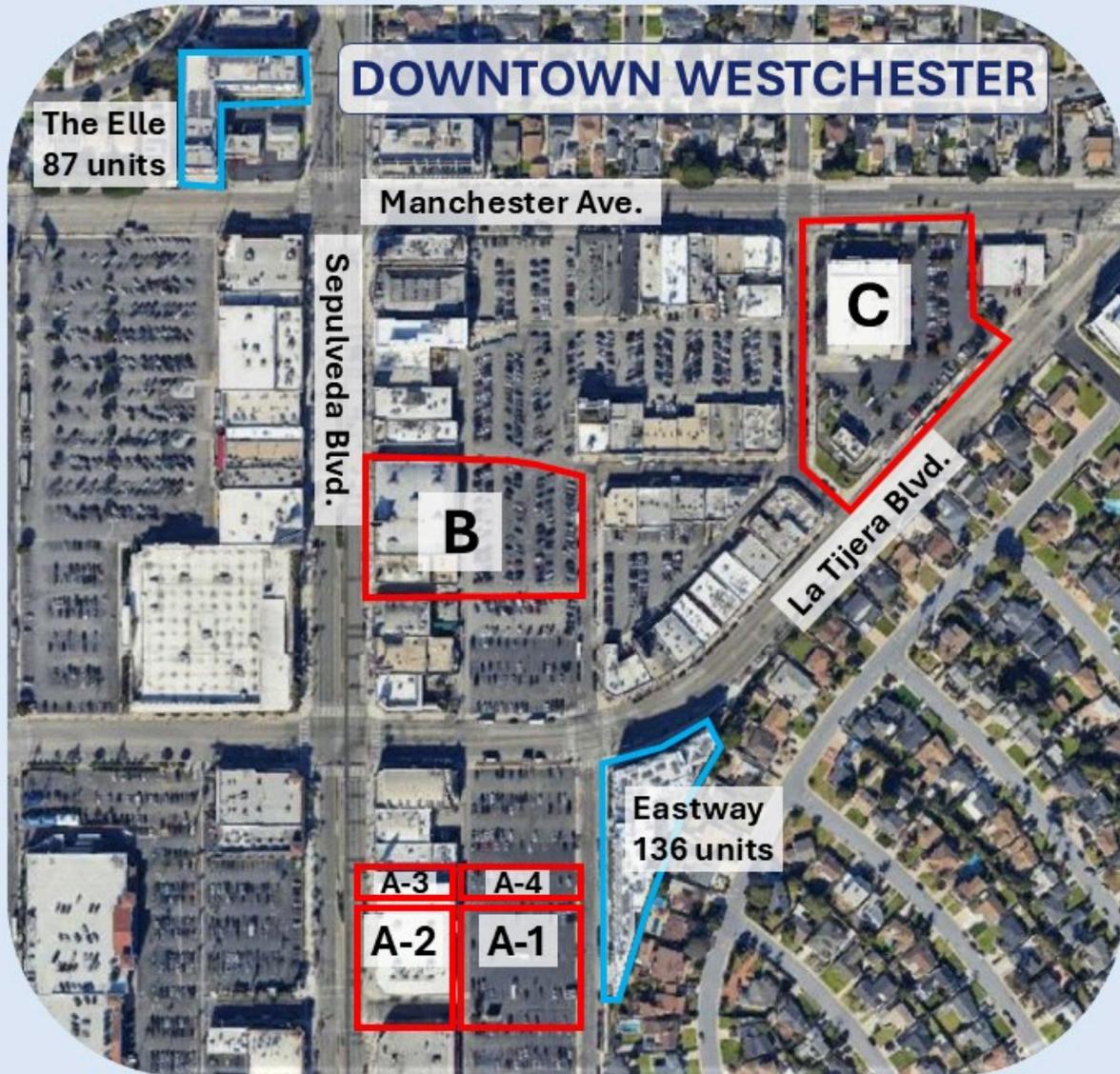
% of Population vs % of Planned ED 1 Units



