

September 11, 2023

Traci Park, Councilwoman
Los Angeles City Council District 11
200 N. Spring St., Suite 410
Los Angeles, CA 90012

RE: Joint Statement and Request for Action, Community Alliance - Concerned for Westchester Playa & Preserve Westchester

Dear Councilwoman Park,

Please accept our deep gratitude for attending the Neighborhood Council Westchester Playa Community Plan Update Ad Hoc Committee meeting on Monday, August 28, 2023, regarding the Draft Residential, Commercial and Industrial Maps proposed by Los Angeles City Planning as part of the Community Plan Update (“CPU”) for Westchester Playa. We appreciate the time you took to listen to each plan and to hear from your constituents into the late hours. Our two community organizations, The Community Alliance - Concerned for Westchester Playa and Preserve Westchester, together represent over 5,000 households and we believe we speak for a significant portion of Westchester and Playa del Rey residents regarding their desires for the proposed CPU. This is our joint statement:

No Upzoning of Any Single Family Neighborhoods

We oppose and reject any Community Plan that would upzone any single family neighborhood in Westchester Playa, including Osage, Kentwood, Westport Heights, Nielsen and Emerson Manor. Proposals to upzone single family neighborhoods are unnecessary and they threaten the character of these mature neighborhoods. Our single family neighborhoods have existed and thrived for over 80 years, and are desirable places to live and raise families. Until we absolutely run out of room, our mature single family communities must be protected.

Use of Inaccurate Data

Based on thousands of hours of research by our community volunteers, we conclude that City Planning is using inaccurate data as the basis for our CPU. This has led to proposed maps which are arbitrary and capricious, and will inevitably lead to harm for the people of Westchester Playa and the City of Los Angeles. One glaring example relates to the number of affordable units credited to our community for the last housing cycle. The planners working on our CPU claim our community contributed a paltry 45 units, whereas other City-generated data shows significantly more units were contributed.¹

Overbuilding For Demographic Projections

The Draft Maps seek to upzone for tens of thousands of units at a time when our population is expected to decline. SCAG estimates, modified by the City, show the population of the

¹ See Appendix A: Affordable Housing In Westchester Playa.

Westchester Playa planning area is projected to decline by 5,694, or 8.8%, through 2045.² Hence, the data does not support any argument that there is demographic pressure to add housing density in our community to support organic growth. Moreover, the City as a whole, is proposing an illogical plan to double the number of housing units for the entire City when the area's population is expected to decline by 17%.³ Notably, a Hollywood community group sued the City for using flawed population data to drive their Community Plan Update and won.⁴ The use of erroneous data is a pattern of behavior by the City of Los Angeles that must stop.

The Wrong Planning Model Utilized For Our Community

Finally, planning models based on a “one-size-fits-all” approach that assume urban landscapes are the same across the City neglect to consider that Westchester Playa is the gateway to LAX, one of the country's largest airports with 66 million annual passenger movements in 2022. LAX is the only world airport in the nation without at least four freeway access routes. Even without any additional housing our community will be adversely impacted with standstill traffic, people speeding through neighborhood streets and additional pollution from these cars. Our unique community with its unique LAX burdens requires mindful planning, not one-size-fits-all.

Omissions in the Draft Maps

Three very important issues were missed altogether in the Draft Residential, Commercial and Industrial Maps proposed by the City as a part of the CPU:

1. The Proposed Residential Map impacts 1200+ lots in our most affordable neighborhoods, and thousands of diverse families who fought hard to get where they are, now find themselves targets of upzoning and diminished home values. This population is the very “missing middle,” and the exact type of vulnerable population City Planning is charged with supporting and strengthening.
2. The Proposed Commercial Map will have a profound and negative impact on the commercial boulevards of our community, especially Lincoln Blvd., Manchester Blvd., La Tijera Blvd., Sepulveda Blvd. and West Arbor Vitae Street, which are all main access routes to and from LAX. The Draft Commercial Map impacts 5,600+ R1, R2, and R3 lots by upzoning them to as tall as 18 stories after considering potential density bonuses and overlays. Such upzoning would create unbearable traffic on the corridors in and out of LAX where the surrounding major intersections are already rated “F” (on a scale of A-F).
3. The Proposed Commercial Map additionally makes no provision for retaining and protecting tenants in existing Rent Stabilized Occupancy (RSO) homes and Section 8 homes, and would lead to their dislocation if the Map is not altered. We mapped these affordable units over the Proposed Commercial Map to illustrate the impacts.⁵

