

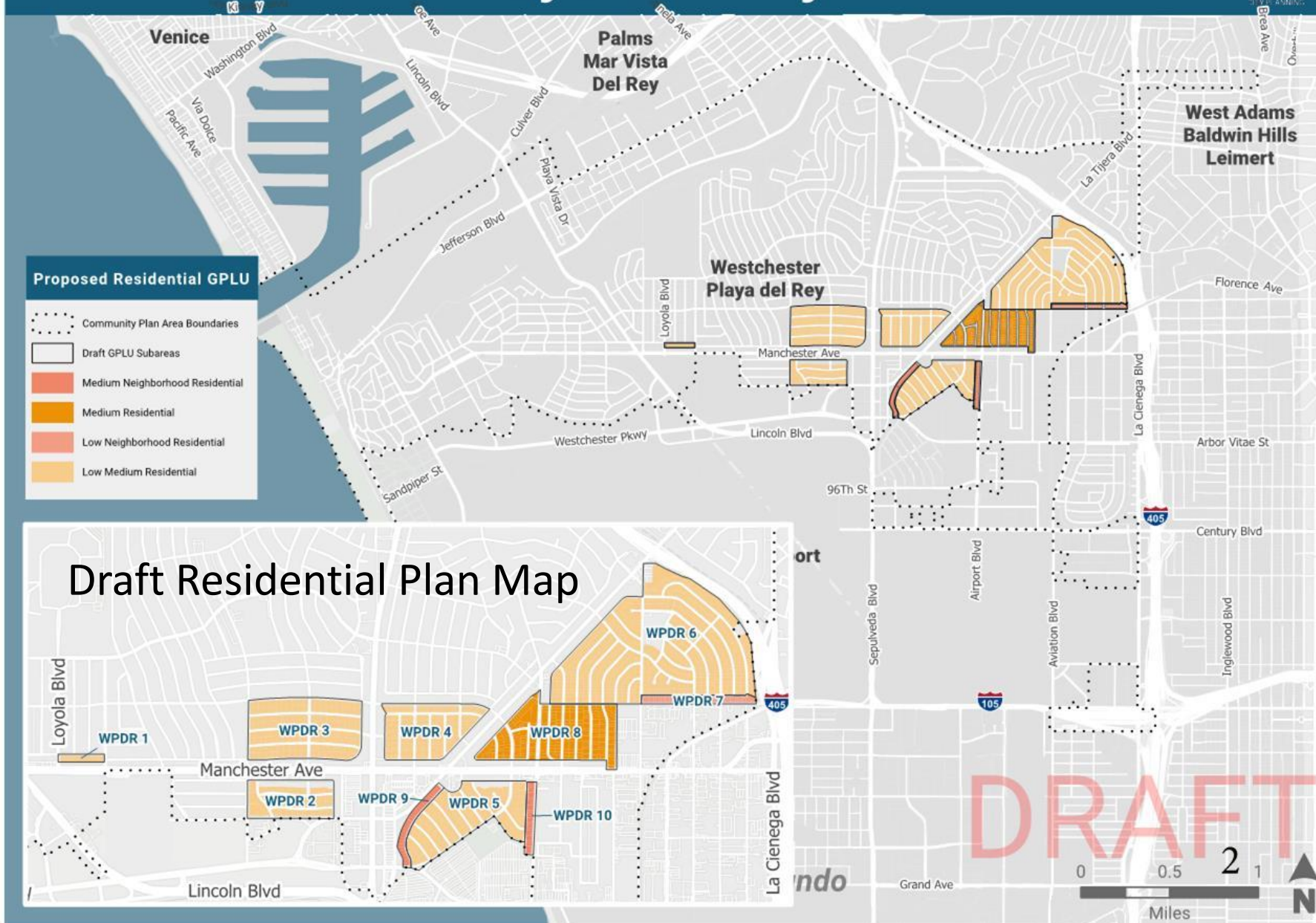
Community-Based Housing Solutions Preserve Westchester

