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April 28, 2010

LA City Planning Department, Expedited Processing Section
Attn: Mr. Theodore L. Irving,
200 N. Spring Street, Room 721
Los Angeles, CA 90012
Theodore.irving@lacity.org

Reference: Case no. VTT-70543 for development project at 5780 W 85th PI and 8534 S. Belford Ave.

Dear Sir:

The Neighborhood Council of Westchester/Playa (NCWP) addressed the subject project at our April 6, 2010 General Board Meeting where we unanimously passed the motion below:

“Motion: To not support the project as is - NCWP would like for the developer to address these issues: reduce density and no upzoning and then come back to PLUC. NCWP will write a letter to the Planning Commission suggesting that the project reduce density with no upzoning and come back to PLUC.”

The project presented to the full NCWP Board differed from that presented at our Planning and Land Use Committee (PLUC) in March 2010. The developer, LA Homes, made an attempt to address several key issues raised by PLUC and the community, such as open space, parking, and access, but in the end we recognized that the proposed 20-unit project is out of character for the residential development in the Osage Area south of Manchester Boulevard and sets an increased density precedence unacceptable for this area. Our PLUC chair noted that the development as proposed would fit into the character of his neighborhood, Playa Vista, but not for the Osage Area.

Prior to taking a vote on this measure numerous community members spoke in opposition with no one speaking in favor except the developer.

We continue to invite the developer of this land area to propose a less dense project. It was made clear to us by the developer spokesmen that the current project design density would not be reduced. The subject land area was formerly duplex units similar to those remaining adjacent to the property.

We are adamantly opposed to the density increase caused by upzoning to RAS3-1 from R2-1.

Sincerely,

Cyndi Hench
NCWP President