

## Communication from Public

**Name:** THOMAS GLICK

**Date Submitted:** 10/28/2024 11:05 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** As a member of the Board of the Sherman Oaks Homeowners Association, I have followed the continuing efforts by the City to meet its State Housing goals. That includes sitting through an 8 hour CPC meeting last month. At that meeting's conclusion, we were satisfied with CPC's ultimate action which did not include the Options listed in Exhibit D (Single-Family Upzoning). However, not only did Planning staff include that Exhibit in the transmittal to City Council earlier this month but followed up with a corrected Exhibit on 10/21/24 which frankly is very visible in the Council record. That Exhibit was supposed to be only for background but instead it is labeled: "Recommended by City Planning Commission on 9/26/24". The fact that Planning staff included it in the Council transmittal as something that was part of CPC's recommendation, which in fact it was not, is the source of our concern and confusion. Many of us sat through that long CPC meeting to see that Commission supported a version that did not include any of the single-family upzone options. In fact, CPC made it a point that they did not. So we are confused at Planning attached this Exhibit D to the transmittal as "Recommended by City Planning Commission..." Many of us in the public have been working with the Planning Department for years on the Housing Element as well as on the Community Plans and this is the kind of stuff that confuses us and frankly erodes our confidence that legal protocols are not being adhered to. Moreover, we feel that this Exhibit, if included in any way by City Council in their final action, will not allow the Director under his authority in LAMC 551 to disapprove that final action and that will also dictate the Mayor's action as well. We understand that this Exhibit is included in the transmittal but it needs to be corrected to be labeled as something other than "Recommended" (maybe labeled "Planning Staff Report Exhibit To City Planning Commission on 9/26/24").

## Communication from Public

**Name:** V.H.

**Date Submitted:** 10/28/2024 02:57 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I am writing to protect single-family neighborhoods throughout Los Angeles and in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance without the included the Exhibit D “options” (Council File 21-1230-S5) that would open up single-family neighborhoods to needless development. The Planning Department, in its report, clearly states that they have identified enough opportunities throughout our city to rezone to meet the State’s mandate for housing without the need to rezone our single-family areas. Here are some facts to consider. 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary to achieve the housing goals CHIP set out to reach. 2. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. 3. An "unholy alliance" of housing-at-any-and-all-costs-any-time-anywhere ideologues using an inflammatory narrative and greedy investor / developers seeking to increase the value of their R1 real estate holdings by deregulating single-family neighborhoods to allow more density are collaborating to re-zone R1. Allowing apartments in single-family neighborhoods will not right the wrongs that in the past prevented people from buying homes. Instead, it keeps more people as renters. People need the opportunity to buy affordable homes so they can build generational wealth. Ending single-family zones will take away upward economic mobility from current and future generations of Angelenos. 4. Draft # 3 without Exhibit D options already includes a comprehensive plan for adding housing in all our high resource areas on our commercial corridors. If planned correctly new, vibrant neighborhoods can be created in each of our communities that include new affordable single-family homes for sale along corridors that abut existing single-family neighborhoods. We must help families, who have lost hope of owning their own home, achieve that goal. You are deciding on an existential issue affecting hundreds of thousands of Angelenos. I ask you to respect the diversity of housing which makes Los Angeles the remarkable city that it is. Please vote to Approve Draft #3 without the options contained In Exhibit D. Respectfully, V.H. Zip Code: 90004

## Communication from Public

**Name:** Judy Gregory

**Date Submitted:** 10/28/2024 05:28 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I am writing to protect single-family neighborhoods throughout Los Angeles and in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance without the included the Exhibit D “options” (Council File 21-1230-S5) that would open up single-family neighborhoods to needless development. The Planning Department, in its report, clearly states that they have identified enough opportunities throughout our city to rezone to meet the State’s mandate for housing without the need to rezone our single-family areas. Here are some facts to consider. 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary to achieve the housing goals CHIP set out to reach. 2. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. 3. Allowing apartments in single-family neighborhoods will not right the wrongs that in the past prevented people from buying homes. Instead, it keeps more people as renters. People need the opportunity to buy affordable homes so they can build generational wealth. Ending single-family zones will take away upward economic mobility from current and future generations of Angelenos. 4. Draft # 3 without Exhibit D options already includes a comprehensive plan for adding housing in all our high resource areas on our commercial corridors. If planned correctly new, vibrant neighborhoods can be created in each of our communities that include new affordable single-family homes for sale along corridors that abut existing single-family neighborhoods. We must help families, who have lost hope of owning their own home, achieve that goal. You are deciding on an existential issue affecting hundreds of thousands of Angelenos. I ask you to respect the diversity of housing which makes Los Angeles the remarkable city that it is. Please vote to Approve Draft #3 as recommended by the City Planning Commission, without the options contained In Exhibit D. Respectfully, Judy Gregory Wilshire Park, HPOZ 871 S. Bronson Ave , Los Angeles, CA 90005

