

# Upzoning Reality in Communities Close to LAX

The Community Alliance -  
Concerned for  
Westchester/Playa







# Who We Are

The Community Alliance -  
Concerned for  
Westchester/Playa

OSAGE

WESTPORT  
HEIGHTS

EAST LA TIJERA

NIELSEN

SOUTH  
MANCHESTER

KENTWOOD

We are an alliance of neighborhoods affected by the upzoning plans.





# The Community Alliance Stands for:

1. **Sensible growth** supported by demographic projections
2. **No unnecessary upzoning of residential lots**
3. **Strategic planning of affordable housing** close to public transportation but away from the airport's gridlocked arteries (Sepuvelda, Manchester, La Tijera, Lincoln) and which preserves the RSO and Section 8 units from demolition
4. **Re-purposing existing office buildings** into affordable mixed use housing options
5. **Protecting our diverse community** from the City's upzone inequality
6. **Traffic mitigation with the airport**

DATA USED BY THE  
PLANNING  
DEPARTMENT IS  
FLAWED

2021 CITY OF LOS ANGELES - DEPARTMENT OF CITY PLANNING  
WESTCHESTER - PLAYA DEL REY  
DEMOGRAPHIC PROFILE

(ACS) 2017-2021)

page 3

64,448
Percent
16,152 25.1%
1,307 2.2%
.9%
.7%
.9%
.6%
.9%
.0%
1%

UNITS IN STRUCTURE

Total dwelling units

- Single housing units
- Multiple housing units
- Mobile and other units

30,084	
10,424	34.6%
19,660	65.4%
-	0.0%

EMPLOYMENT

- Males employed
- Males unemployed
- Males not in labor force
- Females employed
- Females unemployed
- Females not in labor force

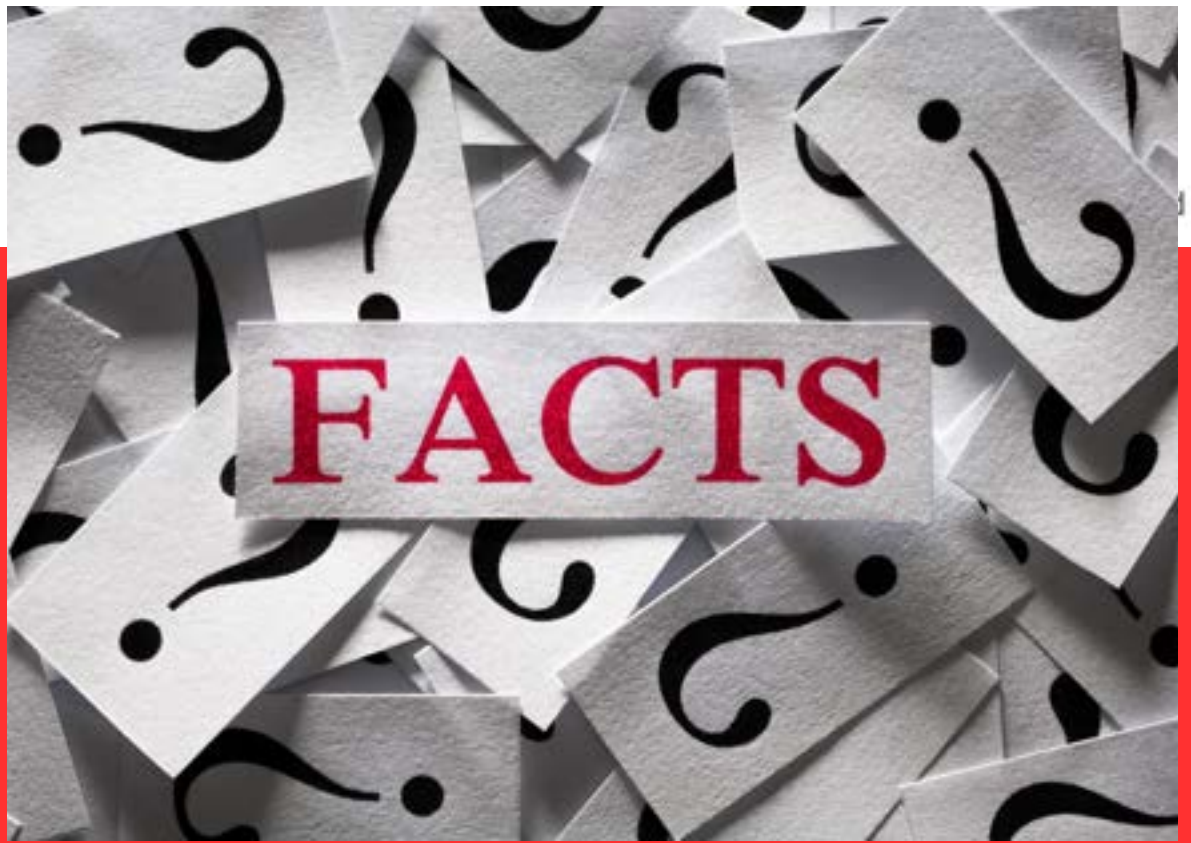
18,237 28.3%
1,332 6.8%
6,666 10.3%
17,449 27.1%
1,040 5.6%
9,861 15.3%

Appendix E. Residential Zoned Land by Community Plan Area, by Allowed Use and Density

Community Plan Area	Single-Family Only	Lower Density Multifamily*	Higher Density Multifamily**
Total Citywide	71.1%	12.4%	16.5%
West Los Angeles	61.4%	5.7%	32.9%
Westchester - Playa Del Rey	62.7%	4.4%	32.9%
Westlake	6.1%	15.9%	84.0%
Westwood	70.5%	4.7%	24.8%
Wilmington - Harbor City	52.6%	25.5%	21.9%
Wilshire	35.5%	14.6%	49.9%