² See page 12 of [Los Angeles City Planning Westchester Playa Del Rey Community Plan Policy Document](#)

³ [Projected Population 2030-2060 with 2020 Census Comparison Los Angeles County](#)

⁴ [Los Angeles Business Journal: City Planners Release Revised Hollywood Community Plan](#), 06/13/2017

⁵ See Appendix B: RSO and Section 8 map.

Westchester Playa Understands The State-Mandated Housing Goals

We recognize that the City of Los Angeles Planning Department must accommodate a State Regional Housing Needs Allocation (RHNA) goal of almost half a million housing units through 2029. We understand that we must do our part, but due to our unique situation as the primary LAX gateway, we firmly believe that the units allocated to our community should reflect our demographic projections and no more. We simply cannot accommodate more residents in our community with its extra LAX burdens.

We identified six peripheral commercial corridors away from intersections overburdened by LAX traffic that might be appropriate for modest upzoning. These corridors could accommodate from 3,500 to 10,000 rezoned housing units where good planning can create incentives for new residential development.⁶ Infrastructure already exists along these corridors, including water, sewer and electrical capacity large enough to handle increased density. These corridors offer access to public transit and other developmental advantages. Our community supports modest increased density along these peripheral corridors.

Summary

The undersigned, representing over 5,000 households within the Westchester Playa community planning area and with one voice, agree to the following:

- A. We reject upzoning or the use of any planning tool to increase density of any single family residential lots or sensitive multi-family lots as proposed on both the Draft Residential and Commercial Maps. We oppose and the community rejects any density districts in single family residential neighborhoods. We further oppose and the community rejects any increase in density close to LAX that will dramatically increase trips and further degrade the service levels of arteries to the airport and the surrounding Westchester Playa neighborhoods.
- B. We support rezoning for specific commercial and industrial lots along six commercial corridors (Appendix C) on the periphery of our community as part of our contribution to the City's RHNA allocation. These peripheral locations were selected to minimize the impact of LAX traffic while being close to mass transportation for high-density housing.
- C. We reject any plan that imposes unneeded additional housing in light of our forecasted population decline. With our current LAX burden, we simply are not the right community to be adding unneeded density in hopes of attracting additional residents.

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⁶ See Appendix C.

In view of the above points we, on behalf of our Westchester Playa neighbors, respectfully make the following requests:

- We request you direct the Los Angeles City Planning Department to acknowledge the Westchester Playa planning area has special burdens as the primary gateway to LAX.
- We request you direct the Los Angeles City Planning Department to rewrite the Draft Residential, Commercial and Industrial Maps incorporating the community's priorities as outlined in this letter.
- We request you direct the Los Angeles City Planning Department to accept our invitation to a guided tour of our community within the next 30 days.
- We request you form a Westchester Playa Advisory Group to start providing meaningful input to the planners as they rework the proposed Maps and Plan in accordance with the community's priorities.

Members of the undersigned organizations are available to assist in any way needed. We can be reached via Lisa Gaines for The Community Alliance, lisa@concernedforwestchesterplaya.com, and via Amy Nelson Frelinger, amy.frelinger@elliman.com, for Preserve Westchester.

Thank you.