ED1 Pending and Approved (Case Summary): <https://planning.lacity.gov/project-review/executive-directive-1#resources>

ED1 Applications: https://ethics.lacity.gov/pdf/disclosure/CEC31/CEC31_15231.pdf





Developments in the pipeline in Downtown Westchester

- A-1 | 8-story, 413-unit affordable housing (ED-1) proposed to replace 154 parking spaces
- A-2 | 8-story, 334-unit affordable housing (ED-1) proposed at Bed Bath & Beyond
- A-3 | 9-story, 130-unit affordable housing (ED-1) proposed at Wells Fargo
- A-4 | 9-story, 154-unit affordable housing (ED-1) proposed to replace 44 parking spaces
- B | 7- & 8-story, 266-unit senior housing proposed to replace Staples and 147 parking spaces
- C | 8-story, 489-unit apartments with retail proposed to replace Pep Boys & Del Taco

Total = 1,786 new units in less than half a square mile



Communication from Public

Name: Rachelle Hasskamp

Date Submitted: 11/18/2024 10:52 PM

Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. I respectfully urge Mayor Bass and the Los Angeles City Council to: Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. Implement a “Distance Rule” for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles. Rachelle Hasskamp Westchester Resident since 2011

Communication from Public

Name: Carol E Wong

Date Submitted: 11/18/2024 06:08 PM

Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. I respectfully urge Mayor Bass and the Los Angeles City Council to: Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. Implement a “Distance Rule” for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles.

Communication from Public

Name: Bishara Shamee
Date Submitted: 11/18/2024 06:04 PM
Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. I respectfully urge Mayor Bass and the Los Angeles City Council to: Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. Implement a “Distance Rule” for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles. Bishara Shamee Westchester Playa Resident since 1991

Communication from Public

Name: G. Greengard

Date Submitted: 11/18/2024 04:26 PM

Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. Westchester should not have to bear the burden of 79% (!) of the units while other neighborhoods such as Pacific Palisades and Brentwood are completely exempt. I respectfully urge Mayor Bass and the Los Angeles City Council to: --Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. --Implement a "Distance Rule" for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. --Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles.

Communication from Public

Name: Stacy Burgum

Date Submitted: 11/18/2024 04:18 PM

Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. I respectfully urge Mayor Bass and the Los Angeles City Council to: Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. Implement a “Distance Rule” for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles. Stacy Burgum Westchester Playa Resident since 2021

Communication from Public

Name:

Date Submitted: 11/18/2024 04:03 PM

Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. I respectfully urge Mayor Bass and the Los Angeles City Council to: Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. Implement a “Distance Rule” for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles.

Communication from Public

Name:

Date Submitted: 11/18/2024 04:05 PM

Council File No: 23-0623

Comments for Public Posting: I support the 3rd Revision of ED 1 and request that additional guardrails be implemented through a 4th Revision to ensure no community in Los Angeles bears a disproportionate burden of ED 1 units and to promote geographic equity in the distribution of affordable housing citywide. I respectfully urge Mayor Bass and the Los Angeles City Council to: 1. Cap the number of ED 1 units to 500 per zip code (suggested) until all zip codes have contributed their fair share. 2. Implement a “Distance Rule” for ED 1 projects to promote equitable distribution of units within each zip code. ED 1 projects must be disallowed from clustering together in low-income enclaves for shelters and affordable housing projects. 3. Adopt an Airport Region Exemption from ED 1 projects and/or a moratorium on ED 1 projects within 5 miles of LAX until after the 2028 Olympics to avoid severe disruptions to airport operations and traffic mobility of visitors and local residents. These additional guardrails are essential to ensure ED 1 fulfills its intended goals without leaving a legacy of disproportionality and inequity in Los Angeles. Sincerely, Kelsey T. Westchester Playa Resident since 2023