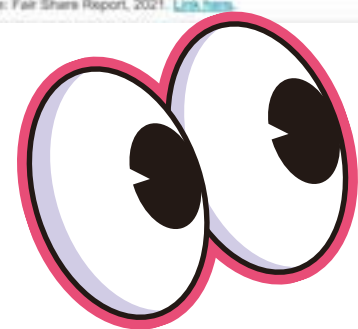
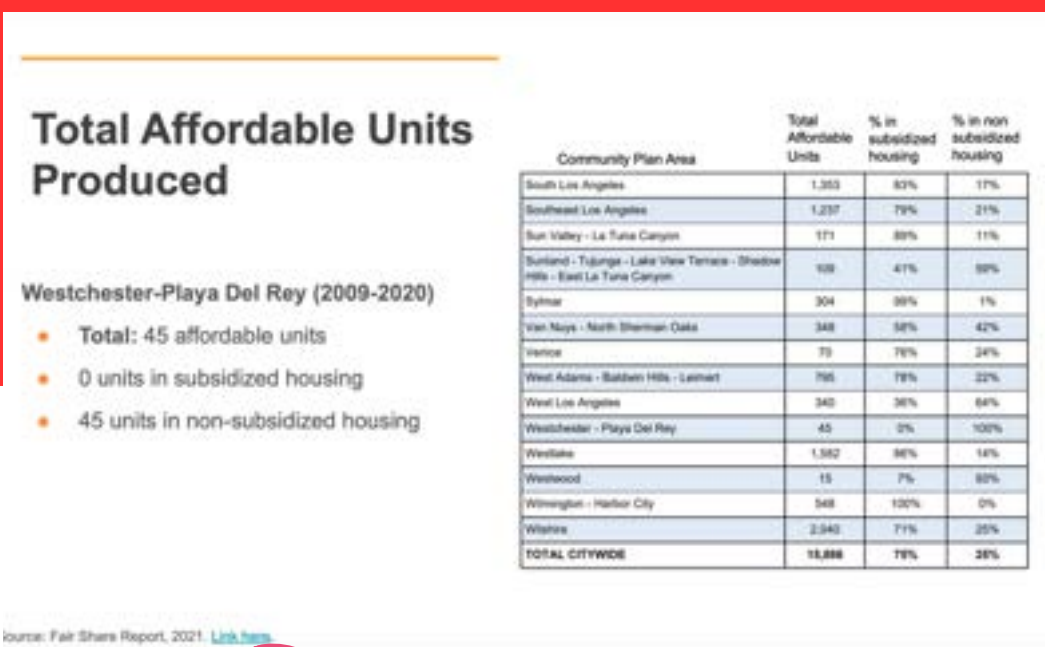
\*Lower Density Multifamily is defined as multifamily residential zones that permit less than 30 units per acre, including R2 and RD Zones

\*\*Higher Density Multifamily is defined as multifamily residential zones that permit more than 30 units per acre, including R3, R4, R5, RAS3, RAS4, C1, C2, C4, and other related zones.





# Why We Are Here?



**Bad Data**

This chart was in Diego's presentation. I have two other city planning links that say we have thousand of Affordable Units but this appears as though we have only 45



**Bad Models**

The CPU plans are based upon generic suburban areas Anywhere, USA and NOT a suburban area with a WORLD AIRPORT within it's city



**Bad Plans**

Converting entire diverse neighborhoods, no planning for gridlock traffic around the World Airport, that serves the ENTIRE city, is bad planning

Housing Progress Dashboard				
	Affordable Units	Market Rate Units	Total Units	% Affordable
Affordable Approved	236	1714	1950	12
Density Approved	128	268	396	32
100% Affordable	102			100
TOC Approved	424			16
TOTALS	890	1982	2872	40
<a href="https://planning.lacity.org/resources/housing-reports">https://planning.lacity.org/resources/housing-reports</a>				

CHANGE (2010* TO 2021)		
GENDER	Number	Percent
Total males	5,118	19.4%
Total females	4,248	14.8%
AGE		
Under 5 years old	1,103	38.5%
5 to 9 years old	839	38.2%
10 to 17 years old	128	3.8%
School age (5 to 17 years old)	967	17.5%
18 to 21 years old	-398	-7.2%
22 to 34 years old	2,169	17.9%
35 to 59 years old	1,513	7.6%
60 to 64 years old	984	34.3%
65 to 74 years old	2,660	79.5%
75 or older	365	12.3%
HOUSING		
Total units	4,817	19.1%
Occupied units	3,610	15.1%
Owner occupied	590	4.8%
Renter occupied	3,020	25.9%

# Demographic Data

Projected for Westchester/Playa through 2045

Table 1-1. Population, Housing and Employment

	Existing Conditions [1][3]	2045 SCAG Projections [2]	Proposed Plan Capacity
Population (persons)	64,448	58,754	These values are currently being refined and will be published in the environmental clearance.
Housing (dwelling units)	30,084	26,436	
Employment (jobs)	46,605	46,987	

[1] U.S. Census Bureau, American Community Survey (ACS) 2017-2021

[2] Los Angeles City Planning, Adjusted SCAG projections.

[3] U.S.Census Bureau, Center for Economic Studies, 2020 LEHD



## Los Angeles County

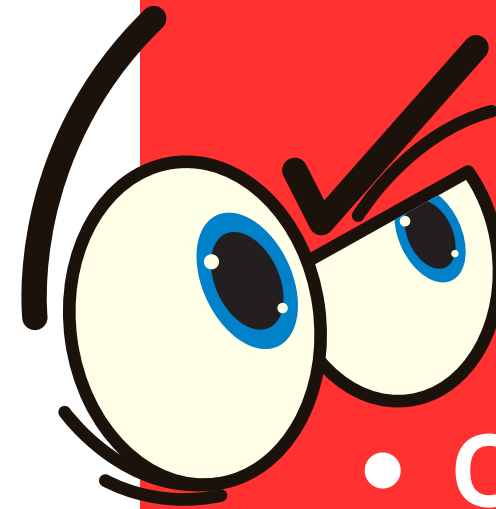
Losing over 1.7 million people between now and 2060, a decrease of more than 17% from the current total of around 10 million



## Westchester/Playa

- Westchester is expected to decrease in population by 9.7% by 2045 and who knows how much more by 2060.
- Flat job growth 0.2%.
- Meanwhile the City is pushing a high density growth plan.

