

## NCWP Supports Excluding Single-Family Zoned Properties From the CHIP Ordinance

File With: Offices of Mayor Karen Bass, Councilmember for Council District 11 Traci Park & the Los Angeles City Planning Department

Passed at NCWP Board Meeting on Tuesday, September 3, 2024

**Position: Support Excluding R-1 from CHIP Ordinance**

**Vote:**

Re: CPC-2024-387-CA

### **A Resolution Supporting Exclusion of Single-Family Zones From the CHIP Ordinance**

The Neighborhood Council of Westchester/Playa supports excluding single-family zoned properties from the Citywide Housing Incentive Program (CHIP) Ordinance.

We are not opposed to communities taking on their fair share of density. We are opposed to random density littered throughout our mature single family neighborhoods (1) when there are other viable options; and (2) when other non-CHIP density is already mandated in the single-family zones via state law.

These factors support our position:

1. Single-family neighborhoods are already subject to ADU development.
2. Single-family neighborhoods are already subject to SB-9 density and likely additional density when the current legislative session concludes.
3. Mature single-family zoned neighborhoods are decades in the making and should be protected as a viable housing alternative until such time as there is nowhere else to build.
4. There is still ample room along commercial corridors for density with equal opportunity to community resources, as demonstrated by the Planning Department's willingness to take single-family zones out of draft two of the CHIP Ordinance.
5. The sheer scope of density contemplated by state mandates and the Housing Element will surely require updates and expansion to the City's aging infrastructure.
6. Commercial corridors are more viable for concentrated infrastructure improvements within the City's beleaguered budget

Respectfully submitted,

The Neighborhood Council of Westchester/Playa