Sincerely,

Community Alliance-Concerned for Westchester Playa
Lisa Gaines
Tracy Thrower Conyers
Sarah Howard
Jolie Delja
Cory Birkett
Kiyomi Shishido

Preserve Westchester
Amy Frelinger

cc: Paula Gerez
President, Neighborhood Council
Westchester Playa

****Please add to the public record on this matter, and the City Planning case file, the entirety of this letter, all appendices, and all footnotes. Thank you!****

Appendix A: Affordable Housing in Westchester Playa

The following sources were utilized to provide an accurate account of Westchester/Playa's affordable housing. It is not complete as many city sources are missing data; however, it clearly proves more than 45 units used in the Community Planning Update.

City Planning Chapter 4, Appendix 4.1: Housing Element Site Survey
2346 RSO units

Affordable Housing Covenant- City of Los Angeles Contract
116 Contracts,
Missing Numbers with Contracts: 6 (estimated at 55 units)
Exactly how can our own controller allow an audit sign off with missing covenant data?

Housing Progress Dashboard City Planing Dashboard
236 affordable units approved

LAHD City of LA Covenants; 10 building units were missing
205 Contracts

Community Draft Plan City Plan recognized 4800 units built and on the dashboard said that 20% were affordable
1152 affordable units built

UrbanizeLA This proves all the housing during the same period of time with reference to the covenants

Section 8 Housing 1100 affordable units

<https://affordablehousingonline.com/low-income-housing-section-8-apartments#states>
<https://www.myhousingsearch.com/tenant/CA/index.html?ch=LAC>
<https://www.lowincomehousing.us/zip/90045>
<https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabName=Search for Accessible Housing>
https://www.hud.gov/program_offices/fair_housing_equal_opp/la
<https://www.myhousingsearch.com/dbh/SearchHousingSubmit.html?ch=LAC®ion; id=32066&text; search=90094&zipcode;=90094&type;=rental>
<https://www.lowincomehousing.us/zip/90045>
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=Property_Detail&Id=1277&IsSearchFilterApplied=true
<https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8>

Appendix A: Affordable Housing in Westchester Playa

VERY LOW INCOME HOUSING UNITS* 90045, 90293, 90094 6/20/23

Source	Address	Very Low Income Units		
AVAILABLE				
https://housingcovenants.lacontroller.io/	7420 Arizona (2009)		43	
Covenant	7430 Arizona Ave	2*	(Available but not total)	
https://clkrep.lacity.org/onlinecontracts/2023/C-143181_c_04-25-23.pdf https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccon.viewrecord&contractnum=C-126724 https://www.myhousingsearch.com/dbh/ViewUnit/900201?ch=LAC&hm=v4mCih10 https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&Id=1077&IsSearchFilterApplied=true	5900/5901/6040/6055 Center Dr	46	Total for 4 buildings: 6055 (23), 5901 (21), 5900 (4)	21, 9,
https://www.myhousingsearch.com/dbh/ViewUnit/854055?ch=LAC&hm=RwP4DfK	5700-5780 W. Centinela Ave	63		
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&Id=2154&IsSearchFilterApplied=true	5710 Crescent Park		ALL PV apartments are listed by LAHD/HUD/LACH with no limit	
https://www.myhousingsearch.com/dbh/ViewUnit/904429?ch=LAC&hm=fuDe7E https://resources.hud.gov/#property-dialog	7225 Crescent Park.. 2008 12481 W. Fielding Cir	92	https://www.lowincomehousing.us/det/the-woods-at-playa-vista	
https://docs.google.com/spreadsheets/d/1gG_-kU8JxEPEnjRrvTobYsS_dzRpMZs/edit#gid=1687664545	7070 Flight Ave	1		
https://www.hud.gov/program_offices/fair_housing_equal_opp/la https://www.myhousingsearch.com/dbh/ViewUnit/859634?ch=LAC&hm=xrgeFWCI https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&Id=719&IsSearchFilterApplied=true	13151 Fountain Park		Studio, One-Bedroom, Two-Bedroom and Three-Bedroom apartments available through the affordable housing program for qualifying individuals. We accept all housing vouchers/subsidies/assistance. Please contact the leasing office for more information at (310) 437-6160	
https://www.myhousingsearch.com/dbh/SearchHousingSubmit.html?city_id=53535&ch=LAC&type=rental&text_search=playa+vista https://www.hud.gov/program_offices/fair_housing_equal_opp/la	13141 Fountain Park Apt			
Concourse. tel:+2137763107	5875 Interceptor			
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-co02-4050-91ef-79dec665b5a8	7130 Kittyhawk	2*	(Available but not total)	
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-co02-4050-91ef-79dec665b5a8	5201 Knowlton St	24		
https://docs.google.com/spreadsheets/d/1gG_-kU8JxEPEnjRrvTobYsS_dzRpMZs/edit#gid=1687664545	6944 Knowlton Pl	3		
https://clkrep.lacity.org/onlinecontracts/2023/C-143181_c_04-25-23.pdf	7403 La Tijera	13		
https://la.urbanize.city/post/rendering-vs-reality-westcheesters-7403-apartments	7407 La Tijera	13		
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&Id=1277&IsSearchFilterApplied=true	7036 La Tijera Blvd	13		
https://www.affordablehousing.com/los-angeles-ca/7044-la-tijera-blvd-598635/	7044 La Tijera	5	LAHD LISTED NO NUMBER OF UNITS	
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-co02-4050-91ef-79dec665b5a8	5716 Manchester	3		
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-co02-4050-91ef-79dec665b5a8	7111 Manchester	3		