# City Overshoots the RHNA Housing Goals 300%



- City Has 1.52M Housing Units in 2020
- City Plans 1.43M *Additional* Housing Units (94% Increase) by 2045
- Why? When Population is Decreasing by 17%

Table 4.19: Results from Rezoning Inventory Model

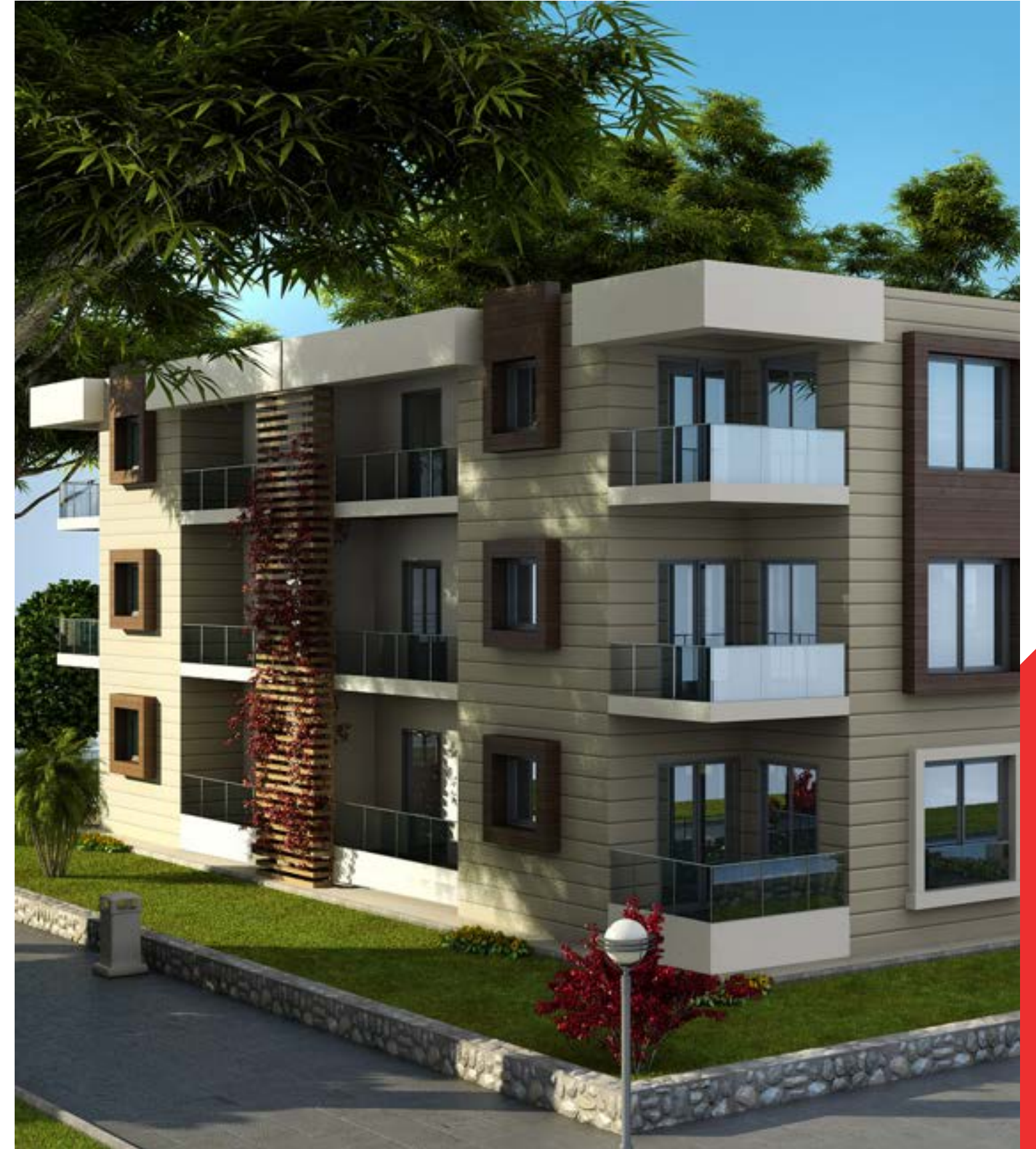
Rezoning Strategy	Parcel Count	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Community and Neighborhood Planning (CPU)	33,749	90,473	90,473	2,121	444,572	627,638
Residential Opportunity Corridors (OPP RC)	3,477	29,093	29,093	0	16,901	74,903
Opportunity 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
<b>Total</b>	<b>243,245</b>	<b>297,433</b>	<b>297,433</b>	<b>49,872</b>	<b>790,461</b>	<b>1,432,059</b>



# **2010-2021 HOUSING GROWTH**

<b>Westchester</b>	<b>4817 Units</b>
<b>West Los Angeles</b>	<b>1402 Units</b>
<b>Palms/MV/DR</b>	<b>3216 Units</b>
<b>Venice</b>	<b>95 Units</b>

**Westchester added 51% of area  
unit growth...time for other  
neighborhoods to step up**





# Westchester/Playa Community Plan Update



1. Upzones 1 in 3 housing (10,925) dwellings in Westchester and the ENTIRE Osage neighborhood is upzoned; this is too aggressive for any justification
2. Increases housing units by 300% while population in Westchester is expected to decline
3. Adversely affects existing 2,346 RSO, 2,919 Section 8/affordable housing, socioeconomically, racially diverse communities
4. The City's Plan doesn't prioritize housing away from airport impacted intersections
5. The City's Plan does not meet planning guidelines for transitions and equity

*No Traffic Mitigation, No Public Safety, No Planned Development, No Green Space/Canopy, No Community Gathering Space, No Infrastructure*