## Communication from Public

**Name:**

**Date Submitted:** 10/28/2024 06:01 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I am writing to protect single-family neighborhoods throughout Los Angeles and in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance without the included the Exhibit D “options” (Council File 21-1230-S5) that would open up single-family neighborhoods to needless development. The Planning Department, in its report, clearly states that they have identified enough opportunities throughout our city to rezone to meet the State’s mandate for housing without the need to rezone our single-family areas. Here are some facts to consider. 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary to achieve the housing goals CHIP set out to reach. 2. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. 3. Allowing apartments in single-family neighborhoods will not right the wrongs that in the past prevented people from buying homes. Instead, it keeps more people as renters. People need the opportunity to buy affordable homes so they can build generational wealth. Ending single-family zones will take away upward economic mobility from current and future generations of Angelenos. 4. Draft # 3 without Exhibit D options already includes a comprehensive plan for adding housing in all our high resource areas on our commercial corridors. If planned correctly new, vibrant neighborhoods can be created in each of our communities that include new affordable single-family homes for sale along corridors that abut existing single-family neighborhoods. We must help families, who have lost hope of owning their own home, achieve that goal. You are deciding on an existential issue affecting hundreds of thousands of Angelenos. I ask you to respect the diversity of housing which makes Los Angeles the remarkable city that it is. Please vote to Approve Draft #3 as recommended by the City Planning Commission, without the options contained In Exhibit D. Meg Liberman, 354 S. Citrus Avenue, Los Angeles CA90036

## Communication from Public

**Name:** Lisa Hutchind

**Date Submitted:** 10/28/2024 06:25 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I am writing to protect single-family neighborhoods throughout Los Angeles and in support of Draft #3 of the CHIP/Housing Element Rezoning ordinance without the Exhibit D “options” (Council File 21-1230-S5) that would open single-family neighborhoods to rezoning and redevelopment. The Planning Department, in its report, clearly states that they have identified enough opportunities throughout our city to rezone to meet the State’s mandate for housing without the need to rezone our single-family areas. Here are some facts to consider. 1. The Department of City Planning has already acknowledged that rezoning single-family neighborhoods is not necessary to achieve the City's ambitious housing goals CHIP set out to reach. 2. State law already allows a duplex and two ADUs on each and every residential property. Single-family zones do and will continue to contribute to the housing inventory with thousands of ADUs. 3. An unholy alliance of housing ideologues and greedy corporate investors and developers are collaborating to rezone R1 neighborhoods. Allowing apartment buildings in single-family neighborhoods will not right the wrongs that in the past prevented people from buying homes. Instead, it keeps more people as renters. Individuals need the opportunity to buy single-family homes so they can build generational wealth. Ending single-family zones will take away upward economic mobility from current and future generations of Angelenos. 4. Draft # 3 without Exhibit D options already includes a comprehensive plan for adding housing in all our high resource areas on our commercial corridors. If planned correctly new, vibrant neighborhoods can be created in each of our communities that include new affordable single-family homes for sale along corridors that abut existing single-family neighborhoods. We must help families, who have lost hope of owning their own home, achieve that goal. Please respect the diversity of housing which makes Los Angeles the remarkable city that it is. Please vote to Approve Draft #3 without the options contained In Exhibit D. Respectfully, Lisa Hutchins 400 South block of Windsor Blvd, 90020

## Communication from Public

**Name:** Gordon Morris

**Date Submitted:** 10/28/2024 09:20 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I am asking the PLUM Committee to adopt "DRAFT #3 without the option of Exhibit D" in the Housing Incentive Program. New proposed City Council regulations will basically destroy Single Family Home Zoning and will cause severe damage to our peaceful, safe, quiet neighborhoods with low crime rates. Forcing the building of high density and/or low income housing in Single Family neighborhoods will cause severe damage to our quality of life and our property values. There are plenty of commercial areas that are available for high density housing. Why should you destroy our peaceful neighborhoods? Links for Draft #3 and Exhibit D are here:  
<https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#resources>

## Communication from Public

**Name:** Jose Carrillo

**Date Submitted:** 10/28/2024 11:20 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** The new apartment complex should not be built in the single family home tract. The reasons are as follows: 1) Safety for the students at the high school (before, during and after school.) 2) Traffic congestion will make the streets unsafe for pedestrians, students walking, community members who walk and run using the sidewalks. 3) Unsafe for emergency vehicles going to and from the hospital located two blocks away. 4) The corner in question is not zoned for multi housing units such as apartments or condos. The city has plenty of other land where they can build apartments. 5) The city should consider in knocking down old apartments and building new apartments to replace those old apartments. 5) Crime will rise in the neighborhood with unknown people living at location. This coming in a time with The City of Los Angeles is unable to provide appropriate safety for our community. LAPD does not answer their 911 phone calls for service in a timely manner (20 minutes for 911 operator to answer a call). By adding more apartments causes a major stress on public safety. The West Hills neighborhood does not need an apartment complex built on the corner of Saticoy Street and Woodlake Ave. Build single family homes on that property.