Appendix A: Affordable Housing in Westchester Playa

Source	Address	Very Low Income Units	
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&id=1934&isSearchFilterApplied=true	7857 W. Manchester	3	
https://la.urbanize.city/post/cityview-plans-441-apartments-6136-w-manchester-avenue-westchester . https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8	6136 Manchester	66	
	7857 Manchester	3	
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&id=1198&isSearchFilterApplied=true	7393 Manchester	36	
https://www.hud.gov/program_offices/fair_housing_equal_opp/la . https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&id=720&isSearchFilterApplied=true	5399 Playa Vista 296		
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabName=SearchforAccessibleHousing	5489 S. Playa Vista		
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&id=1355&isSearchFilterApplied=true	7002 Ramsgate Pl	12	
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabname=PropertyDetail&id=2664&isSearchFilterApplied=true	8621 S. Ramsgate	13	
	8716 Ramsgate	6	
https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccon.viewrecord&contractnum=C-134130	9007 Ramsgate	6	
https://docs.google.com/spreadsheets/d/1gG_-kU8JxEPEnvjRvTobYSs_dzRpMZs/edit#gid=1687664545	8900 Ramsgate	6	
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8	8833 Reading Ave	5	
	9044 Reading		LAHD LISTED NO NUMBER OF UNITS
	8922 Reading	6	
https://clkrep.lacity.org/onlinecontracts/2020/C-134870_C_01-13-20.pdf	8833 Reading	5	
https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=c.search&tab=contract	8929 Reading	6	
https://clkrep.lacity.org/onlinecontracts/2021/C-138092_c_03-24-21.pdf	8728 Reading	3	
https://docs.google.com/spreadsheets/d/1gG_-kU8JxEPEnvjRvTobYSs_dzRpMZs/edit#gid=1687664545	8748 Reading	1	
	6500 Sepulveda	7	
https://clkrep.lacity.org/onlinecontracts/2019/C-133896_C_8-30-19.pdf	6711 Sepulveda	15	
	8750 Sepulveda	5	
https://www.lowincomehousing.us/zip/90045	9229 Sepulveda		
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8	5066 Thornburn	3	
https://docs.google.com/spreadsheets/d/1gG_-kU8JxEPEnvjRvTobYSs_dzRpMZs/edit#gid=1687664545	5506 Thornburn St	3	

