



Neighborhood Council of Westchester Playa

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October 5, 2023

Honorable Traci Park
Councilwoman, 11th District
200 N. Spring Street, Room 410
Los Angeles, CA 90012

RE: Community Plan

To Our Honorable Councilwoman Traci Park,

The Neighborhood Council of Westchester Playa hereby requests that you direct the Planning Department to use the following priorities to inform their work as they implement the Housing Element 2021-2029 and update the Westchester/Playa (WPDR) Community Plan:

1. **Housing unit quotas for our specific community** must be disclosed so meaningful community dialogue and input can be had and considered. There appears to be a significant discrepancy between Planning's numbers and Community Stakeholder generated numbers.
2. **Outreach** to each household must be conducted before this process advances. Ordinary stakeholders have been left behind. The Advisory Group strategy implemented by City Planning with the Community Plan Update was neither designed to nor did it reach stakeholders whose properties are directly impacted by the proposed plans.
3. **No upzoning in R-1, R-2, and R-3 lots.**
4. **Protect Rent Stabilized Ordinance RSO** units that are densely oriented on our corridors, (Sepulveda, Manchester, Lincoln, and La Tijera) by strategically placing density growth away from the airport arterials. Areas around the perimeter (**map attached**) can accept high density housing to better accommodate housing needs without impacting the community and without adding to congestion near LAX.
5. **Do not oversaturate our community** with housing as it will negatively impact the entire City and County with gridlock and slow the City's economic engine. As the Gateway to LAX, our community already endures unequalled gridlock traffic burdens on our arterials that lead to LAX. LAX is projecting a 29% increase in daily vehicle trips by 2028. Our roads do not have the capacity to accommodate that increase.
6. **Increase the affordable unit mix** requirements. Our community is increasingly being saddled with excessive market rate units in order to add a few affordable units, destroying rent stabilized units in the process.
7. **Create new and preserve existing open and green space** in our deficient community, including tree canopies. Westchester/Playa has the lowest canopy coverage in CD11. LAX acknowledges that the hazardous air quality and pollution they generate cannot be mitigated.

8. **Appoint and listen to feedback from a Westchester Playa del Rey focused Advisory Group** for plans that impact our unique community, which is home to a world class airport that delivers 65 million travelers each year.
9. **Require the Planning Department**, Department of Transportation and Department of Sanitation to coordinate with neighboring cities such as El Segundo, Culver City and Inglewood on current, upcoming and contemplated major projects that utilize the same airport arterials as our Community in order to evaluate and mitigate impacts.
10. **Request City Planning** staff assigned to the Westchester Playa Community Plan Update participate in a guided driving and walking tour of the community with Neighborhood Council and community leaders by November 15, 2023.
11. **Request that the City Planning staff discard the current residential, commercial, and industrial maps and immediately prepare new maps for review by stakeholders by November 15, 2023. These new maps eliminate all upzoning in all R-1, R-2, R-3 lots and eliminate corridor density upzoning.**

We also request that the Councilwoman obtain responses from the Planning Department regarding the following questions and report back to the NCWP:

- How does ED1 impact the proposed maps?
- What data is the department using to develop its maps (SCAG numbers)?
- What are the current housing numbers being relied upon in this process?
- What RHNA numbers is the city targeting in this Community Plan Update? That is, how many units is our community being asked to provide? CD11? The City?
- Are other communities within the city being asked to also provide their fair share of additionally zoned units to satisfy the RHNA requirement?

The Housing Element and the Westchester Playa del Rey Community Plan Update are being prepared concurrently, and each affects the other. Our Neighborhood Council approved this request on October 3, 2023, so that the same guiding principles will be applied in both.