Presentation to

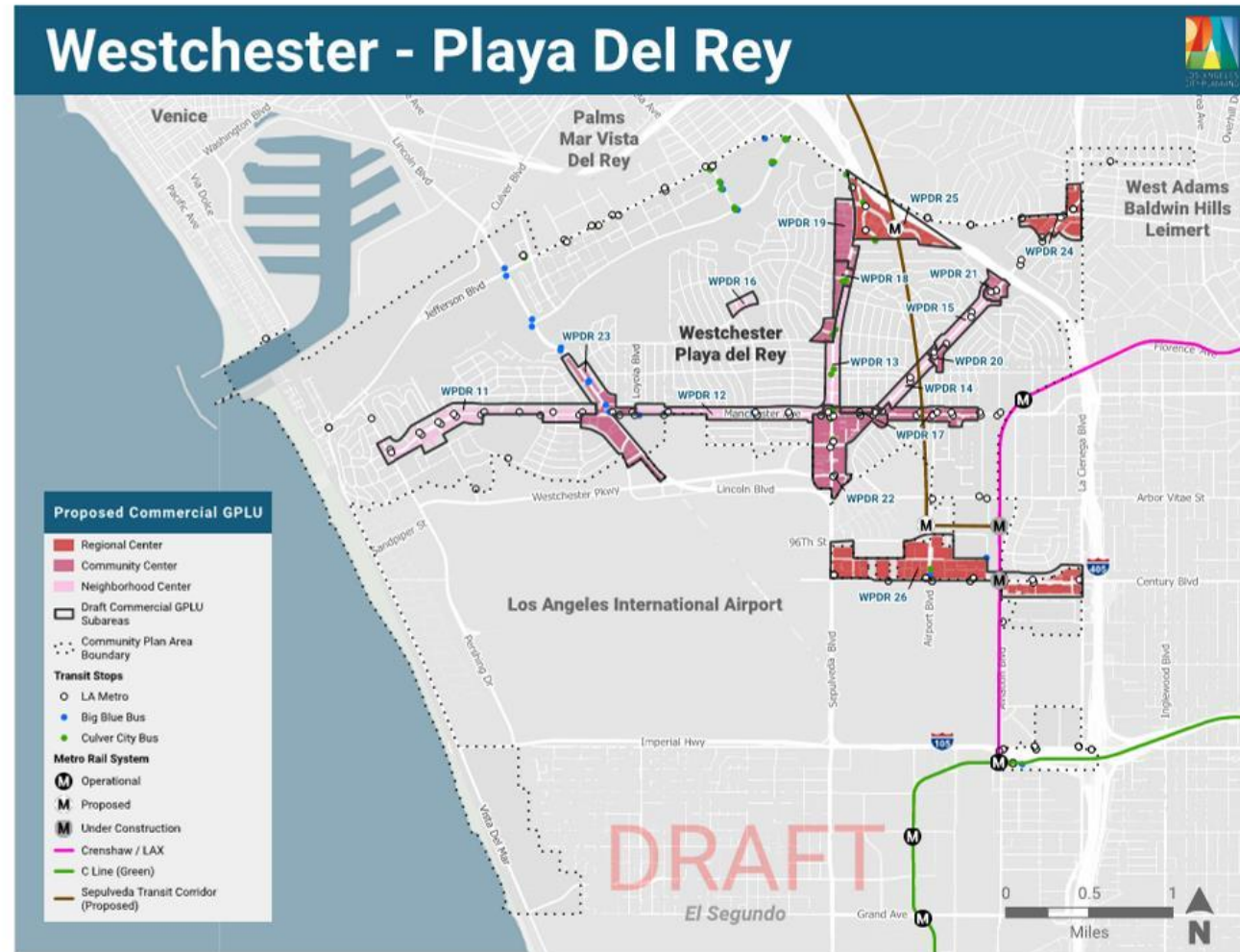
Neighborhood Council Westchester Playa Del Rey
Community Plan Update Committee

August 28, 2023

Westchester - Playa Del Rey



Draft Commercial Plan Map



TOC EXP, OPP RC, & AHO will allow 4-6 story apartments in single-family neighborhoods



This is now economically feasible.

Density Bonus 50 (DB50) will allow greater density in multi-family neighborhoods.



Eliminating older more affordable units and causing displacement.