Appendix A: Affordable Housing in Westchester Playa

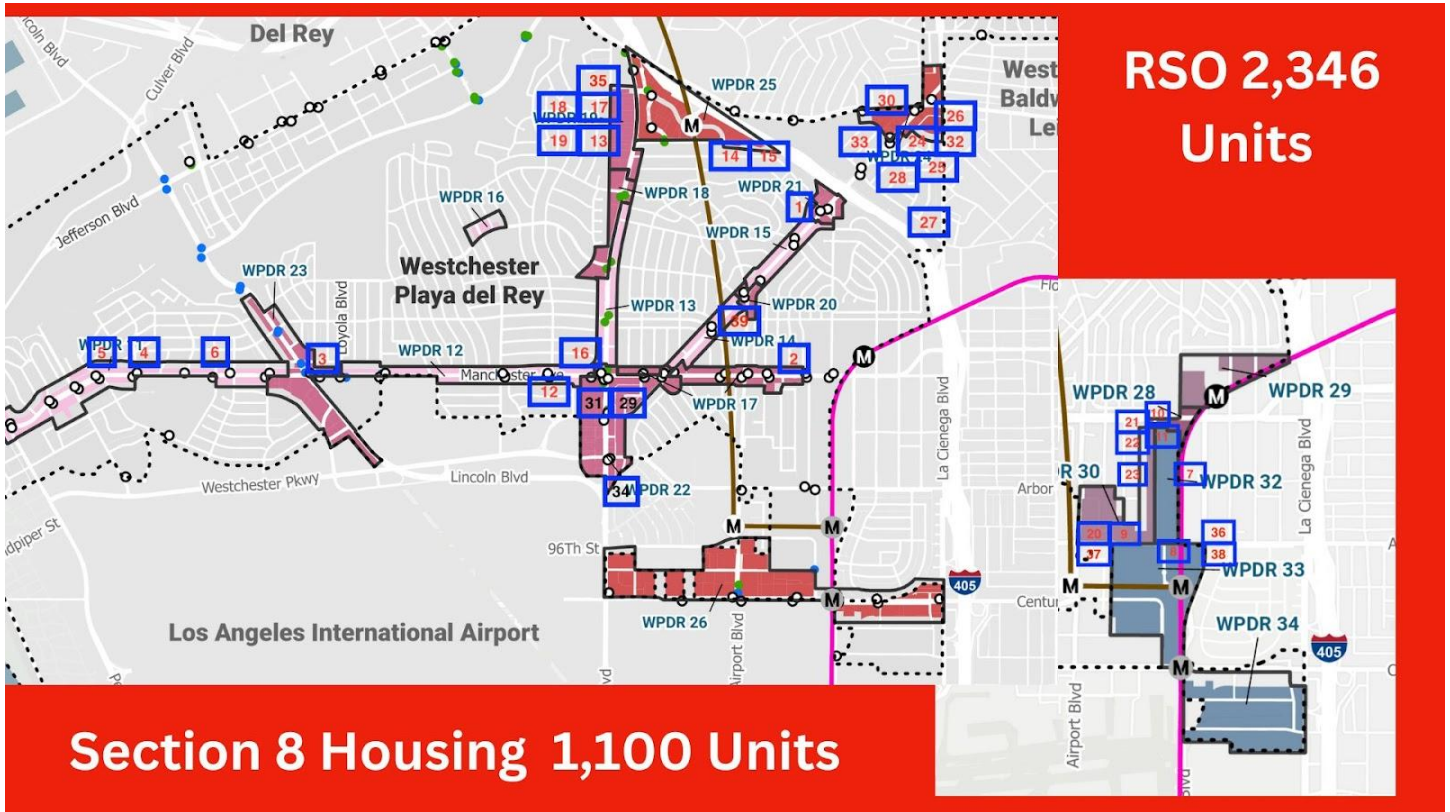
Source	Address	Very Low Income Units	
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8	6308 Vista Del Mar S		(More than 5 units) In Development 2020
https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8	6400 86th Pl	1	
		261	
	GREY BOX INDICATES AMT UNKNOWN		
IN DEVELOPMENT			
https://la.urbanize.city/post/145-apartments-slated-6865-s-la-cienega-boulevard-westchester	6865 La Cienega (50/50)	100	In development 2026
https://la.urbanize.city/post/westchester-6501-sepulveda-centinela-dinahs-chicken-apartments	6501 Sepulveda	41	In development
https://la.urbanize.city/post/mixed-use-development-fully-framed-sepulveda-manchester	8521 Sepulveda	8	In development
LASHA	6801 Sepulveda	8	In development
https://la.urbanize.city/post/176-apartments-unwrapped-6733-sepulveda-boulevard-westchester	6733 Sepulveda	17	In development 2024
	SUBTOTAL	157	
Other Sources:			
https://affordablehousingonline.com/low-income-housing-section-8-apartments#states	TOTAL	418	
https://www.affordablehousing.com/			
https://www.myhousingsearch.com/tenant/CA/index.html?ch=LAC			
https://www.lowincomehousing.us/zip/90045			
https://affordablehousingonline.com/open-section-8-waiting-lists#now			
https://lahousing.lacity.org/AAHR/ComCon/Tab/RenderTab?tabName=Search for Accessible Housing			
<code><iframe width="700" height="400" src="https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8/view/b438bcf9-5253-42c1-9f9f-33500d3450ea" frameborder="0"></iframe></code>			
https://www.hud.gov/program_offices/			
https://www.myhousingsearch.com/dbh/SearchHousingSubmit.html?ch=LAC&region_id=32066&text_search=90094&zipcode=90094&type=rental			