*Only a High-Density Developer Blank Check*



# Why Are We Sounding the Alarm For Upzoning?



1. We Live Next to the Airport with Unique Traffic Challenges

1. We Live in the Transit Oriented Communities

2. We Live in High RHNA Resource Area

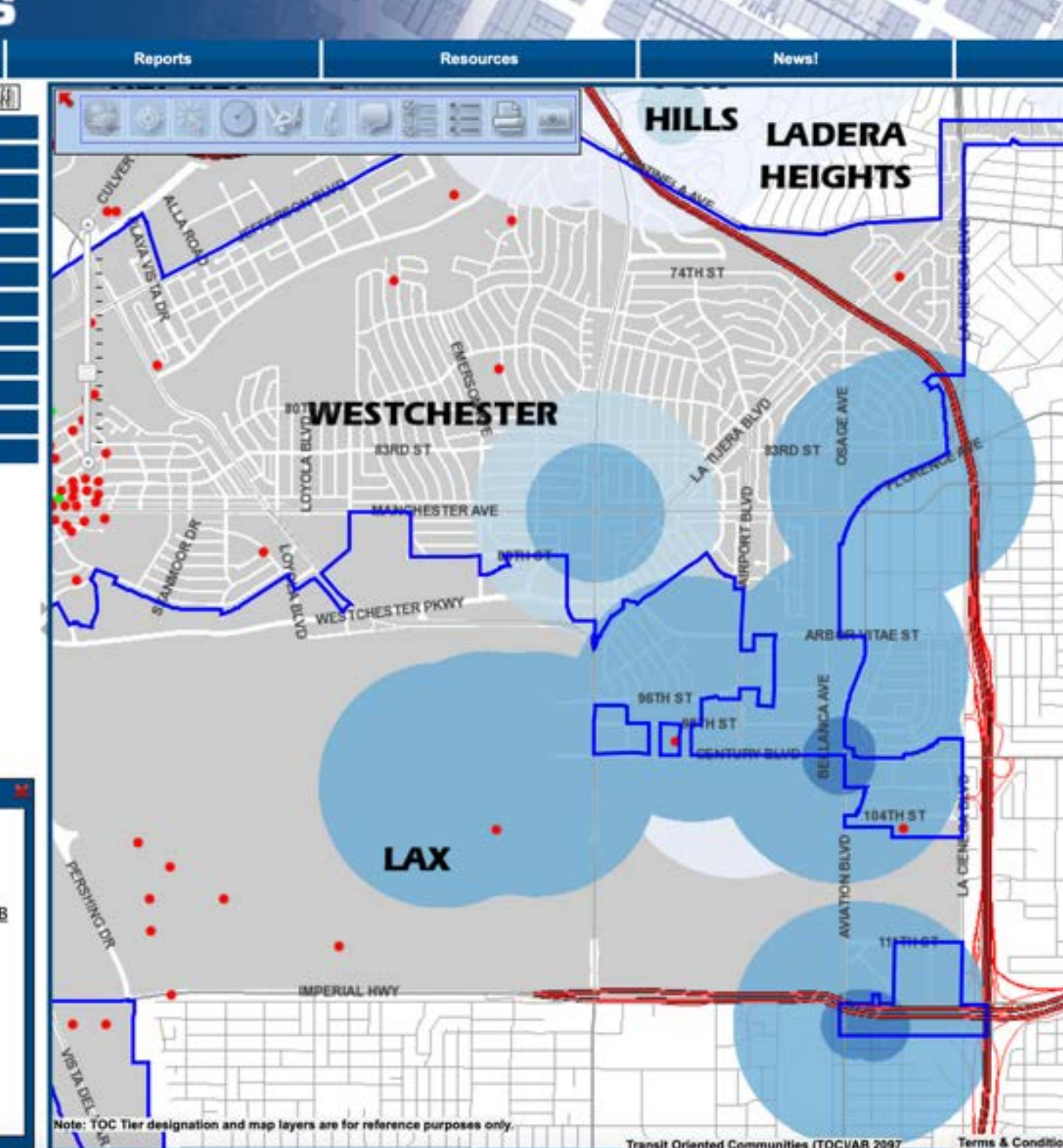
3. We Live in High AHO Area

4. Our Population is Decreasing

5. We Already Have Overbuilding in Our Neighborhoods







# TOC Areas ZIMAS Map

## TOC incentives:

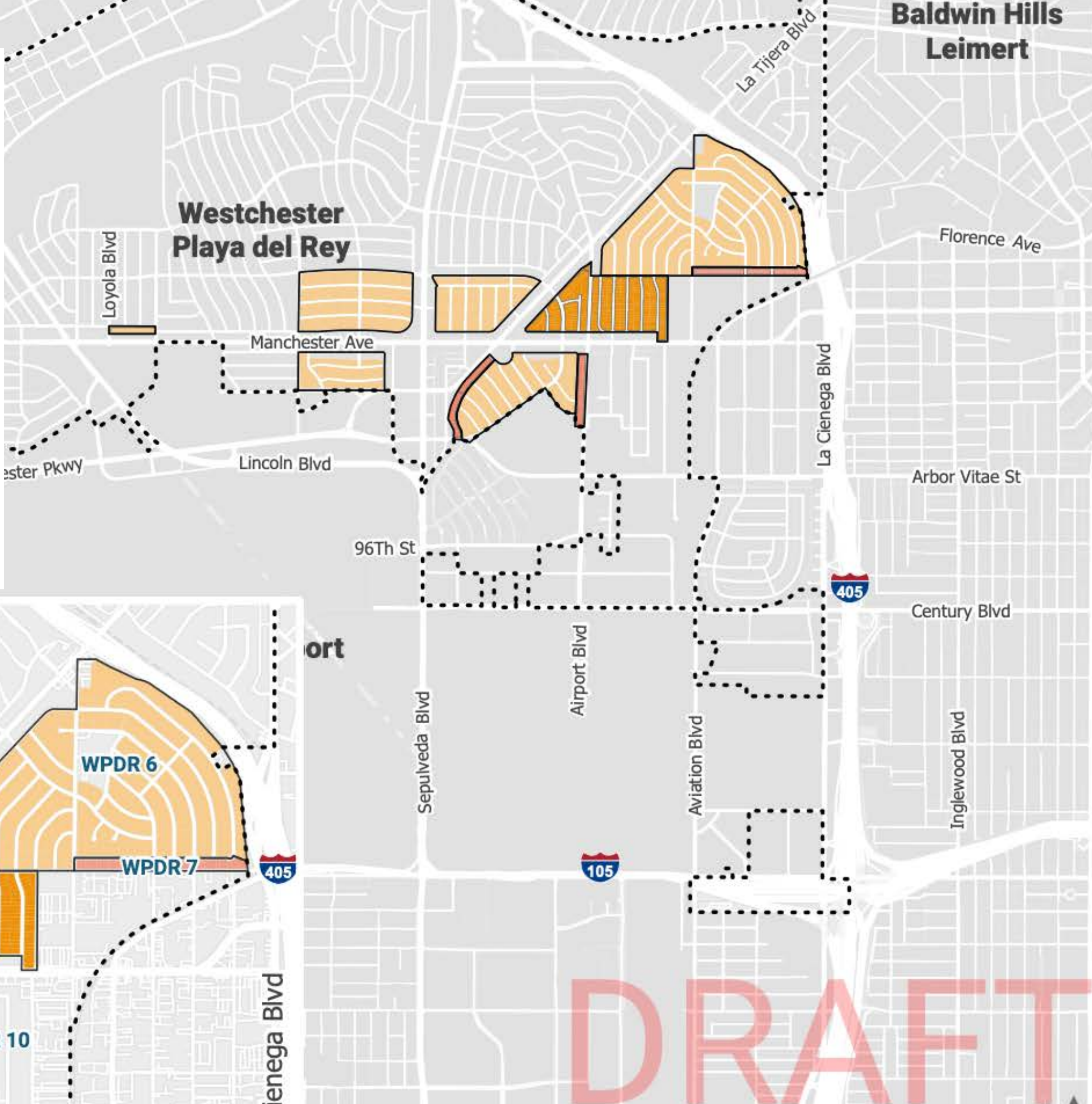
1. 3 Additional Stories
2. 80% Bonus Density Units
3. No Parking Required





WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Medium Residential					
WPDR: 1, 2, 3, 4, 5, 6	4L	3	no bonus	1.0	no bonus
Low Neighborhood Residential					
WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential					
WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential					
WPDR: 9, 10	10	3	5	1.5	2.5





# High-Density On Residential Streets



8833 S Ramsgate Avenue  
Google Street View

This week, property owner K&K Ramsgate, LLC filed an application with [the L.A. Department of City Planning](#) seeking approvals for a new five-story, 16-unit apartment building at 8833 S. Ramsgate Avenue. The project, which would replace a duplex and a detached single-unit building, is also slated to include 13 parking stalls on the ground floor.

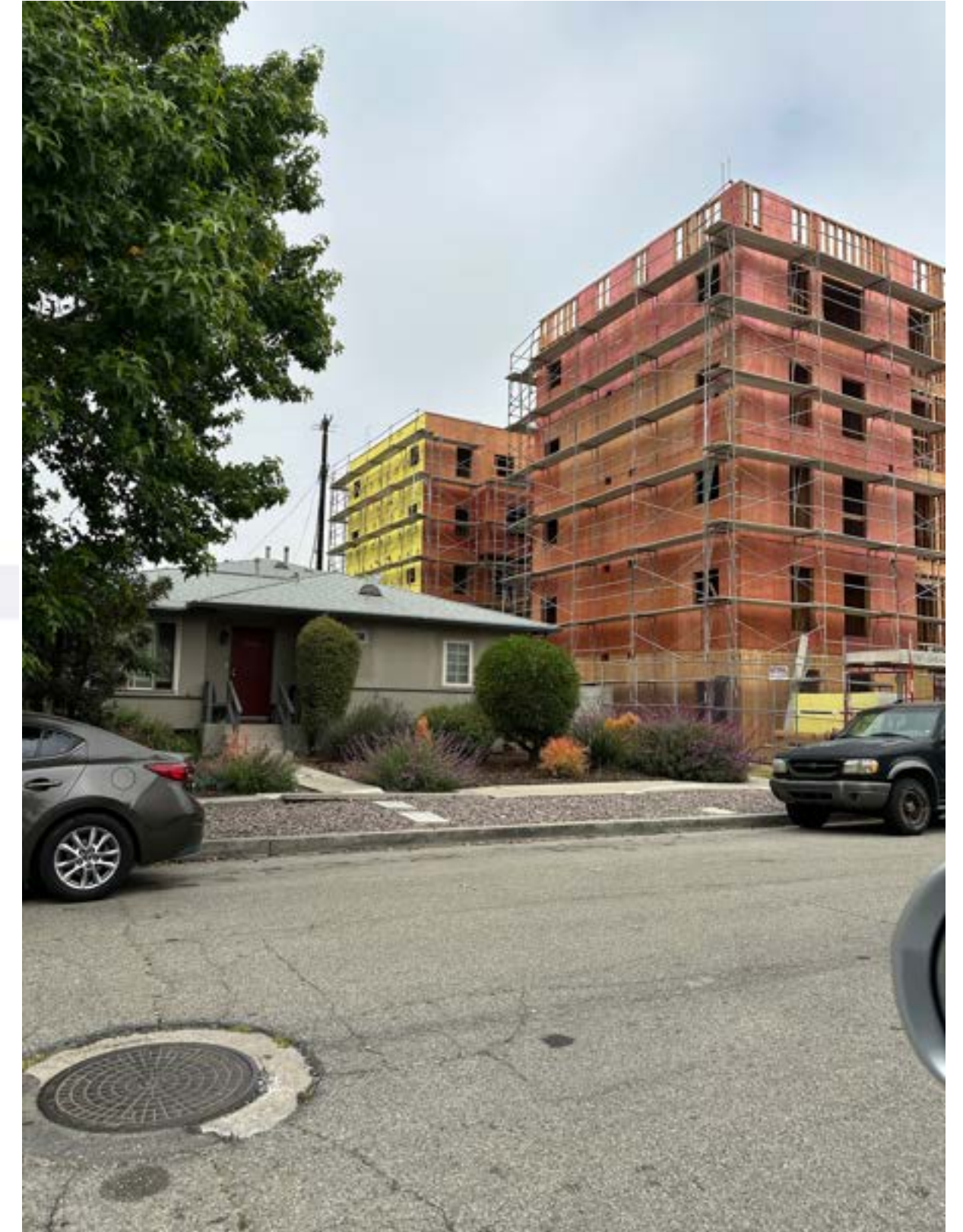
## R2/R3 Lots

PROJECTS [BETA](#) PODCAST ADVERTISE

### Five-story, 16-unit apartment building planned at 8833 S Ramsgate Avenue

It would replace three existing rental units in Westchester

JANUARY 06, 2023, 11:30AM STEVEN SHARP · [2 COMMENTS](#)