Our request:

On behalf of our Westchester and Playa del Rey neighbors, we respectfully request that the Ad Hoc Committee, the Planning and Land Use Committee and our Neighborhood Council reject these plans.

We further request that the NCWP ask our City Council member to address the LA City Planning Director Vince Bertoni and his planning staff and require that all overlays, rezoning and other rezoning planning tools that add density to single-family and sensitive older multi-family neighborhoods be removed from the Housing Element and Community Plan Update and that this be documented in the revised Housing Element maps and the Community Pan Update maps.

We also request that the LA City Planners assigned to Westchester tour our communities right away at our invitation to see the neighborhoods they are planning. (We understand that they have not toured or driven our Westchester Playa neighborhoods in an official capacity).

Lastly, we also ask that our Councilmember form an official CD11 working committee that includes members of Westchester to start providing input now to the planners on new maps that remove up-zoning of single-family neighborhoods.

STATE MANDATE



- The State requires LA to zone for 456,000 housing units (with 7% cushion 485,000) to be built in the next eight years (RHNA mandate).
- LA existing zoning will accommodate 230,000 units.
- *LA must rezone for the remaining **255,000** units.*

Table 4.19 Results from Rezoning Inventory Model

Rezoning Strategy	Parcel Count	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Community and Neighborhood Planning (CPU)	33,749	90,473	90,473	2,121	444,572	627,638
Residential Opportunity Corridors (OPP RC)	3,477	29,093	29,093	0	16,901	74,903
Opportunity Avenues (OPP RC2)	5,316	0	0	23,643	12	23,643
Commercial Opportunity Corridors (OPP C)	667	1,194	1,194	0	2,859	5,248
Transit Opportunity Corridor Areas (TOPP C)	272	0	0	0	1,022	1,022
TOC Expansion in Higher Opportunity Areas (TOC EXP)	11,792	287,811	27,811	0	94,780	150,402
50% Density Bonus (DB50)	18,908	123,699	123,699	250	153,892	401,540
Parking Zones (P)	1,032	1,978	1,978	0	780	4,736
Adaptive Reuse (ARO)	10,153	4,747	4,747	1,595	32,039	43,128
Micro Unit Regional Center (MURC)	1,250	3,417	3,417	43	14,518	21,639
Accessory Dwelling Units (ADU)	48,797	0	0	4,141	0	4,141
R2/RD Zone Update (R2RD)	64,570	0	0	18,080	0	18,079
Affordable Housing Overlay (AHO)	34,034	10,198	10,198	0	25,120	45,516
Public Facility Zone (PF)	6,407	2,072	2,072	0	2,972	7,116
Faith-Based Owned Properties (FBO)	2,865	1,273	1,273	0	1,006	3,552
Total	243,245	297,433	297,433	49,872	790,461	1,432,059

To meet RHNA's requirement of **255,000 units**, Planning proposes rezoning for **1,400,000 units**.



Total= 1,432,059 units (5.6 times more housing than required)