Appendix A: Affordable Housing in Westchester Playa

VERY LOW INCOME HOUSING UNITS* WITH SERVICES 90045, 90293,90094 6/20/23

Very Low Income Units With Services -Operating			
Apple Tree Village claims they have supportive services available	9229 Sepulveda Eastway	125	https://resources.hud.gov/#property-dialog https://www.lowincomehousing.us/det/apple_tree_village-90045
Super 8. Interim housing	9250 Airport Blvd 2021	35	https://storymaps.arcgis.com/stories/400d7b75f18747c4ae1ad22d662781a3
Building Lives Curry's House. Interim housing	Est 2021	25	https://buildinglivesent.org/
Interim Youth Housing. Interim housing	Est 2021	7	https://storymaps.arcgis.com/stories/400d7b75f18747c4ae1ad22d662781a3
Westside II. Sober Veteran	725 Hindry. 14 Interim 7 Bridge	21	https://www.myhousingsearch.com/dbh/ViewUnit/792301?ch=LAC&hm=asz3KVds
Total Very Low Income With Services -Operating		213	
Very Low Income Units With Services In Development			
Sepulveda Apt Preservation	Sepulveda 2026	75	In development 2026. https://storymaps.arcgis.com/stories/400d7b75f18747c4ae1ad22d662781a3
Extended Stay	6531 S. Sepulveda	98	In development 2024
Red Tail Crossing/Kite Crossing	8333 Airport 2024	92	In development 2024. https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/c78b769d-cc02-4050-91ef-79ded665b5a8
Total Very Low Income With Services in Development		265	
	SUBTOTAL HOUSING UNITS* WITHOUT SERVICES	418	Missing units and adds units in development (balances out)
	SUBTOTAL SAFE PARKING**	50	
	TOTAL HOUSING UNITS IN 90045, 90293, 90094	733	Missing data for large developments
	*UNITS DOES NOT REFLECT TOTAL NUMBER OF PEOPLE/BEDS I.E. 2 BD APARTMENT CAN SLEEP UP TO 5 PEOPLE BUT IS COUNTED AS 1 UNIT		

Appendix B: RSO and Section 8 Map laid on top of Commercial plan



Community Alliance Peripheral Plan



1. Re-use Century Blvd Office Buildings
WPDR 26
2. Mixed Use Industrial Aviation
WPDR 33
3. Residential/Mixed Use Playa Vista
4. Mixed Use Commercial La Tijera/Centinela
WPDR 24
5. Mixed Use Industrial
WPDR 27, 31
Arizona/Centinela
6. Commercial Mixed Use Howard Hughes
WPDR 25