## Proposed for 8716-8722 Ramsgate

- existing - 8 units
- proposed - 30 units



## Triplex



## 9044 9050 9058 Reading

- existing 11
- proposed 53

Single  
family  
home



## Triplex



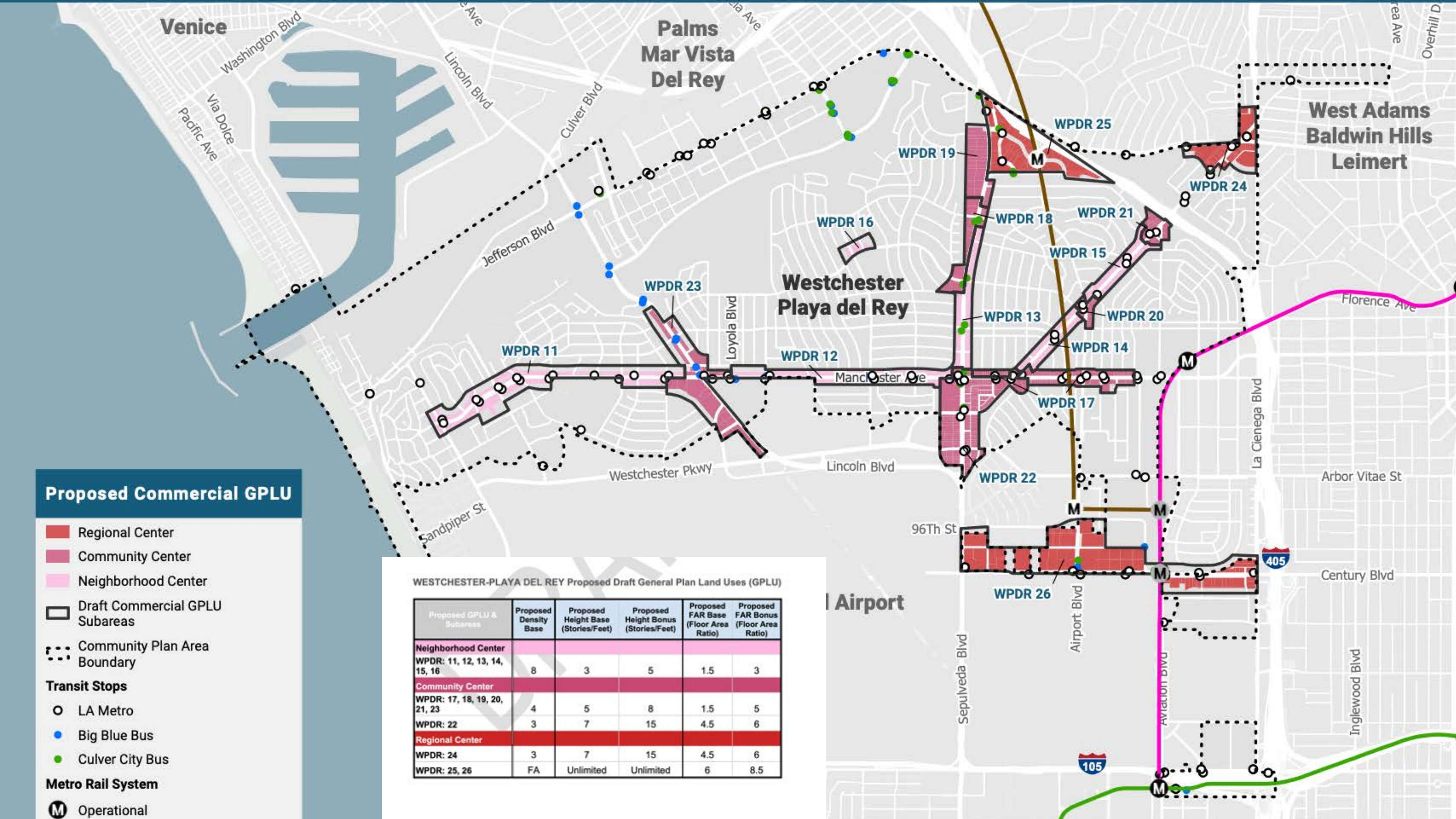


Proposed Commercial GPLU

- Regional Center
- Community Center
- Neighborhood Center
- Draft Commercial GPLU Subareas
- Community Plan Area Boundary
- Transit Stops
  - LA Metro
  - Big Blue Bus
  - Culver City Bus
- Metro Rail System
  - Operational

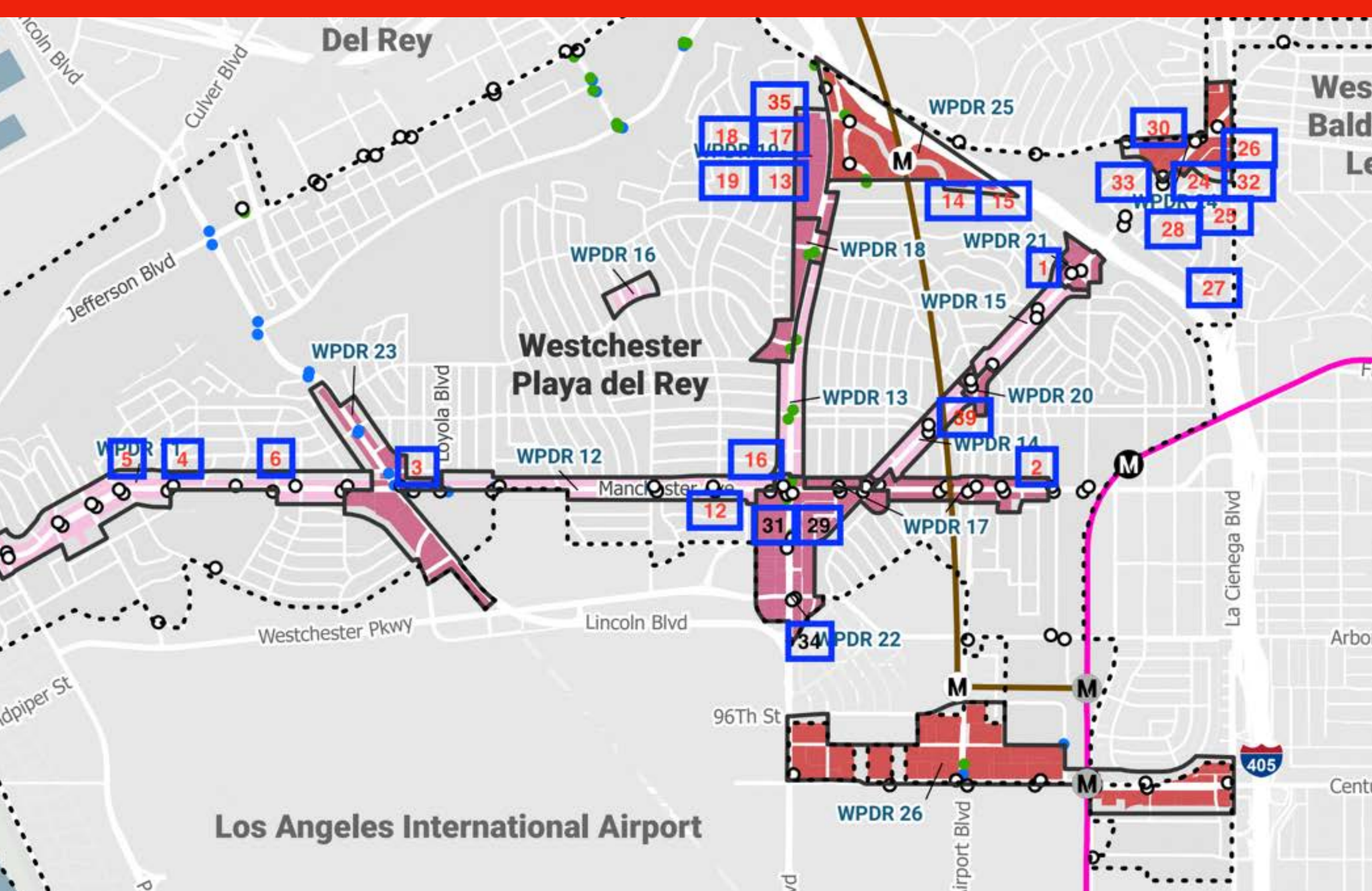
WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Neighborhood Center WPDR: 11, 12, 13, 14, 15, 16	8	3	5	1.5	3
Community Center WPDR: 17, 18, 19, 20, 21, 23	4	5	8	1.5	5
Community Center WPDR: 22	3	7	15	4.5	6
Regional Center WPDR: 24	3	7	15	4.5	6
Regional Center WPDR: 25, 26	FA	Unlimited	Unlimited	6	8.5