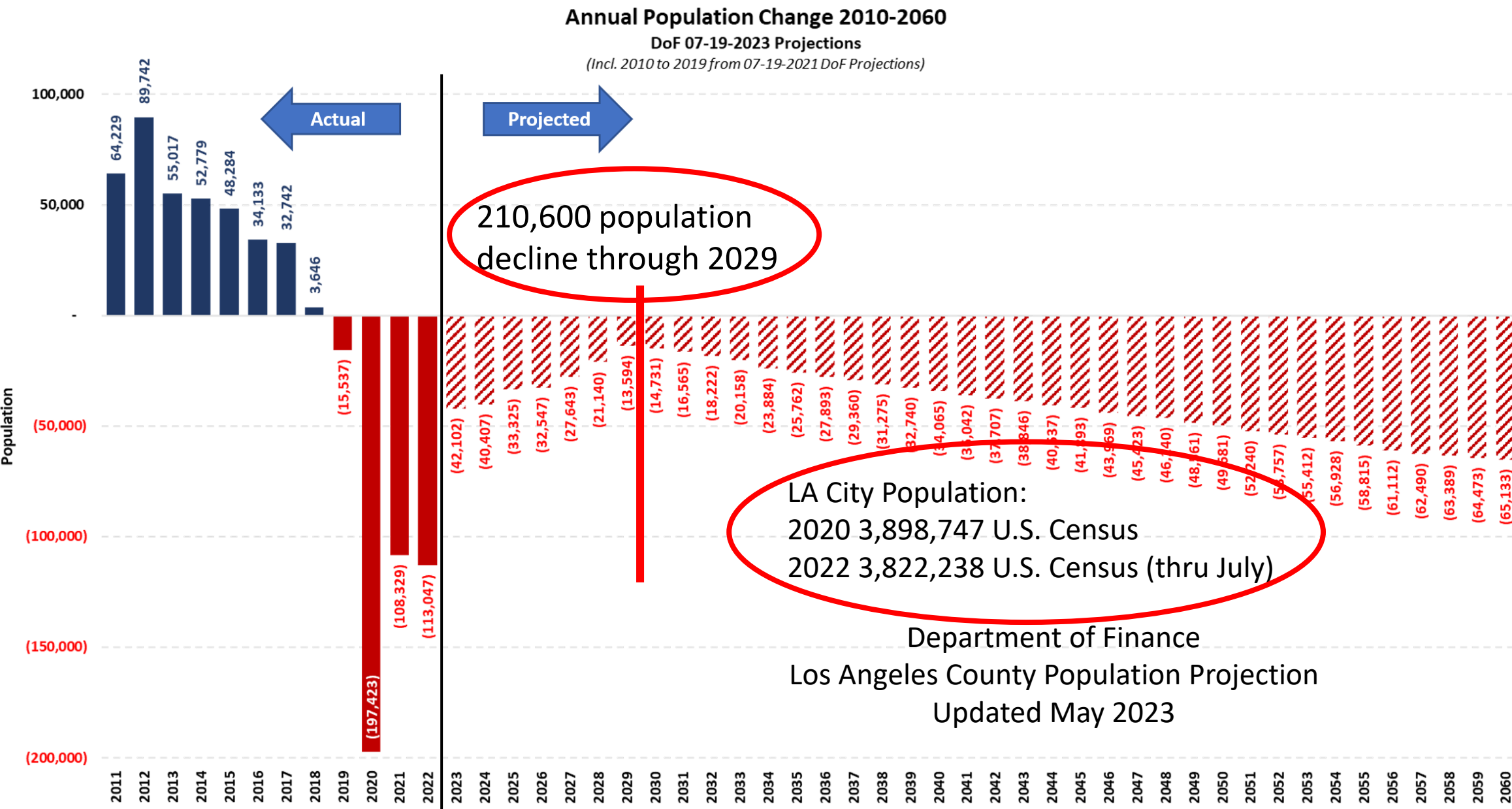
Charts from 2021-2029 Housing Element L.A. City Planning Department

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LA Planning Department is zoning for an additional 3.7 Million people in the next 8 years.



State does not even project that magnitude of growth in LA County.



Southern California Association of Governments (SCAG)
Population, Housing and Employment Forecast
Westchester-Playa del Rey Community Plan Area
2023 through 2045

	2023 1/	2045 2/	Change	Percent Change
Population (Persons)	64,448	58,754	-5,694	-8.8%
Housing (Dwelling Units)	30,084	26,436	-3,648	-12.1%
Employment (Jobs)	46,605	46,987	382	0.8%

Source: LA Planning Department, Westchester-Playa del Rey Plan,
Introduction, Page 12