Respectfully,

DocuSigned by:

Paula Gerez

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Paula Gerez, President

Neighborhood Council of Westchester / Playa

Distribution:

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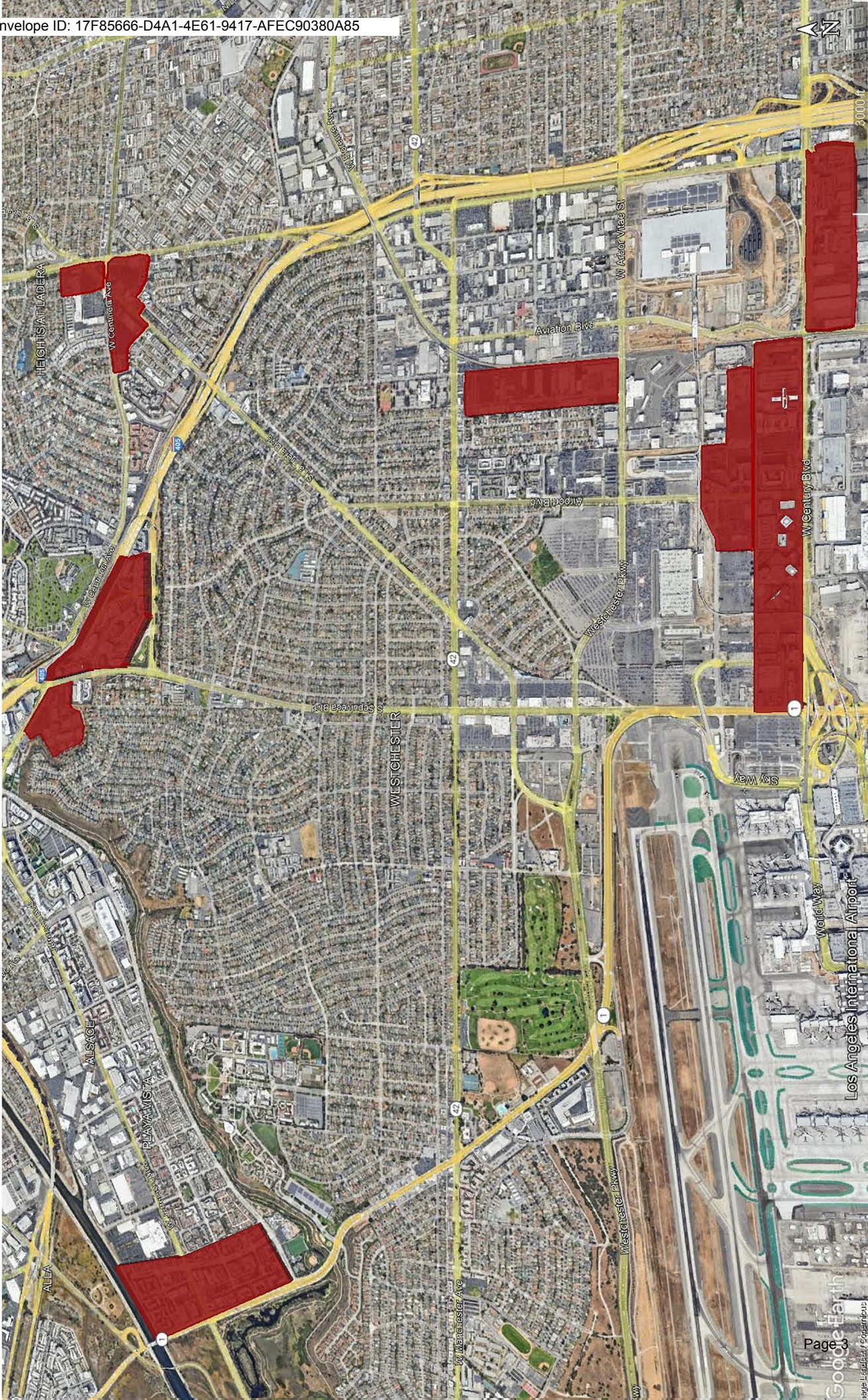
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NCWPDR Board



3000 ft

HEIGHTS AT LADERA

W Centuria Ave

Aviation Blvd

W Arbor Viree St

Airport Blvd

W Century Blvd

W Westchester Ave

WESTCHESTER

Sky Way

World Way

Los Angeles International Airport

ALSOCE

PLAYA VISTA

ALLA

W Westchester Ave

Westchester Pkwy