**RSO 2,346  
Units**



**Section 8 Housing 2,919 Units**

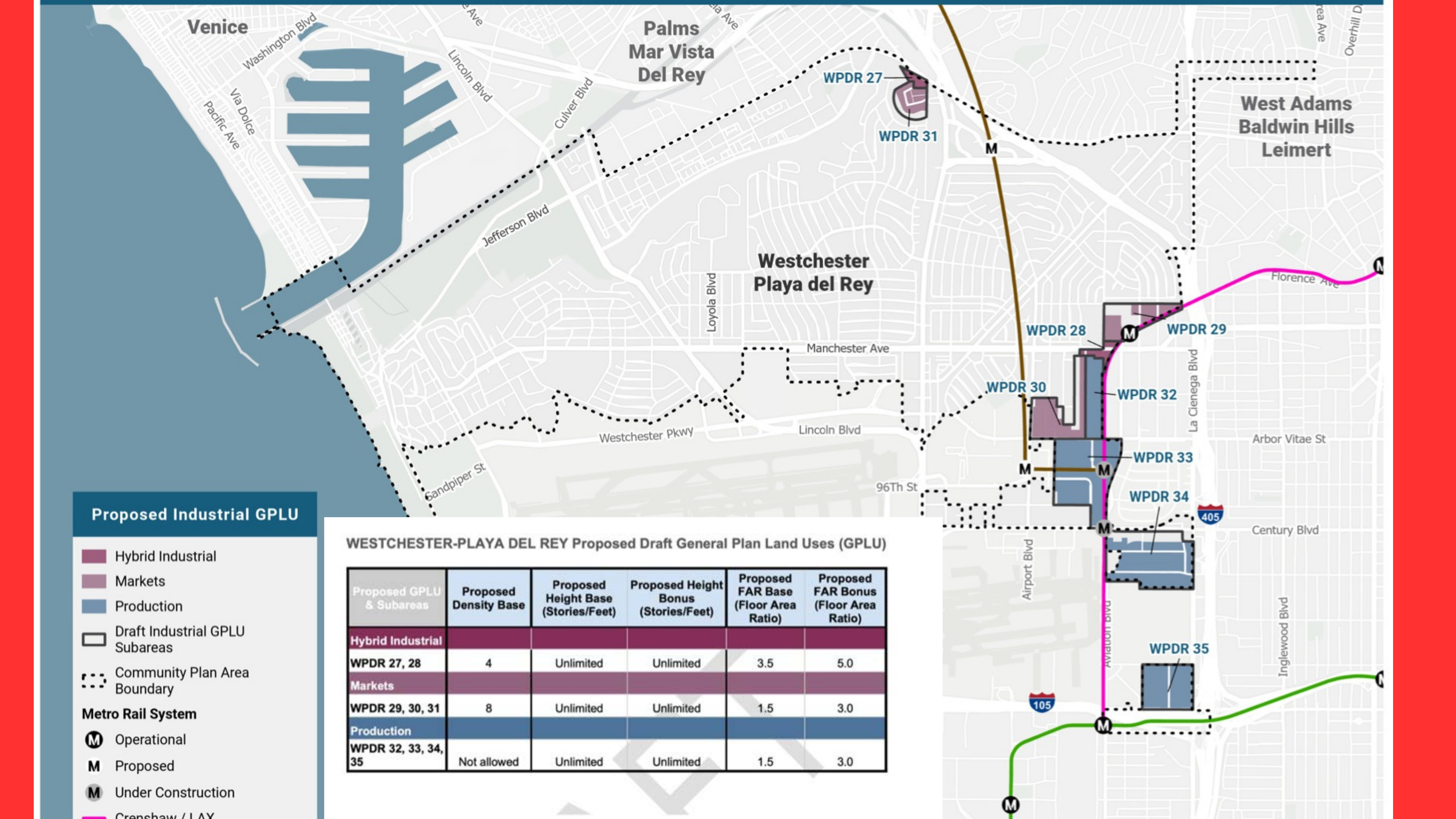




# Housing on The Corridors With No Transition to Homes - 5 Stories









# City Plans Affect:



**10,925 Units and  
Many More Lives**

**RSO**

**2346 Units**

**Section 8**

**2919 Units**

**Du/Triplex**

**1200 Units**

**Residential**

**4460 Units**



# Community Alliance Recommendations for Housing

1. Housing in Mixed-use Commercial and Industrial close to transportation but further from airport
2. No upzoning in residential zones; not necessary
3. Preserve established communities with built in diversity
4. Re-use commercial business offices to minimize greenhouse gases and to accelerate building process
5. Protect RSO and Section 8 Housing by focusing upzoning away from corridors close to airport