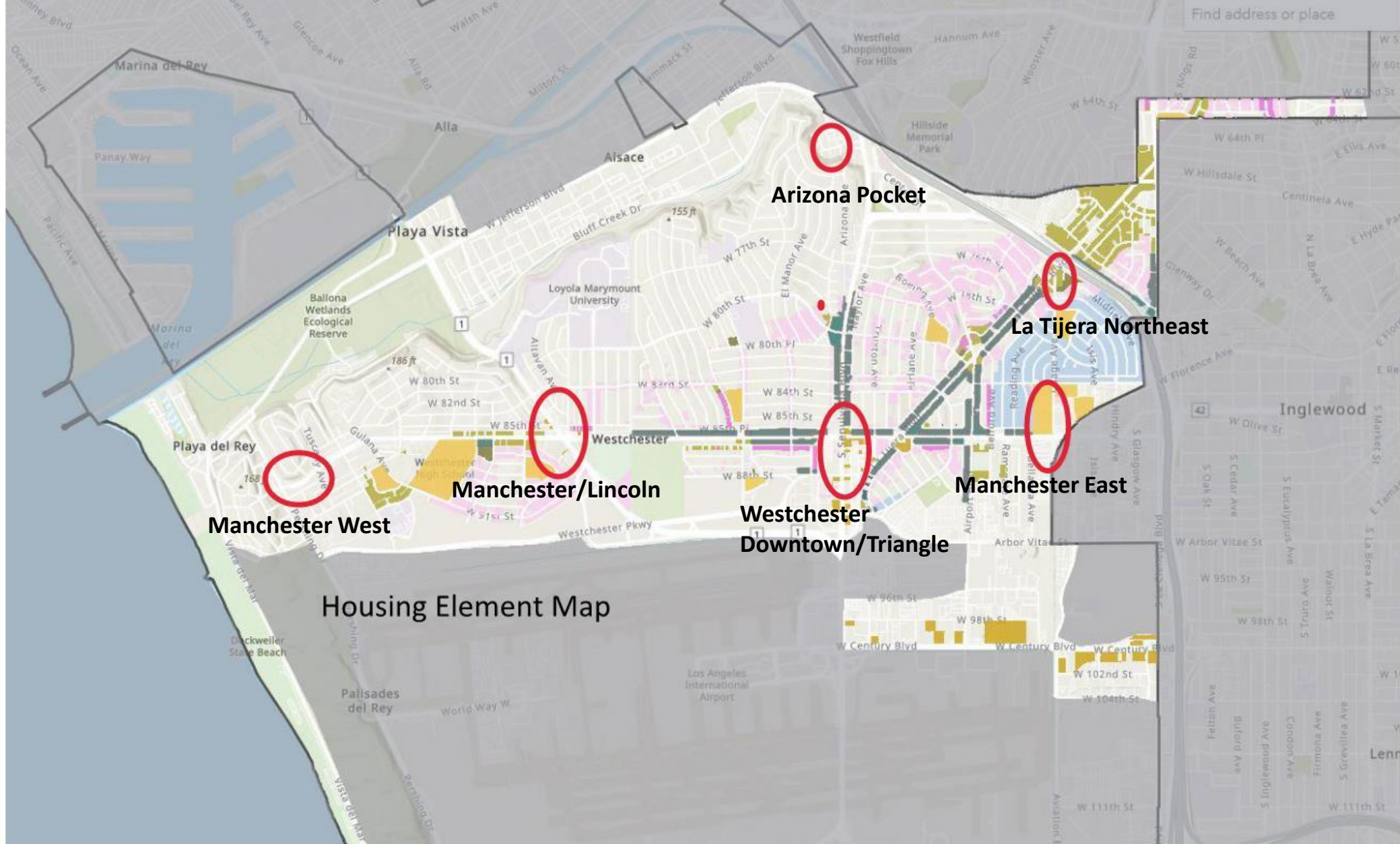
1/ US Census Bureau, American Cmunity Survey (ACS) 2017-2021

US Census Bureau, Center for Economic Studies, 2020 LEHD

2/ LA City Planning, Adjusted SCAG Projections

Preserve Westchester, with stakeholder input, has identified six commercial corridors appropriate for an R3 and R4 overlay rezoning where we avoid piecemeal development in residential neighborhoods on small parcels with insufficient infrastructure and no transit.

- | | |
|---------------------------------|------------------------|
| 1. Manchester West | 4. Arizona Pocket |
| 2. Manchester/Lincoln | 5. Manchester East |
| 3. Manchester Downtown/Triangle | 6. La Tijera Northeast |



Westchester Playa del Rey Commercial Corridors

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Smart Planning



Manchester West Corridor
257 – 503 units

1. Upzone underutilized commercial centers.
2. Adaptive reuse of office buildings.
3. Develop along the commercial corridors where there is sufficient infrastructure.
4. Develop underutilized public property.
5. Preserve historic buildings.



