

Stakeholder Presentation: Commercial Draft 2 Map Proposals for Upzoning the Corridors and the Residential Streets adjacent to the Corridors

1. LAX & Westchester/PDR
 - a. What is the relationship between LAX and the community?
 - b. Commercial corridors
 - c. LAX Statistics
2. LAX Modernization
 - a. New Terminal, Concourses and Gates
 - b. Reconfiguration of road access on Sepulveda, Century, 96th, etc.
 - c. Traffic Study
 - d. LAWA growth projections
 - e. Evaluation of Intersections (Level of Service) from LAX EIRs
 - f. Environmental Impact Report – unmitigated traffic and emissions impacts
3. Comparison of US Airports with dedicated freeway ingress/egress Versus LAX
 - a. JFK, O’Hare
4. Commercial Map Study
 - a. Number of Impacted homes/parcels and number of impacted parcels facing upzoning
 - b. Streets affected
 - c. Reality of Ingress and Egress from the Residential Side
 - d. Impacts of Commercial Upzoning of Corridors on interior residential communities
5. Parcel-by-Parcel Hodgepodge Approach to Zoning vs. Planned Communities
 - a. What is a parcel-by-parcel approach to upzoning?
 - b. How does it affect a community?
 - c. Reality of how many units or affordable units produced by this parcel-by-parcel approach
6. Rent Stabilization Ordinance (Rent Control) and Missing Middle Housing in Westchester/Playa
 - a. What is it?
 - b. Where is it?
 - c. What does CPU Draft v2 do to RSO properties?
 - d. What is “missing middle?” What does CPU Draft v2 propose for these areas?
 - e. Affordable Overlay must be considered for parts of our geography with high concentrations of RSO (RSO Map)
7. Westchester/Playa’s Canopy Coverage Stats Vs Other CD 11 Communities
 - a. Impacts of LAX Hardscape
 - b. Relationship between future development and our existing negative environmental impacts from LAX
8. Demographics of Upzoning Proposals
 - a. Concentration of Upzoning on the East side of our geography (Osage)
 - b. City of LA’s Environmental Justice Team as it relates to the impacts of LAX and future development in our community
9. Thoughtful Approaches to Increasing Housing and Affordable Housing in Westchester/Playa
 - a. Adaptive Reuse

- b. Addition of “Villages” for pedestrian-friendly mixed use as a category not included by City Planning
- c. Affordable Overlay for areas with high concentrations of RSO
- d. Strategic placement of additional housing in commercial and industrial areas near transportation

10. Closing