



Neighborhood Council of Westchester Playa

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June 5, 2019

Re Transit-Oriented Community Project Impact and Community Input (CPC-2017-1914-MSA + LA Municipal Code 12.22 A.31)

The Honorable Mike Bonin
Los Angeles City Councilmember (CD11)
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Vince Bertoni
Department of City Planning
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A slate of density incentive ordinances in Los Angeles (e.g., SB1818 *plus* Transit-Oriented Communities *plus* Accessory Dwelling Units) are creating unintended consequences in our community that risk safety, quality of life, and housing affordability for our community stakeholders.

One example of particular concern: a TOC “hot spot” in the area of Reading and Ramsgate Avenue (90045) where 150 adjacent parcels all qualify for TOC incentives. To date,

- The Planning Department is approving projects without community input;
- A single developer—Scott Walker—is amassing parcels, will not respond to NC requests for presentation, and is fast becoming the unaccountable, unintended “master planner” of this area;
- No entity (governmental nor community-based) is taking responsibility for approaching the *total impact* of individual TOC developments in this 150-parcel area.

Our dedicated Neighborhood Council’s Planning and Land Use Committee (PLUC) raised its strong concern regarding unresolved conflicts between planning and development procedure, ordinance administration, community input and final development project outcomes. Our PLUC likewise noted neither it nor the Neighborhood Council of Westchester Playa (NCWP) Board alone can address development and planning matters on the scale of the Reading/Ramsgate TOC “hot spot” zone.

Therefore, the Neighborhood Council of Westchester Playa voted to support a motion requesting the Planning Department temporarily suspend further project approvals for the Reading/Ramsgate TOC zone until CD11 staff and our community can address larger planning implications for that 150-parcel area. And requesting that Councilman Bonin:

1. Create a working committee of CD11 staff, unconflicted volunteer land-use experts, community stakeholders, and NC elected members.

2. Charge this committee—as a multi-faceted sounding board—to identify and study *specific* development projects of concern, with the goal of proposing solutions and/or modifications that become strategic “template” planning options for similar cases as they arise in the NC geography. As deemed appropriate by our community, these strategy “template” planning options may be adopted as official guidelines in our in-progress Community Plan Update process.
3. Begin this committee’s work by studying the TOC “hot spot” of Reading/Ramsgate neighborhood.

We respectfully request the Planning Department respond immediately regarding a temporary hold on further plan approvals in the Reading/Ramsgate TOC zone. And that CD11 team respond to this motion with a plan of action on Committee Formation to be presented in the September 17, 2019 Planning and Land Use Committee meeting.

Sincerely,

/s/ Cyndi Hench

Cyndi Hench
President

Cc

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