# **OUR 8 YEAR HOUSING PLAN**

**2,000 Units in Development**

**1,000 ADU Units**

**1,000 SB9 Units**

**3,000+ Our Plan's Unit Growth**

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**7,000+ Unit Growth Plus  
Outmigration Unit Pool**





# Community Alliance 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



# City Plan Summary:



## Demographics



Our community's population is expected to decline 9%  
Our job growth only 0.2% in 20 years  
We have a large number of RSO and Section 8 housing .We built 4800 units supporting other communities

## Traffic



Our community is the access point to LAX a WORLD AIRPORT. We have gridlock today. LAX is expected to increase trips by 35% which will significantly worsen our roadways without additional housing.

## Ethnically Diverse



The City plan targets our ethnically diverse community, the very people we wish to help. It targets entry level housing and homeownership. It will displace our vulnerable RSO/Section 8 community with market rate units

## Who is this Plan Really Helping?



If the goal is to increase affordable housing, then why only mandate 10% of units as affordable? Because this really is about lobbyists and developers. They are the only ones that win.



# Community Alliance Plan Summary:

1. Sensible growth supported by demographic projections
2. No unnecessary upzoning of residential lots
3. Strategic planning of affordable housing close to public transportation but away from the airport's gridlocked arteries (Sepuvelda, Manchester, La Tijera, Lincoln) and which preserves the RSO and Section 8 units from demolition
4. Re-purposing existing office buildings into affordable mixed use housing options
5. Protecting our diverse community from the City's upzone inequality
6. Traffic mitigation with the airport



# Resources

**Community Alliance: Concerned for Westchester Playa**





# GLOSSARY

**Base and Bonus:** A sliding scale incentive program for housing typologies that qualify for a density bonus; whereby the “base” represents a minimum incentive package (e.g. greater allowance in FAR, height, parking requirements), and the “bonus” represents an increase in the incentive package.

**Density Bonus:** Is the most common form of incentive intended to facilitate affordable housing in the City of Los Angeles and is one of the incentive based housing programs. A density bonus provides an increase in allowed dwelling units per acre (DU/A), Floor Area Ratio (FAR) or height which generally means that more housing units can be built on any given site.

**Hybrid Industrial:** A type of land use that allows for some combination of residential, commercial, and/or industrial units. This designation is also characterized by low and medium scale development.

**Incentives:** Community benefits that involve a trade-off between a community and a developer. Typically, a developer gets to build a project that would not otherwise be permitted under the existing zoning regulations in exchange for providing something that is in the community’s interest—something that the city would not otherwise require of the developer.

**Floor Area Ratio (FAR):** The ratio of the gross floor area of a building to the area of the lot where it is located. [View FAR video here.](#)

**Live/Work:** A type of land use that allows for some combination of residential, commercial, and/or industrial units.

**Missing Middle Housing:** is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options and support locally-serving retail and public transportation options.

**Pedestrian Orientation/Oriented:** An urban design strategy that seeks to promote a safe, comfortable, and accessible pedestrian experience, via building scale, facade, and design standard regulations.

**Transit Oriented Communities (TOC):** places (such as corridors and neighborhoods) that, by their design, allow people to drive less and access transit more. A TOC maximizes equitable access to a multi-modal transit network as a key organizing principle of land use and holistic community development.

**Transitional Buffer:** A transitional area of land between two distinct (often incompatible) land uses or types used to lessen the impact of one land use type on another.

**Additional Terms:** <https://planning.lacity.org/resources/glossary>





# AFFORDABLE HOUSING INCENTIVES

## 10. How is Affordable Housing defined?

Affordable Housing is any housing unit that has a formal covenant or other legal protection that guarantees that the housing unit can only be occupied by someone within a set schedule of income. These units can be located in a building that is entirely income restricted, or in a mixed-income building where only a certain percentage of the units are restricted.

The housing cost of restricted affordable units is based on the current Area Median Income (AMI) in Los Angeles County, which in 2021 was \$80,000. From the AMI, income categories are defined as follows:

- Extremely Low Income: Less than 30% of AMI
- Very Low Income: Between 30% and 50% of AMI
- Low Income: Between 50% and 80% of AMI
- Moderate Income: Between 80% and 120% of AMI

For up to date rent limits visit LAHD's website by clicking [here](#).

Number of Incentives	Required Percentage* of Units Restricted for Very Low Income Households		Required Percentage* of Units Restricted for Low Income Households		Required Percentage* of Units Restricted for Moderate Income Households (For Sale Only)
One Incentive	5%	or	10%	or	10%
Two Incentives	10%	or	20%	or	20%
Three Incentives	15%	or	30%	or	30%

\* Excluding Density Bonus units.



# TRANSIT ORIENTED COMMUNITIES (TOC)

## INCENTIVES

1. THIS AREA IS WITHIN 1/2 MILE OF THE METRO
2. THERE ARE INCENTIVES FOR BUILDERS OF 5+ UNITS WHICH IMPACT THE SIZE AND SCOPE OF THE PROJECT:
3. 50-80% INCREASE IN DENSITY ALLOWED
4. NO PARKING SPACES NEEDED
5. HEIGHT CAN INCREASE UP TO 3 STORIES
6. YARD SETBACKS AND DECREASE UP TO 35%
7. OPEN SPACE CAN DECREASE UP TO 25%
8. LOT COVERAGE CAN INCREASE UP TO 35%



# RHNA INCENTIVES

1. AREAS IN HIGH OPPORTUNITY RHNA ZONES
2. DEVELOPERS OF 5+ UNITS GET BONUS INCENTIVES IMPACTING THE SIZE AND SCOPE
3. UP TO 20% OF YARD SET BACK
4. UP TO 20% OF LOT COVERAGE
5. UP TO 20% WIDTH REQUIREMENT
6. UP TO 20% FLOOR AREA REQUIREMENT
7. UP TO 20% OPEN SPACE DEVIATION
8. UP TO 20% BUILDING HEIGHT
9. PARKING < 1SPACE/UNIT
10. PARKING <2 SPACES/UNIT