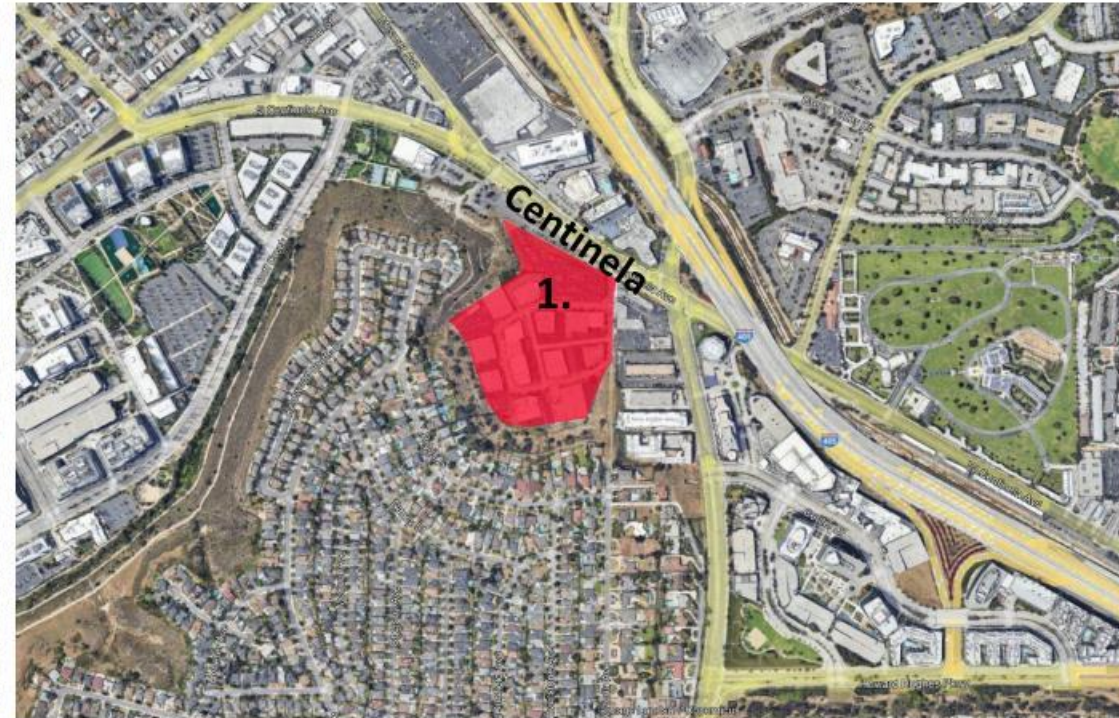
Manchester & Lincoln Corridor
423 – 847 units

Smart Planning



Westchester Downtown and Triangle
1,458 – 2,705 units

1. Upzone underutilized commercial centers.
2. Adaptive reuse of office buildings.
3. Develop along the commercial corridors where there is sufficient infrastructure.
4. Develop underutilized public property.
5. Preserve historic buildings.



Arizona Pocket Corridor
589 – 1,179 units

Smart Planning



Manchester East Corridor
3,705 – 7,411 units

1. Upzone underutilized commercial centers.
2. Adaptive reuse of office buildings and industrial.
3. Develop along the commercial corridors where there is sufficient infrastructure.
4. Develop underutilized public property.
5. Preserve historic buildings.



La Tijera Corridor Northeast
910 – 1,821 units

Westchester Commercial Corridor Candidate Re-Zone
 Summer 2023
 Westchester Playa del Rey Community Plan
 CPU and Housing Element Update
 Area Summary

Name	Sites	Area/SF	DUs at R3	DUs at R4
1. Manchester West	9	206,211	257	503
2. Manchester & Lincoln	7	338,720	423	847
3. Westchester Center Village and Triangle	9	1,096,193	1,458	2,705
4. Arizona Pocket	2	471,455	589	1,179
5. Manchester East Corridor	13	2,964,348	3,705	7,411
6. La Tijera Northeast	5	728,314	910	1,821
Total	45	5,805,241	7,344	14,464

Source: Preserve Westchester, ZIMAS